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

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:13/08/2026

To,
The **Vijay Ananta Patil,**
Kalyan, Thane, MAHARASHTRA, 421201,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **Vijay Ananta Patil** for the period from **01/04/2025** to **31/03/2026** with respect to MahaRERA Registration 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/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 **Vijay Ananta Patil** for the period ended **31/03/2026** and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	16485078.00	30964368.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	11539554.60	21675057.60
4.	Total amount deposited in the Designated Bank Account	11539554.60	21790057.60
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	70.00	70.37
6.	Shortfall/Excess deposit (3-4)	0.00	-115000.00

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, 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	72705.56	0.00
2.	Total Deposits	13909556.00	30476217.80
3.	Total amount withdrawn	12532238.40	29026194.64
4.	Closing Balance	1450023.16	1450023.16

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 **Vijay Ananta Patil** 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.	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.	Form 5 is issued based on the self-certified books of accounts as on 31.03.2026 as provided by promoter.

Yours faithfully,

Prakash Navalmal Sabadra
Digitally signed by Prakash Navalmal Sabadra
Date: 2026.08.13 17:22:04 +05'30'

Signature of Chartered Accountant
UDIN:26016101CJVSQR6256
Membership Number: 016101
Name: P.N. SABADRA & Associates

Agreed and Accepted by
For VIJAY ANANTA PATIL BUILDERS AND DEVELOPERS

Signature of Promoter **Proprietor**
Name: **Vijay Ananta Patil**
Date:13/08/2026

P.N. SABADRA & ASSOCIATES
FR No. 116100W
Chartered Accountant