



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: 27/09/2025

To,
The **LEGACY BUILDERS & INNOVATORS**,
Kalyan, Thane, MAHARASHTRA, 421301,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **LEGACY BUILDERS & INNOVATORS** for the period from 04/04/2024 to 31/03/2025 with respect to MahaRERA Registration Number **P51700055630**.

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 **LEGACY BUILDERS & INNOVATORS** for the period ended 31/03/2025 and hereby certify that:

Off: No.104/105, Ishna Heights, Rambaug Lane No. 2, Near Ruchira Snacks Corner, Kalyan (W). 421301 (Mah.)

302, Ashakunj Apartment, Karnik Road, Near St. Thomas School, Kalyan West
Mob.: 9619245297 / 8591884065 Email: cakaranmaskara@gmail.com Website: www.camaskara.com



A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	4108503.00	4108503.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	2875952.10	2875952.10
4.	Total amount deposited in the Designated Bank Account	2887500.00	2887500.00
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	70.28	70.28
6.	Shortfall/Excess deposit (3-4)	-11547.90	-11547.90

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? : **Yes**

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	2611500.00	2611500.00
3.	Total amount withdrawn	2323265.09	2323265.09
4.	Closing Balance	288234.91	288234.91

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 **LEGACY BUILDERS & INNOVATORS** 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.	Developer collects GST & Stamp duty charges with sale value of unit. That amount is excluded from the receipts while calculating the total amount received.
2.	Initial deposit of Rs. 25000/- to open the RERA bank account is not included in table A , as it is not from the allottees, while it is included in table B as it is part of deposit.
3.	Amount received from allottee Rs. 4.30 lacs in 100% account received on 18.03.2025 was split to 70:30 account on 11.04.2025 (after year end), this amount is considered for calculations in Table A. The said amount is not included in the table B, as it only asks the total amount of deposit and withdrawal.

Yours faithfully,



Signature of Chartered Accountant

UDIN: 25143196BMNAB2467

Membership Number: 143196

Name: MASKARA AND ASSOCIATES

Agreed and Accepted by



Signature of Promoter

Name: **LEGACY BUILDERS & INNOVATORS**

Date: 27/09/2025