



SAGAR SABANKAR AND ASSOCIATES

Chartered Accountants

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Annexure F

FORM 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 19/10/2024

To,
Two Taurus Realty LLP
414, Mahinder Chambers Premises C S Ltd, W.T. Patil Marg,
Opp. Duke Factory, Chembur, Mumbai,
Maharashtra, India-400071

Subject: Annual Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. Two Taurus Realty LLP ('the firm') - "INSIGNIA" ('the Project') for the period from 19-01-2024 to 31-03-2024 with respect to MahaRERA Regn Number P51800054415

- This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ('the Act') 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 ('the Rules').
- 1 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 of this certificate.
 - 2 We hereby confirm that we have examined the prescribed registers, books, documents and the relevant records of firm for the period ended 31-03-2024 and hereby certify that:

A Deposits

(Amount in `)			
		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	-	-
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 *2)	-	-
4	Total amount deposited in the Designated Bank Account	-	-
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	0%	0%
6	Shortfall/Excess deposit (3-4)	-	-

i. The amount collected from the allottees during the period from 19 January 2024 to 31 March 2024 is Rs. Nil/- (Refer Notes f, g, i and l).

The required proportion of the amount collected from allottees of the Project units, as specified in the Act has been deposited in the Designated Bank Account. (Refer Notes f, g and h)

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
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If No. Please mention the amount not deposited

B Withdrawals

(Amount in `)

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	-	-
3	Total amount withdrawn	-	-
4	Closing Balance	-	-

As specified in the Act, All the amounts withdrawn during the period 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

If No, Please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess withdrawals
1		

C Utilisation

We certify that, the firm has utilised the amounts withdrawn from designated bank account towards project cost only as specified in the act. (Refer Notes f, j & k)

If No, please provide the below details:-

Sr. No.	Date	Amount not utilised for Project Cost
1		

D Any Qualifications / Observations of CA / Notes:-

a	Management is responsible for: 1. Preparation of the Statement of Account including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances. 2. Complying with the RERA Regulations and other applicable rules/notifications/ circulars issued thereon from time to time.
b	Auditor's Responsibility : Pursuant to the RERA Regulations, our responsibility is to express reasonable assurance in the form of an opinion: (a) Whether required proportion of money collected from allottees as specified in the act are deposited in the designated RERA Bank Account. (b) Whether all the amounts withdrawn from RERA Bank account were within the withdrawal limits as certified under Form 1, Form 2 and Form 3 issued during reporting period. (c) Whether the Company has utilised the amounts withdrawn from Designated Bank account as at March 31, 2024 towards project cost only, as specified in the Act.

c	At the request of the Firm, we have examined the Statement on project fund deposits, withdrawals and utilisation by the firm for the period ended March 31,2024 with respect to "INSIGNIA" Project Registration Number P51800054415, prepared by the Firm, which we have initialled for identification purposes only. We understand that the accompanying Report is required to be submitted to the RERA Authority, 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) (Amendment) Rules, 2017 issued by Maharashtra Real Estate Regulatory Authority.
d	The commencement date of the project (i.e. 19 January 2024) is considered as per RERA registration certificate
e	The promoter name, project name, RERA registration number, start date of the project are as mentioned in RERA registration certificate no. P51800054415 dated 19 January 2024 is 19/01/2024. The end date of the project is as mentioned in Certificate of Registration of Project no. P51800054415 dated 19 January 2024 is 31/12/2026.
f	The amount mentioned has been extracted from the books of account certified by Partner, prescribed registers, books and documents, and the relevant records maintained by the firm as at 31 March 2024.
g	The amount of collections has been extracted from the bank statement of the collection account no. AXIS BANK A/C 923020022509176 during the period 19 January 2024 to 31 March 2024.
h	The amount of withdrawals (pertaining to the collections are exclusive of Goods and Service Tax and tax deducted at source by customers, if any) for the period period 19 January 2024 to 31 March 2024.
i	The amount of withdrawals from Designated Bank Account, in respect of the Project, are within the limits as certified under the relevant Form 3 issued by M/s A J R R & Associates LLP Chartered Accountants for the quarters ended 31 March 2024.
j	Restriction on Use:- The accompanying Report has been issued at the request of the firm, solely in connection with the purpose mentioned above in point c and is not to be used or referred to for any other purpose or distributed to anyone other than submission to the RERA Authority. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing.

Yours Faithfully,

Agreed and Accepted by:

For Two Taurus Realty LLP

Rohan Sunil
Abbott

Digitally signed by
Rohan Sunil Abbott
Date: 2024.10.21
15:55:25 +05'30'

Designated Partner

Date:

Place:-

For Sagar Sabankar And Associates
Chartered Accountants
FRN:- 147853W



Sagar

CA. Sagar P Sabankar
(Proprietor)
M.No. 144062
Date :- 19-10-2024
Place :- Navi Mumbai
UDIN :- 24144062BKAECD6679