

**Annexure F**  
**FORM 5**  
**(See Regulation 4)**  
**ANNUAL REPORT OF STATEMENT OF ACCOUNTS.**  
**CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: September 30, 2025

To,  
The Neo Pharma Private Limited,  
Andheri, Mumbai Suburban, MAHARASHTRA, 400055,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by **Neo Pharma Private Limited** for the period from **01/04/2024** to **31/03/2025** with respect to MahaRERA Registration Number **P51800027273**.

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 **Neo Pharma Private Limited** for the period ended **31/03/2025** and hereby certify that:



**A. Deposits:**

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	0.00	592525518.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	0.00	414767862.60
4.	Total amount deposited in the Designated Bank Account	0.00	414767862.60
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	0.00	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	0.00	0.00
2.	Total Deposits	0.00	414767863.00
3.	Total amount withdrawn	0.00	414767863.00
4.	Closing Balance	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As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were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**

**C. Utilization:**

We certify that **Neo Pharma Private Limited** 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.	i) Management Responsibility: The maintenance and preparation of the Statement of accounts of the Project is the responsibility of the Management of the Promoter including compilation of the financial information pertaining to deposit, utilization and withdrawal of the project fund in compliance with the provisions of RERA and rules made thereunder.
2.	ii) Auditor's Responsibility Our responsibility for the purpose of this certificate is to verify that the financial information provided in the Form above is extracted from the audited financial statements, books of account and other relevant records maintained by the management of the promoter and trace the relevant particulars thereto. We conducted our examination of the above Certificate in accordance with the 'Guidance Note on Reports or Certificates for Special Purposes (Revised 2016)' and Standards on Auditing issued by the Institute of Chartered Accountants of India ('ICAI'). The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.
3.	iii) Restriction of use: This certificate is issued solely to enable the Promoter to comply with the requirements of RERA and rules made there under. Our certificate should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.
4.	During the year there are no collections deposited / withdrawals made by the Company as there is a temporary slowdown in activity.

Yours faithfully,



**SUDESH  
CHORARIA**

Digitally signed by  
SUDESH CHORARIA  
Date: 2025.09.30  
19:16:10 +05'30'

**Signature of Chartered Accountant**

**UDIN: 25204936BMIPEK5852**

**Membership Number: 204936**

**Name: Singhi & Co.**

Agreed and Accepted by



Signature of Promoter

Name: **Neo Pharma Private Limited**

Date: September 30, 2025