

FORM 5
(Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

Grandwell Properties and Leasing Private Limited
200, Gera Plaza, Boat Club Road
Pune- 411001

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Grandwell Properties and Leasing Private Limited** for the period from 01/04/2022 to 31/03/2023 with respect to **Project Geras Planet of Joy Project- I** Maha RERA Regn. Number **P52100031802**.

We, Shah Khandelwal Jain & Associates, Chartered Accountants (Firm Registration No.142740W), Auditors under the Real Estate (Regulation and Development) Act, 2016 of Grandwell Properties and Leasing Private Limited have, for the purpose of issuing this certificate, examined the RERA Designated Bank Account No. 777705137302 maintained with ICICI Bank for the period 01/04/2022 to 31/03/2023 and other relevant information/documents and explanations provided to us by the management that were considered necessary in connection with issue of this certificate which after the verification have been handed over to promoter.

Management Responsibility for preparation of information on Collection from Allottees, Deposits in bank accounts, Withdrawals, Cost incurred

The preparation of information and statement on Collection from Customers, Deposits in Bank Collection Accounts, Withdrawals from Designated Bank Accounts, project Cost incurred and other disclosures as mentioned in Certificate is the responsibility of the Management of the Company, including the preparation and maintenance of all accounting and other relevant supporting registers, records and documents.

This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of Annexure and applying an appropriate basis of preparation, and making estimates that are reasonable in the circumstances.

The management of the firm is also responsible for ensuring that the firm complies with the requirements of the Act read with rules.

Auditors Responsibility

Pursuant to the requirement of third proviso of Section 4(2)(l)(D) of the Act read with the Rules, our responsibility is to provide a reasonable assurance whether, the amount of collections, withdrawals and utilization in respect of the project reported under Para 3A, 3B, have been accurately extracted from the audited books of accounts and other relevant records and documents of the Company for the respective periods thereof.

The Promoter Name, Project name, RERA Registration Number and other relevant information for the purpose of this report have been accurately extracted from the RERA Registration Certificate No. P52100031802.

The total estimated Cost and the total actual Cost incurred by the Company from the date of inception till 31st March, 2023 have been accurately extracted from audited books of accounts and other relevant records and documents of the firm for the year ended 31st March, 2023.

The total collections for the project for the period 01/04/2022 to 31/03/2023 is taken from the bank statements of Grandwell Properties and Leasing Private Limited and have been verified on test check basis.

The total withdrawal for the project for the period 01/04/2022 to 31/03/2023 is taken from the bank statements of Grandwell Properties and Leasing Private Limited and have been verified on test check basis.

Utilization of the collections and withdrawal from designated bank account is only for the purpose of the Project and verified on test check basis and the withdrawal from the designated bank account is in accordance with the proportion to the percentage of completion of the Project as on 31st March, 2023.

We conducted our examination of the information in accordance with the Guidance Note on Reports or Certificates for Special Purpose (Revised 2016) issued by The Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the requirements of Code of Ethics issued by the Institute of Chartered Accountants of India.

Opinion

Based on our examination, information, explanation and representations received from the Company's Management, and the work performed, we have issued a certificate as given below:

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 the 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 and documents, and the relevant records of **Grandwell Properties and Leasing Private Limited** for the period ended **31/03/2023** and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this period till date
1	Opening Balance	0/-	0/-
2	Total amount collected from Allottees	54,95,46,256/-	68,92,43,698/-
3	% of amount to be deposited as per act	70%	70%
4	Amount to be deposited as per act $[(1+2-8)*3]$	38,46,82,379/-	48,24,70,589/-

5	Total Amount deposited in the designated bank account	38,46,74,698/-	48,24,60,664/-
6	% of Amount deposited in the designated bank account $[(5)/(1+2-8)*100]$	70%	70%
7	Shortfall/Excess Deposit (4-5)	7,682/- *	9,925/- *
8	Closing Balance of 100% Account	0/-	0/-

*Pertains to Bank Charges. Amount deposited in the designated bank account is after deducting bank charges in Collection Account. The figures are reported to the nearest rupee ignoring fraction of paise.

Majority amount collected/deposited at Sr. No. 1, 2 & 5 do not include pass through charges and indirect taxes except few collections/deposition which were inclusive of pass through charges.

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)- Yes.

If no please mention the amount not deposited - Not Applicable

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this period till date
1	Opening Balance of Designated Bank Account	1,93,85,966/-	0/-
2	Total Deposits	38,46,74,698/-	48,24,60,664/-
3	Total amount withdrawn	37,71,00,000/-	45,55,00,000/-
4	Closing Balance	2,69,60,664/-	2,69,60,664/-

As specified in the act, all the amounts withdrawn during the year from Rera bank account are within the withdrawal limit as certified under the relevant Form 1, Form 2 & Form 3 issued during the reporting period? (Yes / No)- Yes

If No, Please provide the below details - Not Applicable

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawals
		Nil

C. Utilization:

We certify that, Grandwell Properties and Leasing Private Limited 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 - Not Applicable

Sr. No.	Date	Amount not utilized for project cost
		Nil

D. Any Qualifications/Observations of CA:

1	Notes to Form 5 given in Annexure B are attached forming part of the Report and to be read along with this Report
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Restrictions on Use

This certificate and its notes is addressed to and provided to the Board of Directors of the Company solely for the purpose of submission of Maharashtra Real Estate Regulatory in compliance with the third proviso to Section 4(2)(l)(D) of the Act read with the Rules and it should not be used by any other person or for any other purpose. Accordingly we do not accept or assume any liability or any duty of care for any other purpose to whom this certificate is shown or into whose hands it may come without prior consent in writing.

