



**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**

**Report of Factual findings in connection with agreed-upon procedures with respect to project fund utilization and withdrawal in accordance with Maharashtra Real Estate Regulatory Authority (The 'MahaRERA') Registration Number-P52100024598**

To,  
The Board of Partners  
**Kumar Properties and Developers LLP**  
2413, 1<sup>st</sup> Floor, Kumar Capital,  
East Street, Camp,  
Pune 411001

We have Performed the following Procedures agreed with you vide mandate letter dated-24-02-2020 to verify the accompanying statements of accounts on project fund utilization and Withdrawal by the LLP Firm with respect to 47East – Bldg A registered With Maharashtra Real Estate Regulatory Authority having (The 'MahaRERA') Registration P52100024598 (the 'statement') for the period from registration with MahaRERA till 31-03-2020 (i.e. 24-02-20 to 31-03-2020) as required under provision of Real Estate ( Regulation and Development) Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure On Website) Rules,2017.

Our engagement was undertaken In accordance with the standard on Related service (SRS) 4400, "Engagements to perform agreed –upon procedures regarding Financial Information, " issued by the Institute of Chartered Accountants of India.

**We have been provided with the following documents:**

- The Statement of accounts on project funds utilization and withdrawal by the Company for the period 24-02-2019 to 31-03-2020 respect to 47East Bldg A.
- Certificate of Registration for 47East Bldg A having registration Number P52100024598.
- Bank account statement of separate bank account maintained with HDFC Bank A/c No. 57500000248757 at East Street, Camp Pune-01.
- Statement of amount collected from customers of 47East Bldg A as at 31-03-2020.
- Statement of Cost Incurred 47East Bldg A as at 31-03-2020.

The procedures summarized below are performed solely to assist you on confirming affairs and prospects of the Company for the project fund utilization and withdrawal with respect to 47East Bldg A registered with Maharashtra Real Estate Regulatory Authority ( the 'MahaRERA') Registration number P52100024598 as required under provisions of the Real Estate (Regulation and Development) Act, 2016 ( The 'RERA') read along with Real Estate ( Regulation and Development)



(Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosure on Website) Rules, 2017:

- 1) We have arithmetically re-Computed the percentage of completion based on the information provided by the management of the Company and traced the underlying information to the accounting and other relevant records of the Company;
- 2) Traced the total collection received from 01-04-2019 to 31-03-2020 from the customers of the 47 East A, project by the Company to the accounting and other relevant records of the Company. On test Check basis, we have traced the collection received from the customer to the bank statement of the Designated Bank Account;
- 3) Traced the amount Withdrawn from 47 East A, project of the Company for the period from - 01-4-2019 to 31-03-2020 from the bank statement of the Designated Bank Account to the accounting system;
- 4) Traced the amount of cost incurred on the 47 East A, project as at 31-03-2020 to the accounting and other relevant records of the Company;
- 5) Arithmetically re-computed the amount eligible to be withdrawn from the designated bank account for by multiplying the cost incurred till 31-03-2020 with percentage of completion till 31-03-2020.

Based on procedures performed as stated above, and according to the information, explanations provided by the Company, we report that;

- (i) The percentage of completion as mentioned in the Statement is appropriated;
- (ii) The total amount collected during the period from 01-04-2019 to 31-03-2020 and amounts collected till 31-03-2020 and the total amount withdrawn till 31-03-2020 for the project as mentioned in the statement is appropriate;
- (iii) The total amount withdrawn from Designated Bank Account during the period from 01-04-2019 to 31-03-2020 and the total amount withdrawn till 31-03-2020 for project as mentioned in the statement is appropriate;
- (iv) The Company has utilized the amounts collected for 47 East A, project as mentioned in the Statement only for the project;
- (v) Withdrawn from the Designated Bank account for the period from 01-04-2019 to 31-03-2020 for 47 East A, project as mentioned in the statement is in accordance with the proportion to the percentage of completion of the 47 East A, project;





The above procedures do not constitute either an audit or a review made in accordance with the generally accepted auditing standards in India.

Had we performed additional procedure or an audit or review of the financial statements/ information provided to us in accordance with the generally accepted auditing standards in India. Other matters have come to our attention that would have been reported to you.

We have no responsibility to update this report for events and circumstances occurring after date of this report.

This report may not be useful for any other purpose. RSVA & Co Shall not be liable to the Company or any other concerned, for any claims, liabilities or expenses relating to this assignment. This report relates only to the accounts and items specified above.

For RSVA & Co  
Chartered Accountants  
FRN: 110504W

*Abhijit Mundada*



Abhijit Mundada  
Partner  
M.No.: 134685  
Date- 11/01/2021  
Place: Pune  
UDIN: 21134685AAAACJ6689

# Annexure I

Statement of Accounts on project fund utilization and withdrawal by Kumar Properties And developers LLP. ('the Company') for the period of 01-04-2019 to 31-03-2020 with respect to 47 East A, project having MahaRERA Number P52100024598.

Sr. No	Particulars	
1	Name of Entity	Kumar Properties And Developers LLP
2	MahaRERA Registration Number	P52100024598
3	Percentage of Completion as on March 31,2020	0%
4	Amount Collected from the date of Registration with RERA till 31 <sup>ST</sup> March-2020 in the designated Bank account.	0
5	Amount collected from 1st April-2019 to 31 March-2020	0
6	Amount withdrawn from the date of Registration with RERA till 31 <sup>ST</sup> March-2020 in the designated Bank account.	0
7	Amount withdrawn from 1st April-2019 to 31 March-2020	0

For RSVA & Co  
Chartered Accountants  
FRN: 110504W

*Abhijit Mundada*



Abhijit Mundada  
Partner  
M.No.: 134685  
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