P.N. SABADRA & Associates
Chartered Accountants
Office No 48, 5th Floor, JITO Business Bay,
Shri Hari Narayan Kute Marg, Mumbai Naka, Matoshree Nagar,
Nashik, Maharashtra-422002 T-253-2316773,2316774, 09370116766

FORM 5
[See Regulation 4]
Annual Report on Statement of Accounts
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 23.01.2026

To,
Mr. Vijay Ananta Patil
Shri Ram Krupa, Anand Niwas,
Shop No.1, Near Guardian School,
Nandivli Village, Dombivli -421 201.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by **Mr. Vijay Ananta Patil** for the project "Yesu Anand Residency" for the period from **22.05.2024 to 31.03.2025** with respect to MahaRERA Reg. Number: **P51700056279.**

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

3. I hereby confirm that, I have examined the ~~prescribed registers~~, books and documents, and the relevant records of **Mr. Vijay Ananta Patil** for the period ended **31st March 2025** and here by certify that:

A. Deposits:

Sr.no	Particulars	For the period 22.05.2024 to 31.03.2025	Total for this project till date i.e. 31.03.2025
1.	Total amount collected from allottees	1,44,79,290.00	1,44,79,290.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	1,01,35,503.00	1,01,35,503.00
4.	Total amount deposited in the Designated Bank Account	1,02,50,503.00	1,02,50,503.00
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	71%	71%
6.	Shortfall / Excess deposit (3-4)	(1,15,000.00)	(1,15,000.00)

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, deposited in the Designated RERA Bank Account? Yes

If No, please mention the amount not deposited. - Not Applicable

B. Withdrawals:

Sr.no	Particulars	For the period 22.05.2024 to 31.03.2025	Total for this project till date i.e., up to 31.03.2025
1.	Opening Balance of Designated Bank Account	25,002.00	0.00
2.	Total Deposits	1,65,41,659.80	1,65,66,661.80
3.	Total amount withdrawn	1,64,93,956.24	1,64,93,956.24
4.	Closing Balance	72,705.56	72,705.56

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 / No) : Yes, as per CA certificate uploaded on RERA web portal.

If No, please provide the below details: -

Sr. No	Date of withdrawal	Amount of Excess Withdrawals
1.	Not Applicable	Not Applicable

C. Utilization:

I certify that, the **Mr. Vijay Ananta Patil** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. (Refer Note No.3)

If No, please provide the below details: -

Sr. No	Date	Amount not utilized for project cost
1.	Not Applicable	Not Applicable

D. Any Qualification / Observations of CA

1.	We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and Certificates for special purposes and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
2.	It is the primary responsibility of the management of Mr. Vijay Ananta Patil to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.
3.	As per self-certification obtained from the management, the amounts withdrawn from the designated bank account are utilized towards project cost only. But while certifying on utilization, we have relied on the expenditure as per books of accounts produced before us which shows that the expenditures incurred on the project are more than total amount collected from customers till the end of financial year on cumulative basis
4.	The promoter has obtained RERA registration number on 22.05.2024, the report is reported accordingly.

Yours faithfully,
For M/s. P N SABADRA & ASSOCIATES
Chartered Accountant
FRN No.:16100W
Prakash Navalmal Sabadra
Digitally signed by Prakash Navalmal Sabadra
Date: 2026.01.23 14:56:31 +05'30'

P.N. SABADRA & ASSOCIATES
FR No. 16100W
Chartered Accountant

CA P. N. Sabadra
Membership No.:016101
UDIN:26016101SULMZX4934
Date: 23.01.2026
Place: Nashik

Agreed and accepted by:
For VIJAY ANANTA PATIL BUILDERS AND DEVELOPERS
Proprietor

Signature of Promoter
Name: Mr. Vijay Ananta Patil
Designation: Proprietor
Date: 22.01.2026
Place: Mumbai