



SAGAR SABANKAR AND ASSOCIATES

Chartered Accountant

Mob No.: 091 - 8879601155
email: sagarauditor@gmail.com

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

Independent Auditor's Certificate on Statement of Accounts on Project Fund deposit, utilization and withdrawal by Two Taurus Realty LLP ('the Company') with respect to Maharashtra Real Estate Regulatory Authority ('the MahaRERA') Number P51800054415

1. We have been requested by the firm having its registered office at the above mentioned address vide management letter dated **September 10, 2025** to issue a certificate on the accompanying statement of accounts on project fund deposit, utilization and withdrawal by the Company with respect to MahaRERA project "**INSIGNIA**" vide MahaRERA Number **P51800054415** (the "Statement"), as required under provisions of the Real Estate (Regulation and Development) Act, 2016 (the "RERA") 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 accompanying Statement of the Company as on **March 31, 2025** is prepared by the Management, for the purpose of submission to MahaRERA in accordance with requirements of terms and conditions contained in RERA which we have initiated for identification purposes only.

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.

2. Management's Responsibility for the Statement

The preparation of the Statement is the responsibility of management of the Company including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility includes designing, implementing and maintaining internal controls 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.

The Management is responsible for ensuring that the Company complies with the requirements of RERA and provides all relevant information.

3. Auditor's Responsibility

Pursuant to the requirements of the MahaRERA, our responsibility is to obtain reasonable assurance and verify that the particulars of the Statement are in agreement with the accounting and other relevant records of the Company.

We have performed the following procedures to issue a certificate on the particulars included in the Statement:

- a) In Table A of Form-5, on test check basis, traced the total collection received from the customers/allottees of the project for the period from **April 01, 2024 to March 31, 2025** and total collection received from customers/allottees till **March 31, 2025** to the accounting and other relevant records of the Company.
- b) Verified that the total amount collected from allottees and total amount deposited in the designated bank account at **Sr. No. 1 & Sr. No. 4 of Table A** and total deposits & total amount withdrawn at **Sr. No. 2 & Sr. No. 3 of Table B** as per workings prepared by the Company excludes: collection from customers deposited in the designated RERA Bank Account which was otherwise not required to be deposited, collection for pass-through charges and indirect taxes, and amount received from allottees whose allotment has been cancelled.
- c) Verified that the total amount deposited in the designated bank account as per Table A is in agreement with total deposits as per Table B.
- d) Verified the arithmetic accuracy of amounts reported in Table A and Table B of Form-5.
- e) Verified that all amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under Form 3 issued during the year.
- f) For the purpose of determining Utilization as per Table C, verified the actual cost incurred towards the progress of the project and compared with the seventy percent of the collections received from the customers for the project till **March 31, 2025**. Where the total cost exceeds the seventy percent of the collections received from the customers for the project till **March 31, 2025**, it is evidenced that the Company has utilized the money collected from customers only for that project.
- g) For Table B, traced the opening bank balance as on the registration date of the project, opening bank balance as on **April 1, 2024** and the closing bank balance as on **March 31, 2025** with the respective bank statements.

We conducted our examination of the Statement in accordance with the 'Guidance Note on Reports or Certificates for Special Purposes' issued by ICAI. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by 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*.

4. Opinion

Based on our examination and work performed as set out in paragraph 3 above, information, explanations and representations provided to us by the Company's management, we are of opinion that the Company has complied with the requirements of form 5 which are as specified in paragraph 3.

5. Restriction on Use

The certificate is addressed to and provided to the management of the Company solely for the purpose to enable compliance with the requirements of MahaRERA. It should not be used by any other person or for any other purpose. Sagar Sabankar And Associates shall not be liable to the Company or to any other concerned for any claims, liabilities or expenses relating to this assignment.

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.

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



CA. Sagar P Sabankar
(Proprietor)
M.No. 144062
UDIN :- 25144062BMIEEC2287
Date: - 30/09/2025
Place: - Navi Mumbai



SAGAR SABANKAR AND ASSOCIATES

Chartered Accountant

Mob No.: 091 - 8879601155
email: sagarauditor@gmail.com

Annexure F

FORM 5 ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 30/09/2025

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) - "TNSIGNIA" (the Project) for the period from 01-04-2024 to 31-03-2025 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).
- 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 of this certificate.
- 3 We hereby confirm that we have examined the prescribed registers, books, documents and the relevant records of firm for the period ended 31-03-2025 and hereby certify that:

A Deposits

(Amount in ₹)			
		For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	7,60,89,100	7,60,89,100
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 *2)	5,32,62,370	5,32,62,370
4	Total amount deposited in the Designated Bank Account	5,32,62,370	5,32,62,370
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	70%
6	Shortfall/Excess deposit (3-4)	-	-

Amount collected/deposited at Sr. No. 1 & 4, 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
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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	5,32,62,371	5,32,62,371
3	Total amount withdrawn	5,32,62,371	5,32,62,371
4	Closing Balance	0	0

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.

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	Refer Independent Auditors' certificate on Report on Statement of Accounts dated 30/09/2025 and Annexure I attached herewith which is to be read along with the Annexure F
b	The commencement date of the project (i.e. 19 January 2024) is considered as per RERA registration certificate.
c	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.
d	The amount of collections has been extracted from the bank statement of the collection account no. AXIS BANK A/C 923020023072705 during the period 1 April 2024 to 31 March 2025.
e	The amount deposited in the Designated Bank Account and withdrawal has been extracted from the bank statement of the collection account no. AXIS BANK A/C 923020022509176 during the period 1 April 2024 to 31 March 2025.
f	Refer Independent Auditors' certificate on Report on Statement of Accounts dated 30/09/2025 attached herewith which is to be read along with the Annexure F

Yours Faithfully,

Agreed and Accepted by:

For Two Taurus Realty LLP



Designated Partner
Date: 30/09/2025
Place:- Navi Mumbai



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



CA. Sagar P Sabankar
(Proprietor)
M.No. 144062
Date :- 30/09/2025
Place :- Navi Mumbai
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