

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

Date: September 30, 2025

To,
The Agile Real Estate Pvt. Ltd.,
Andheri, Mumbai Suburban, MAHARASHTRA, 400055,

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization, and withdrawal by Agile Real Estate Pvt.Ltd. for the period from 04/04/2024 to 31/03/2025 with respect to MahaRERA Registration Number P51700055574.

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 Agile Real Estate Pvt.Ltd. 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	284111856.00	284111856.00
2.	% of Amount to be deposited as per act	70.00	70.00
3.	Amount to be deposited as per act (1 * 2)	198878299.20	198878299.20
4.	Total amount deposited in the Designated Bank Account	198525877.20	198525877.20
5.	% of Amount deposited in Designated Bank Account ((4)/(1)*100)	69.88	69.88
6.	Shortfall/Excess deposit (3-4)	352422	352422

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	198525877.20	198525877.20
3.	Total amount withdrawn	198525877.20	198525877.20
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As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting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 **Agile Real Estate Pvt.Ltd.** 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.	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.	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.	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.	A Scheme of Arrangement ("The Scheme") between Agile Real Estate Private Ltd (Demerged Company) and Agile Real estate Dev Pvt Ltd (Resulting Company), under Sections 230 to 232 of the Companies Act, 2013, ('the Act') was sanctioned by Honourable National Company Law Tribunal, Mumbai Bench, vide its Order dated 1st May, 2025. Pursuant to the said Scheme, the above Project was demerged and transferred to Agile real estate dev pvt ltd w.e.f. April 01, 2022 (Appointed Date). The Demerged Company has made application to transfer the RERA registration of the Project to the resulting company to MAHARERA authorities and the matter is pending before them.
5.	Shortfall of Rs. 3,52,422 in amount deposited in the other Bank Account as at 31st March 2025 as disclosed above, is on account of collection wrongly deposited in other than designated Bank account which is yet to be transferred to the designated bank account.

Yours faithfully,

**SUDESH
CHORARIA**

Digitally signed by
SUDESH CHORARIA
Date: 2025.09.30
16:13:10 +05'30'

Signature of Chartered Accountant

UDIN: 25204936BMIPEB1110

Membership Number: 204936

Name: Singhi & Co.



Agreed and Accepted by
Signature of Promoter

Name: Agile Real Estate Pvt.Ltd.

Date: September 30, 2025

