M/s Pratik D. Jain & Associates
Chartered Accountants
Office No. 7, Madhumalati Market, Above HDFC ATM, Sarda Circle, Nashik-422001.
Email: capratikdilipjain@gmail.com, Mob: 8999584256

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

Date: 01.06.2026

To,
The Partners,
Milan Associates,
12, Prayagraj CHS LTD,
Chittranjandas Road,
Dombivli, Ramnagar,
Kalyan Thane- 421 201.

Subject: Report on Statement of Accounts on Project fund deposit, utilization and withdrawal by **Milan Associates** for the project **"Milan Heights"** for the period from **10.07.2024 to 31.03.2025** with respect to MahaRERA Regn Number**: P51700076985.**

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/our opinion are necessary for the purpose of this certificate.

3. I hereby confirm that, I have examined the ~~prescribed registers~~, and documents, and the relevant records of **Milan Associates** for the period ended **31st March 2025** and hereby certify that:

A. Deposits:

Sr.no	Particulars	For the Period 10.07.2024 to 31.03.2025	Total for this project till date i.e., 31.03.2025
1.	Total amount collected from allottees	1,03,33,881.00	1,03,33,881.00
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	72,33,716.70	72,33,716.70
4.	Total amount deposited in the Designated Bank Account	72,33,716.70	72,33,716.70
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	70%
6.	Shortfall / ~~Excess~~ deposit (3-4)	0.00	0.00

Note:

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 10.07.2024 to 31.03.2025 Kotak Bank A/c No.:1148742104	Total for this project till date i.e., 31.03.2025 Kotak Bank A/c No.:1148742104
1.	Opening Balance of Designated Bank Account	0.00	0.00
2.	Total Deposits	72,15,856.20	72,15,856.20
3.	Total amount withdrawn	61,69,692.00	61,69,692.00
4.	Closing Balance	**10,46,164.20**	**10,46,164.20**

Note:

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 Form 3 uploaded on RERA web portal.

If No, please provide the below details: -

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

C. Utilization:

I certify that **Milan Associates** 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

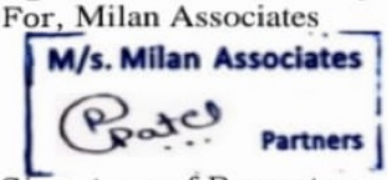
1.	We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and Certificates for special purposes and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such 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 Milan Associates 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. While certifying on utilization, we have relied on the expenditure as per unaudited 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.
5.	The promoter has obtained registration of project under MahaRERA from 10th July, 2024 accordingly the report has been issued.
6.	Promoter is advised to update designated bank account details on RERA web portal.
7.	The closing balance of ₹25,517 in the RERA Collection Bank Account as on 31.03.2025 was transferred to the Designated Separate and Transaction Bank Account on 01.04.2025. Consequently, 70% thereof (₹17,861.90) has been considered and added under Sr. No. 4 of Table A – Deposits.

Yours faithfully,
For Pratik D. Jain & Associates
Chartered Accountant
FRN No: 157225W



CA Pratik D. Jain
Proprietor
Membership No: 610534
UDIN: 26610534WYJCMR7600
Date: 01.06.2026
Place: Nashik

Agreed and accepted by:
For, Milan Associates



Signature of Promoter
Name: Mr. Rushabh Lalit Patel.
Designation: Partner
Date: 01.06.2026
Place: Thane