Velani & Pokar
Chartered Accountants
B / 803, Navkar Pearl, Gurukul CHS, Natakwala Lane, Borivali (W), Mumbai - 92.
velaninpokar@gmail.com www.cavnp.com 022 28015778 / 022 28085775

Annexure F

FORM 5

(See Regulation 4)

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

ANNUAL REPORT OF STATEMENT OF ACCOUNTS.

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 30/09/2025

To,
The **MEXTECH PROPERTY DEVELOPERS LLP,**
Ward GSouth, Mumbai City, MAHARASHTRA, 400013,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **MEXTECH PROPERTY DEVELOPERS LLP** for the period from **04/04/2024** to **31/03/2025** with respect to MahaRERA Registration Number **P51700055585.**

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

2. I/We have obtained all necessary information and explanations from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.

3. I/We hereby confirm that I/We have examined the prescribed registers, books, and documents, and the relevant records of **MEXTECH PROPERTY DEVELOPERS LLP** for the period ended **31/03/2025** and hereby certify that:

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A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	267660143.00	267660143.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	187362100.10	187362100.10
4.	Total amount deposited in the Designated Bank Account	184942549.00	184942549.00
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	69.10	69.10
6.	Shortfall/Excess deposit (3-4)	2419551.10	2419551.10

Amount collected/deposited at Sr. No. 1 & 2 shall not include pass-through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, been deposited in the Designated RERA Bank Account? : **No**

If No, please mention the amount not deposited : **INR 2419551.00**

B. Withdrawals:

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0.00	0.00
2.	Total Deposits	191598679.00	191598679.00
3.	Total amount withdrawn	191598679.00	191598679.00
4.	Closing Balance	0.00	0.00

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As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting period? : **Yes**

C. Utilization:

We certify that **MEXTECH PROPERTY DEVELOPERS LLP** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. : **Yes**



D. Any Qualifications / Observations of CA

1.	Total amount collected from allottees are excluding Taxes
2.	Audit designated account of Kotak Mahindra Bank Account no. 6249211405
3.	Audit Collection account of Kotak Mahindra Bank Account no. 6249211412
4.	The transfer to the RERA designated account is less than 70% since customer receipts amounting to Rs. 34,55,051/- were received on the last day of the financial year. These receipts have been duly transferred to the RERA designated account in the subsequent year

Yours faithfully,

RAMESH DEVJI POKAR

Digitally signed by RAMESH DEVJI POKAR
DN: c=IN, o=Personal, title=6380, 2.5.4.20=aeb4a9b683dde43f34455bc294d00eccc7e409fb454fd010f41016b4d3d4cb06, postalCode=400089, st=Maharashtra, serialNumber=62de4d046bce732221f582fa94b89970554ed9df575a7c0250750de8e82f71ff, cn=RAMESH DEVJI POKAR
Date: 2025.09.30 21:26:10 +05'30'

Signature of Chartered Accountant

UDIN: 25122505BM11VY9601

Membership Number: 122505

Name: CA VELANI & POKAR

Agreed and Accepted by

Rajesh Ravjibhai Patel

Digitally signed by Rajesh Ravjibhai Patel
DN: c=IN, o=Personal, title=7703, pseudonym=fa6d4ef0d4ff470297acd02f5926b92b, 2.5.4.20=a5ca44b373f993e192a5c3ed09a959083f2087ac6d201504a9b450e6d111ede7, postalCode=400076, st=Maharashtra, serialNumber=61d3459d6d7400a93e4077d5abcc2e68af81fd68b3eea34a81fcd3256b5e935a, cn=Rajesh Ravjibhai Patel
Date: 2025.09.30 21:25:29 +05'30'

Signature of Promoter

Name: **MEXTECH PROPERTY DEVELOPERS LLP**

Date: 30/09/2025