

**Annexure I
Form – 5****Annual Report on Statement of Accounts**

To,
The Partners
Oxford Realty LLP
Godrej One, 5th Floor
Pirojshanagar, Eastern Express Highway
Vikhroli (East)
MUMBAI 400079

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Oxford Realty LLP - Godrej Rejuve ('the Project') for the period from 28 November 2018 to 31 March 2020 with respect to MahaRERA Registration Number P52100018720

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 Oxford Realty 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 year ended 31 March 2020 and hereby certify that:
 - i. M/s. Oxford Realty LLP have completed 22.74% of the Project titled Godrej Rejuve MahaRERA Registration No. P52100018720 located at Keshavnagar – Mundwa, Pune City, Pune 411036 (refer notes j and k).
 - ii. The amount collected during the year from 1 April 2019 to 31 March 2020 for this Project is Rs 49.14 crores and the amounts collected till date are Rs 70.85 crores (refer notes c, d, f and l).
 - iii. The amount withdrawn during the year from 1 April 2019 to 31 March 2020 for this Project is Rs 28.74 crores and the amount withdrawn till date is Rs 48.36 crores (refer notes c, e and g).
4. We certify that Oxford Realty LLP – Godrej Rejuve has utilised the amounts collected for Project only for that Project and the withdrawal from the Designated Bank Account of the said Project has been in accordance with the proportion to the percentage of completion of the Project (refer notes e, h and i).



Oxford Realty LLP
Godrej Rejuve
30 September 2020

Report on Statement of Accounts on project fund utilization and withdrawal by Oxford Realty LLP - Godrej Rejuve ('the Project') for the period from 28 November 2018 to 31 March 2020 with respect to MahaRERA Registration Number P52100018720 (Continued)

Notes:

- a. The commencement date of the period (i.e. 28 November 2018) is considered as per RERA registration certificate no. P52100018720.
- b. The promoter name, Project name, RERA registration number and start date of the Project are as mentioned in RERA registration certificate no. P52100018720 dated 28 November 2018 and Certificate for Extension of Registration of Project no. P52100018720 dated 18 May 2020. The end date of the Project is as mentioned in Certificate for Extension of Registration of Project no. P52100018720 dated 18 May 2020;
- c. The amount mentioned has been extracted from the audited books of accounts, prescribed registers, books and documents, and the relevant records maintained by the LLP as at 31 March 2020.
- d. The amount of collections has been extracted from the bank statement of the collection account maintained with HDFC Bank Limited, Fort Branch, Bank Account No. 57500000296863, for the period from 28 November 2018 to 31 March 2020.
- e. The amount of withdrawals has been extracted from the bank statement of HDFC Bank Limited, Fort Branch, Bank Account No. 57500000296876 ("Designated Bank Account"), for the period from 28 November 2018 to 31 March 2020.
- f. The amount of collections during the period from 28 November 2018 to 31 March 2020 are exclusive of Goods and Services Tax and is net of tax deducted at source where applicable and bank charges.
- g. The amount of withdrawals (pertaining to the collections are exclusive of Goods and Services Tax and are net of tax deducted at source by customers, if any) are for the period 28 November 2018 to 31 March 2020. The amount withdrawn during the period is excluding amounts withdrawn for investing the sums in bank fixed deposits, as the excess monies lying in the separate bank account can be placed in fixed deposits with the bank operating the Designated Bank Account as per Circular No. 7/2017 of the Maharashtra Real Estate Regulatory Authority.
- h. The utilisation amounts have been extracted from the bank statement of the payment account of HDFC Bank Limited, Fort Branch, Bank Account No. 57500000296889 and from Bank Account 50200004236431 for the period from 28 November 2018 to 31 March 2020. Out of the amount spent aggregating to Rs 34.22 crores as mentioned in point AA (i) of Annexure II, a sum of Rs 30.32 crores has been spent from bank account no. 57500000296889 HDFC Bank Limited, Fort Branch pertaining to Godrej Rejuve registration (RERA Registration Number: P52100018720). The balance sum of Rs 3.90 crores has been spent from Bank Account No. 50200004236431 HDFC Bank Limited, Fort Branch pertaining to Godrej Infinity registration (RERA Registration Number: P52100003129).
- i. 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.



B S R & Co LLP

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- j. The percentage of completion of Project includes the cost of land incurred by Co-Promoter (Landowner), which is obtained from the certificate issued by their statutory auditor dated 30 June 2017. The same is subject to indexation.
- k. The cost of the land incurred by the Joint Venture Partner is included in the Land cost, based on the certificate dated 30 June 2017, issued by their statutory auditors. The same is subject to indexation. Cost to be discharged to Joint Venture Partner based on percentage of the collection specified in the Joint Development Agreement and Supplemental Partnership Deed.
- l. The collection amount mentioned in 3(ii) above includes a sum of Rs 0.12 crores which has been received in the collection account for which customers are yet to be identified.

For B S R & Co. LLP

Chartered Accountants

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



Aniruddha Godbole
Partner

Mumbai
30 September 2020

Membership No: 105149
UDIN: 20105149AAAAGI6242