Yours faithfully,

For Shah Khandelwal Jain & Associates
Chartered Accountants
FRN: 142740W

Ashish Khandelwal
Membership Number- 049278
UDIN- 23049278BGVMYQ3974

Agreed & Accepted by:

Promoter
Grandwell Properties and Leasing Private Limited
Date: 28th August, 2023

Encl: Annexures to Form-5

Annexure B

Grandwell Properties and Leasing Private Limited

Project: Geras Planet of Joy Project- I

Notes to Form 5:

1. In clause 3 above, the word 'prescribed registers' is used which has not been defined in the Act, Rules and Regulations thereto. On this background, we have verified the documents, registers, bank accounts and other evidences on sample check basis as per the standards of auditing which, as per our opinion, are relevant for reporting under the Act. The procedures selected to obtain audit evidence depend on ones' judgement with respect to the risk of material misstatement in the accounts. We have verified the documents, registers and bank accounts relating to the real estate project tilted Geras Planet of Joy Project- I only.
2. There are more than one real estate project in the promoter enterprise and the promoter has maintained separate records for each such real estate project and has its own internal mechanism to arrive at the cost for each real estate project. The cost of construction and onsite development expenditure is arithmetically worked out which is identified by the Engineering Department based on their estimate figures related to cost incurred till 31st March, 2023. The allocation of cost incurred is made on each project as stated above. The same are taken as certified by the Management. The total project cost incurred as stated in above, is solely and exclusively for the purpose of reporting the cost incurred as per Real Estate (Regulation and Development) Act, 2016 and Rules thereunder.
3. The promoter has considered actual land cost as per agreements executed with the landowners for the purpose of arriving at the amount eligible for withdrawal from designated account, and as certified by the Independent Chartered Accountant ("ICA") in Form 3, and not as per Annual Statement of Rate (ASR) prepared under the provisions of Maharashtra Stamp Act.
4. The total estimated cost has been revised during the year vide self-declaration dated 10th February, 2023 filed with MahaRERA by the promoter entity. We have relied on the Form 3 issued by ICA during the said period.
5. Management of the promoter enterprise has represented that all the amounts collected from the allottees of the Real Estate Project towards the cost of the units, agreement value and Infrastructure charges (if any) are deposited only in the following Bank Accounts and our report is based on verification of these Bank Accounts only:

Sr. No.	Name of the Bank	Bank Account Number
1	ICICI Bank	777705137301

6. For computing the amounts collected till date referred to in Clause 3A, reliance has been placed on the amounts certified as collected as per audit report in Form 5 for the year ended 31st March 2022.

Sr. No.	Particular	Amount (Rs.)
A	Amounts collected during the year as reported above	54,95,46,256/-

7. The Management has represented to us that majority total collections as mentioned in Clause 3A are exclusive of stamp duty, registration charges and GST collected from allottees of the real estate project under consideration.
8. Amounts collected from the allottees of the project for booking of the units in the real estate project which were later cancelled are not considered in computing collections made during the year.
9. For computing the amounts withdrawn referred to in Clause 3B till date, for the amounts withdrawn as on 31st March, 2022, reliance has been placed on the amounts certified as withdrawn as per audit report in Form 5 for the year ended 31st March, 2022.

Sr. No.	Particulars	Amount (Rs.)
A	Amounts withdrawn during the year as reported above	37,71,00,000/-

10. Tax Deducted at Source ("TDS") by the customer and directly deposited on behalf of the Promoter under statutory obligation with the Central Government are neither considered as collections nor withdrawals by the Promoters. For the purpose of reporting in Form No. 5, amounts collected and amounts withdrawn are based on amounts deposited in 100% Collections Account and amounts withdrawn from Designated Account i.e. 70%.
11. In clause 3B of the Form 5, the amounts stated as "withdrawn during the year", and the portion of the amounts withdrawn post RERA registration, in "Amounts withdrawn till date" pertains to the withdrawals made by the Promoter, from RERA designated bank account only. Details of bank account designated with RERA for the above mentioned Real Estate Project are:

Sr. No.	Name of the Bank	Account No.
1	ICICI Bank	777705137302

12. As per clause 3C of Form 5 above, it has been stated that the Promoter enterprise, has utilized the amounts collected from Geras Planet of Joy Project- I only for the project, and withdrawal from the designated bank account(s) of the said project, has been in accordance with the proportion of the percentage of completion of the project therein. Further, in order to verify whether withdrawals are made from time to time from the designated bank account in proportion of the percentage of completion of the project, we have placed our reliance on the certificate issued by the Chartered Accountant from time to time, certifying the eligible withdrawal from designated Bank Account.

Date: 28th August, 2023
Place: Pune

Shah Khandelwal Jain & Associates
Chartered Accountants

CA Ashish Khandelwal
Partner

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