

Annexure F**FORM 5****ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

Date: -30/09/2025

To,

Empire Realty

Office No 201, Tanishka Commercial CHSL,
Akurli Road, Kandivali East,
Mumbai-400 101.

SUBJECT:- Report on Statement5 of Accounts on project fund deposit, utilization and withdrawal by Empire Realty for the period from 01-04-2024 to 31-03-2025 with respect to MahaRERAREgn Number P51800052926

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 our opinion are necessary for the purpose if this certificate.
 3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Empire Realty for the period ended 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 from allottees (Rs.)	11,21,83,255/-	15,37,16,695/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2) (Rs.)	7,85,28,278/-	10,76,01,687/-
4.	Total amount deposited in the Designated Bank Account (Rs.)	9,03,29,114/-	9,03,29,114/-
5.	% of Amount deposit in Designated Bank Account $[(4)/(1)*100]$	80.52%	58.76%
6.	Shortfall / Excess deposit (3-4) (Rs.)	(1,18,00,836/-)	1,72,72,573/-

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)

No, amount pending to be deposited/ short deposited upto 31.03.2025 is Rs. 1,72,72,573/-

B. Withdrawals

Sr No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account (Rs.)	NIL	NIL
2.	Total Deposits (Rs.)	9,03,29,114/-	9,03,29,114/-
3.	Total amount withdrawn (Rs.)	8,98,28,000/-	8,98,28,000/-
4.	Closing balance (Rs.)	5,01,114/-	5,01,114/-

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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.	Not Applicable	Not Applicable

C. Utilisation

We certify that, the Empire Realty has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act.

If No, please provide the below details:-

Sr No.	Date	Amount not utilized for Project Cost
1.	Not Applicable	Not Applicable

D. Any Qualifications / Observations of CA

1.	This certificate is being issued for RERA compliance for the Empire Realty ("Firm") and is based on the records and documents produced before us and explanations provided to us by the management of the Firm.
2.	We have relied on the details of progress/ percent completion provided by the management for purpose of this certificate.
3.	We conducted our procedure in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes issued by the Institute of Chartered Accountants of India and by application of generally accepted auditing practices, which include the concept of test checks and materiality.
4.	This certificate is issued for the aforementioned purpose only and should not be used for any other purpose, or referred to in any other document, or distributed to anyone without prior written consent. We have no responsibility to update this report for any

	events and circumstances after the date of this certificate.
5.	Due to the quantum of the transactions, it is not possible for us to verify whether any pass-through charges or indirect taxes has been included in the amount deposited in the account out of the total amount collected from allottees.
6.	Shah Virag & Co Chartered Accountants shall not be liable to the firm or any other concerned person including bank, except to the extent of fees relating to assignment.

UDIN: 251690098NFVH03051

**FOR SHAH VIRAG & CO
CHARTERED ACCOUNTANTS
FRN: 142472W**

VIRAG
DEEPAK
SHAH

Digitally signed
by VIRAG
DEEPAK SHAH
Date: 2025.09.30
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**VIRAG D SHAH
PROPRIETOR
Membership No: 169009**

Place: Mumbai

**Agreed and accepted by
For EMPIRE REALTY**

SAHIL M
VIRANI

Digitally signed by
SAHIL M VIRANI
Date: 2025.09.30
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**SAHIL VIRANI
Partner
Place: Mumbai**