

Price Waterhouse & Co Chartered Accountants LLP

Annexure F FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: June 1, 2022

To,
The Board of Directors
R Retail Ventures Private Limited
Runwal & Omkar Esquare,
Off Eastern Express Highway,
Sion (E), Mumbai- 400022

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by R Retail Ventures Private Limited ('the company') for its project - Central Park Phase 1 ('the Project') for the year from 1 April 2020 to 31 March 2021 and period from 1 April 2020 to 31 March 2021 with respect to MahaRERA Registration Number P52100025260.

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. 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 (Promoter) for the period ended 31 March 2021 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allottees	49,92,65,492	49,92,65,492
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	34,94,85,844	34,94,85,844
4.	Total amount deposited in the Designated Bank Account	43,92,48,346	43,92,48,346
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	88%	88%
6.	Shortfall/Excess deposit (3-4)	(8,97,62,502)	(8,97,62,502)

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**

If No, Please mention the amount not deposited.

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Price Waterhouse & Co. (a Partnership Firm) converted into Price Waterhouse & Co Chartered Accountants LLP (a Limited Liability Partnership with LLP identity no: LLPIN AAC-4362) with effect from July 7, 2014. Post its conversion to Price Waterhouse & Co Chartered Accountants LLP, its ICAI registration number is 304026E/E-300009 (ICAI registration number before conversion was 304026E)



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B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	43,92,48,346	43,92,48,346
3.	Total amount withdrawn	43,88,46,000	43,88,46,000
4.	Closing Balance	4,02,346	4,02,346

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

If No, Please provide the below details:-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1	N/A	

C. Utilisation

We certify that, the (Name of Promoter) has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, please provide the below details:-

S.No.	Date	Amount not utilised for Project Cost
1	N/A	

D. Any Qualifications / Observations of CA

1.	Form 5 was not submitted to the RERA Authority within the prescribed timelines.
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Agreed and Accepted by:

Name: Mrs. Sangeta Prasad

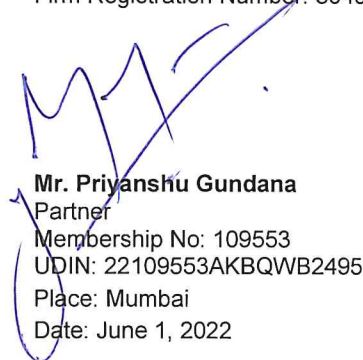


Place: Mumbai

Date: June 1, 2022

For Price Waterhouse & Co Chartered Accountants LLP

Firm Registration Number: 304026E/E-300009


Mr. Priyanshu Gundana
Partner
Membership No: 109553
UDIN: 22109553AKBQWB2495
Place: Mumbai
Date: June 1, 2022