Ritesh Devji Patel
B.Com., FCA

R. D. Patel & Co.
Chartered Accountant

B-25, Parmeshwar Dham, 7th Road, Rajawadi, Ghatkopar (E), Mumbai - 400 077. • Mobile : 9004694066 • Email : rdpatelnco@gmail.com

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 **Nilaya Enterprises,**
Kalyan, Thane, MAHARASHTRA, 421201,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **Nilaya Enterprises** for the period from **10/07/2024** to **31/03/2025** with respect to MahaRERA Registration Number **P51700076977.**

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 **Nilaya Enterprises** for the period ended **31/03/2025** and hereby certify that:

R. D. PATEL & CO. M. NO. 133478 CHARTERED ACCOUNTANT

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	437500.00	2637500.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	306250.00	1846250.00
4.	Total amount deposited in the Designated Bank Account	306250.00	1846250.00
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	70.00	70.00
6.	Shortfall/Excess deposit (3-4)	0.00	0.00

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	4104.95	0.00
2.	Total Deposits	306250.00	1946250.00
3.	Total amount withdrawn	305032.47	1940927.52
4.	Closing Balance	5322.48	5322.48

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 **Nilaya Enterprises** 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

R. D. PATEL & CO. M. NO. 133478 CHARTERED ACCOUNTANT

Yours faithfully,

Signature of Chartered Accountant

UDIN: 25133478BMNRQD3429

Membership Number: 133478

Name: R. D. Patel & Co

FOR NILAYA ENTERPRISES

PARTNER

Agreed and Accepted by

Signature of Promoter

Name: **Nilaya Enterprises**

Date: 30/09/2025.