

FORM -5

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE**

To,
Board of Directors
Pranav Constructions Limited
(Formerly known as Pranav Constructions Private Limited)
Unit No-1001, 10th floor,
DLH Park, Near MTNL,
S. V. Road, Goregaon (West),
Mumbai - 400104

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Pranav Constructions Limited (Formerly known as Pranav Constructions Private Limited) for the period from **April 01, 2024** to **March 31, 2025** with respect to MahaRERA Registration Number P51800053827.

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.

We have obtained all necessary information and explanation from Pranav Constructions Limited (Formerly known as Pranav Constructions Private Limited), during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Pranav Constructions Limited (Formerly known as Pranav Constructions Private Limited) for the year ended **March 31, 2025**, and hereby certify that:

A. Deposits:

Serial No	Particulars	For this Fiscal Year (INR in crores)	Total for this project till date (INR in crores)
1.	Total amount collected from allottees	4.68	7.68
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	3.28	5.38
4.	Total amount deposited in Designated Bank account	3.28	5.38
5.	% of Amount deposited in Designated bank account [(4)/(1)*100]	70%	70%
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, deposited in the Designated RERA Bank Account? (Yes / No)

If No. ~~Please mention the amount not deposited~~

B. Withdrawals

Serial No	Particulars	For this Fiscal Year (INR in crores)	Total for this project till date (INR in crores)
1.	Opening Balance of Designated Bank Account	2.10	0.00
2	Total Deposits	3.28	5.38
3.	Total amount withdrawn	5.38	5.38
4.	Closing Balance of Designated Bank Account	0.00	0.00

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 / No)

If No, Please provide the below details:-

Sr.No	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation

We certify that **Pranav Constructions Limited (Formerly known as Pranav Constructions Private Limited)** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, please provide the below details:-

Sr.No	Date	Amount not utilized for Project Cost

D. Any Qualifications / Observations of CA

1.	“The Total amount collected from allottees” & “Total amount deposited in the designated bank account’ at Sr.no.1 & Sr.no.4 of Table A and “Total deposits” & “Total amount withdrawn” at Sr.no.2 & Sr.no.3 of Table B excludes collection from customers deposited in the designated RERA Bank Account which was otherwise not required to be deposited, collection for pass through charges and indirect taxes and amount received from allottees whose allotment has been cancelled”.
2.	For the purpose of determining Utilization as per Table C, Project cost includes inter alia, contractual advances paid to contractors/ vendors towards mobilization of resources, cost incurred on acquisition of property, plant and equipment, stamp duty & registration charges paid by the Company on sale of units and provision of cost towards purchase of floor space index(FSI)/Transferable development rights which has been identified by the management and relied upon by us. Further, we have compared the project cost incurred with seventy percent of the collections received from the customers for the project from April 01, 2024 to March 31, 2025. Where the project cost exceeds the seventy percent of the collections received from the customers for the project till March 31, 2025, it is accepted that the Company has utilized the money collected from customers only for that project.
3.	Kotak Bank Account No. 8247761623 which was submitted to the RERA authorities at the time on Initial RERA registration and subsequent opening of New RERA Account HDFC Bank

	having Account No - 57500001402972 from December 01, 2023, has been considered as a designated bank account.
4.	Amount received on the basis of allotment letters, if any from entity in which the promoters are having substantial interest or amount received prior to RERA registration from any allottees other than entity in which the promoters are having substantial interest, if any, has not been considered for the purpose of working for issuance of FORM 5.
5.	Amount received from an allottee for a project of entity (other than the project under present certification) and now allocated to unit in project under certification, if any, has not been considered for the purpose of working for issuance of FORM 5.

Agreed and Accepted by:
Signature of Authorised signatory
For Pranav Constructions Limited
(Formerly known as Pranav Constructions Private Limited)

PRANAV Digitally signed
by PRANAV
KIRAN KIRAN ASHAR
ASHAR Date: 2025.09.18
18:19:20 +05'30'

Pranav Kiran Ashar
Managing Director
DIN: 06800729

For M S K A & Associates
ICAI Firm's Registration No.: 105047W

NITIN Digitally signed by
SURYAMA NITIN SURYAMANI
NI TIWARI TIWARI
Date: 2025.09.18
19:19:27 +05'30'

Nitin Tiwari
Partner
Membership Number: 118894
UDIN: 25118894BMKXYD7709
Date: September 18, 2025
Place: Mumbai

Note: To be read with our enclosed letter on statement issued by M S K A & Associates of even date