

B S R & Co. LLP

Chartered Accountants

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Annexure F

Form - 5

Annual Report on Statement of Accounts

To,
The Partners
Mahalunge Township Developers LLP
Godrej One, 5th Floor, Pirojshanagar
Eastern Express Highway,
Vikhroli (East),
Mumbai 400 079

SUBJECT: Annual Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Mahalunge Township Developers LLP- Godrej Meadows ('the Project') for the period from 12 November 2021 to 31 March 2022 with respect to MahaRERA Registration Number P52100031791

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ('RERA' or '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'), as amended from time to time.
2. We have obtained all necessary information and explanation from the Mahalunge Township Developers LLP ('the LLP'), 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 the LLP for the period ended 31 March 2022 and hereby certify that:

A. Deposits

(In INR Crores)

Sr No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from the allottees	34.32	34.32
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	24.03	24.03
4	Total amount deposited in the Designated Bank Account	24.37	24.37
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	71%	71%
6	Shortfall/(Excess) deposit (3-4)	(0.34)	(0.34)

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Mahalunge Township Developers LLP

Godrej Meadows

Annual Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Mahalunge Township Developers LLP- Godrej Meadows ('the Project') for the period from 12 November 2021 to 31 March 2022 with respect to MahaRERA Registration Number P52100031791 (Continued)

- i. The amount collected from allottees during the period from 12 November 2021 to 31 March 2022 is Rs. 34.32 crores (refer notes c, d, and f). The deficit/(excess) deposit in the Designated Bank Account is as shown in table above.
- ii. The required portion of the amount collected from allottees of the project units has been deposited in the Designated Bank Account. (Refer notes c d, and e).

B. Withdrawals

(in INR Crores)

Sr No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	24.37	24.37
3	Total amount withdrawn	(23.35)	(23.35)
4	Closing Balance	1.02	1.02

- iii. The amount withdrawn during the period from 12 November 2021 to 31 March 2022 for this project is Rs. 23.35 crores (refer notes c, e, g, h, i and l).
- iv. As specified in the Act, all the amounts withdrawn during the period from Designated Bank Account were within the limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period (refer notes c, g h and l)

C. Utilization

We certify that Mahalunge Township Developers LLP – Godrej Meadows has utilised the amounts withdrawn from Designated Bank Account towards the project costs only, as specified in the Act (refer notes c, g h and k)

Notes:

- a) The commencement date of the project (i.e., 12 November 2021) is considered as per RERA registration certificate.
- b) The Promoter name, Project name, the RERA registration number, project start date, as specified in the attached Annexure F and Annexure I, have been accurately extracted from the RERA registration certificate no. P52100031791 dated 12 November 2021.
- c) The amount mentioned has been extracted from the audited books of account, prescribed registers, books and documents, and the relevant records maintained by the LLP as at 31 March 2022.
- d) The amount of collections has been extracted from the bank statement of the collection account no. 777705756531, ICICI Bank Limited, Wakad Highway Branch, Excluding credits on account of collection reversal and Bank Charges for the period from 12 November 2021 to 31 March 2022. The total collection amount as mentioned in point (i) includes a sum of Rs.1.51 Crores which has been received in the Collection Bank Account from customers which are yet to be identified.

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Mahalunge Township Developers LLP
Godrej Meadows

Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Mahalunge Township Developers LLP- Godrej Meadows ('the Project') for the period from 12 November 2021 to 31 March 2022 with respect to MahaRERA Registration Number P52100031791 (continued)

- e) The amount of total deposits and total withdrawals have been extracted from the bank statement of ICICI Bank Limited, Wakad Branch Pune, Bank account no. 777705756533 ("Designated bank account"), for the period from 12 November 2021 to 31 March 2022.
- f) The amount of collections for the period from 12 November 2021 to 31 March 2022 are exclusive of Goods and Service Tax and net of tax deducted at source, Bank charges and amount reversed on account of cheque bounced and the same has been verified through the bank statement.
- g) The amount of withdrawals (pertaining to the collections are exclusive of Goods and Service Tax and are net of tax deducted at source by customers, if any) are for the period 12 November 2021 to 31 March 2022.
- h) The amount of withdrawals from Designated Bank Account, in respect of the project, mentioned in Annexure F and Annexure I and Annexure II, are within the limits as certified under the relevant Form 3 issued by M D Deshpande & Co Chartered Accountants for the first time issued on 05 November 2021 with respect to cost incurred up to 30 September 2021. And for quarter ended 31 December 2021 issued on 28 February 2022.
- i) The Withdrawals during the year from 12 November 2021 to 31 March 2022 is inclusive of Net Fixed deposit Created of Rs. 3.05 crores.
- j) Amount spent includes direct expenses identified for a phase and other direct and indirect expenses allocated to the respective phases based on saleable area, stage of completion etc., as appropriate.
- k) We have not performed any procedures or examined the contents of the certificates issued under relevant Form 1, Form 2 and Form 3 respectively by Architect, Engineer and Chartered Accountant during the reporting period to verify withdrawal limit during the reporting period.

Agreed and Accepted by



Promoter
For Mahalunge Township Developers LLP

Mumbai
29 September 2022

For **B S R & Co. LLP**
Chartered Accountants

Firm's Registration No: 101248W/W-100022

JAYMIN Digitally signed
by JAYMIN
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Date:
SHETH 2022.09.29
21:16:27 +05'30'

Jaymin Sheth
Partner

Membership No: 114583
UDIN:22114583AWQKXW2000