C. M. LAD & ASSOCIATES
CHARTERED ACCOUNTANTS

301, 3rd Floor, Manovi City Centre,
Above Indian Overseas Bank,
Near Gurudev Hotel, R. P. Road,
Kalyan (W) - 421 301. Dist. Thane, Maharashtra.

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: 02/12/2025

To,
The **PRAMUKH DEVELOPERS,**
Ambarnath, Thane, MAHARASHTRA, 421501,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **PRAMUKH DEVELOPERS** for the period from **09/07/2024** to **31/03/2025** with respect to MahaRERA Registration Number **P51700076936.**

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 **PRAMUKH DEVELOPERS** for the period ended **31/03/2025** and hereby certify that:

0251-2222 021 / 0251-2222 022 ecmlad@gmail.com cacml.com

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	5979716.00	5979716.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	4185801.20	4185801.20
4	Total amount deposited in the Designated Bank Account	5979716.00	5979716.00
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	100.00	100.00
6.	Shortfall/Excess deposit (3-4)	-1793914.80	-1793914.80

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	1535817.00	0.00
2.	Total Deposits	35577794.00	76787350.00
3.	Total amount withdrawn	37053047.00	76726787.00
4.	Closing Balance	60564.00	60564.00

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 **PRAMUKH DEVELOPERS** 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.	It may be noted that Amount collected/deposited in Table A does not include pass through charges and indirect taxes.
2.	There are two bifurcation of one designated bank account, one is of Customer Receipts and another is of Other Deposits & Withdrawals. Withdrawal from the designated bank account is more than 70% of the Customer Receipts as there are certain other receipts also. Hence the customer receipts are properly used for the project's eligible expenses .
3.	The project Patel Pearl is a 7-floor project, and at the time of registration, only half of the approval was received from the KDMC. Approval was granted for the first to fourth floors, and only these customers (First to Fourth floors) were taken while working for the Form 3 up to March 31, 2025. The full approval for the project was received in May 2025. Currently, the amounts for the unapproved fifth to seventh floors are being treated as "Other Deposits" for the purpose of Form 5.

Yours faithfully,

Signature of Chartered Accountant

UDIN: 25113803BMJJHA4048

Membership Number: 113803

Name: C M LAD & ASSOCIATES

Agreed and Accepted by

Signature of Promoter

Name: **PRAMUKH DEVELOPERS**

Date: 02/12/2025