

**Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE**

Date: 12th October, 2023

To,
Twenty Five South Realty Limited,
Hindoostan Mills Compound,
Patilwadi, Prabhadevi,
Mumbai – 400 025

SUBJECT: - Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Tower B of Twenty Five South Realty Limited for the period from April 2022 to March 2023 with respect to MahaRERA Registration Number P51900030600.

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) Rule, 2017.
2. We 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. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of M/s. Twenty Five South Realty Limited for the period ended Mar-2023 and hereby certify that:

A. Deposits :-

Sr No.	Particulars	For this Fiscal Year ended Mar-23	Total for this project till date 31-03-2023
1.	Total amount collected from allottees	1,99,15,17,857	2,71,53,92,987
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	1,39,40,62,500	1,90,07,75,091
4.	Total amount deposited in the Designated Bank Account	1,38,69,79,890	1,89,36,92,481
5.	% of Amount deposit in Designated Bank Account $[(4)/(1)*100]$	69.64 %	69.64 %
6.	Shortfall / Excess deposit (3-4)	70,82,610	70,82,610

Amount collected / deposited at Sr. No. 1 & 3, does not include pass through charges and indirect taxes. The amount in Sr. No. 01 includes Rs. 77,22,918 received in another account which was subsequently transferred to designated account and corresponding effect is included in Sr. No. 4.

The variance in Sr. No. 6 is due to bank charges and closing balance in the bank account.



B. Withdrawals

Sr No.	Particulars	For this Fiscal year ended Mar-2023	Total for this project till date 31-03-2023
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	1,39,31,90,633.44	1,89,36,92,480.74
3.	Total amount withdrawn	1,39,31,90,633.10	1,89,36,92,480.40
4.	Closing balance	0.34	0.34

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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.

C. Utilisation

We certify that, the M/s Twenty Five South Realty Limited has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act.

D. Any Qualifications / Observations of CA

1.	
----	--

Certificate No. : ARCK 130

Signature

UDIN : 23146683BGWJOJ2723

Date : 12th October, 2023
Place : Mumbai

Name : Chirag M. Haraniya
(M. No. 146683)
Name and Address of the firm : A R C K & Co.
Chartered Accountants

(FRN 138758W)
A 402. Rajeshree Accord,
Telly Gully Cross Road,
Andheri East,
Mumbai - 400 069

