

M. P. Chitale & Co.

Chartered Accountants

Hamam House, Ambalal Doshi Marg, Fort, Mumbai - 400 001 • Tel. : 2265 1186 / 2265 3023 / 24 • E-mail : office@mpchitale.com

To,
Chief Financial Officer,
L&T Realty Properties Limited,
L&T House, Ballard Estate,
Mumbai – 400 001.

1. Introduction

This certificate is issued on the specific request of L&T Realty Properties Limited (formerly known as L&T Seawoods Limited) (company/ LTRPL), having its registered office at L&T House, N M Marg, Ballard Estate, Mumbai – 400 001. The purpose of this certificate is to comply 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, Rate of Interest and Disclosures on Website) Rules, 2017.

2. Management's Responsibility for the statement

It is the responsibility of the management to compute / extract the data related to the amounts collected from customers and amount withdrawn from the designated bank accounts and its accounting in audited books of accounts of the company for the year ended March 31, 2025. The responsibility includes designing, implementing and maintaining internal control relevant to the preparation and presenting of the statement and applying an appropriate basis of preparation and making estimates that are reasonable in the circumstances and ensuring that the amounts collected has been utilized in accordance with the proportion to the percentage of completion of the project.

3. Our Responsibility

Pursuant to requirements, our responsibility is to obtain a reasonable assurance and form an opinion based on our audit of the books of accounts with respect to the data as laid down in Annexure-1

We conducted our examination of the statement in accordance with the Guidance Note on Reports or certificate for special purpose issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirement of the code of ethics issued by the Institute of chartered Accountants of India.

We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for firms that perform Audit and Reviews of the Historical Financial Information, and other Assurance and Related Services Engagement.



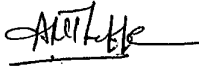
4. Opinion

We have audited the relevant record and books of accounts of the Company for the year ended March 31, 2025. Based on the audited accounts, our verification of data provided, examination and the information & explanation given to us, we are of the opinion that the amounts collected from customers and the amounts withdrawn during the year as stated in Annexure 1 are correct and has been extracted accurately from the audited financial statements of the company for the year ended March 31, 2025.

5. Restriction on Distribution and Use

This certificate is addressed to and provided to the authority named therein solely for the purpose of enabling the company to comply with provisions of the Real Estate (Regulation and Development) Act, 2016. 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 report is shown or into whose hand it may come without our prior consent in writing.

For M. P. Chitale & Co.
Chartered Accountants
ICAI Firm Registration No.: 101851W



Anagha Thatte
Partner
ICAI Membership No.: 105525



UDIN : 25105525BMOKRW7643
Place : Mumbai
Date : September 25, 2025

Annexure 1

Annexure- F
Form 5
[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE

Date : 25-Sep-2025

To,
L&T Realty Properties Limited (Formerly known as L&T Seawoods Limited)
L&T House, Ballard Estate,
Mumbai - 400001

Subject: Report on Statement of Accounts on project fund deposit, utilisation and withdrawal by L&T Realty Properties Limited for the period from 22.05.2024 to 31.03.2025 with respect to MahaRERA Regn Number P51700056254.

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, Rate of Interest and Disclosures on Website) Rules, 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 L&T Realty Properties Limited (formerly known as L&T Seawoods Limited) for the period from 22.05.2024 to 31.03.2025. and hereby certify that:

A. Deposits:

Sr. No	Particulars	For this Fiscal Year	Total for this Project till date
1.	Total amount collected form allottees	27,11,84,180	27,11,84,180
2.	% of amount to be deposited as per act	70.00%	70.00%
3.	Amount to be deposited as per act (1*2)	18,98,28,926	18,98,28,926
4.	Total amount deposited in the Designated Bank Account	19,93,18,655	19,93,18,655
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	73.50%	73.50%
6.	Shortfall(Excess) deposits (3-4)	-94,89,729	-94,89,729

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected form allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account? : Yes



B. Withdrawals

Sr. No.	Particulars	For this Fiscal Year	Total for this Project till date
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	19,93,18,655	19,93,18,655
3.	Total Amount Withdrawn	19,93,18,655	19,93,18,655
4.	Closing Balance	-	-

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. Utilisation

We certify that, the L&T Realty Properties Limited has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D. Any Qualifications / Observations of CA : Nil

For M. P. Chitale & Co.
Chartered Accountants
ICAI Firm Registration. No.: 101851W



Anagha Thatte
Partner
ICAI Membership No.: 105525
UDIN: 25105525BMOKRW7643
Place: Mumbai
Date: 25-Sep-2025



Agreed and Accepted by:
L&T Realty Properties Limited




Name: Santosh Agarwal
Authorised Signatory
Date : 25-Sep-2025

*To be read with our certificate
of even date.*