



ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To

MR. AJAY BIPINCHANDRA JHAVERI

B-201, Riviresa Apartments,
Baner Road, Baner, Pune - 411045,

SUBJECT: Report on Statement of Accounts on project fund utilization and Withdrawal by **MR. AJAY BIPINCHANDRA JHAVERI, Promoter** (Land Owner/ investor) for the period from **01.04.2020 to 31.03.2021** with respect to **MahaRERA Regn. Number P52100016356**.

Project Name: "Broadway-Brooklyn, Manhattan & EWS".

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. I have obtained all necessary information and explanation from Mr. Ajay Jhaveri, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant record of Mr. Ajay Bipinchandra Jhaveri — Promoter (Land Owner/ investor) for the period ended 31st March, 2021 and hereby certify that:
 - i. Mr. Ajay Bipinchandra Jhaveri — Promoter (Land Owner/ investor) have Completed 98.93% of the project titled "Broadway-Brooklyn, Manhattan & EWS" MahaRERA Regn. No. P52100016356 located at address at Sr. No. 185, Wakad-Thergaon Road, Opp. Pink City, Wakad, Pune 411057.

- ii. Amount Collected during the year for this project is Rs.NIL, Out of which 70% amount of Rs. NIL, is transferred to the RERA account and amounts collected till date is Rs. NIL, out of which 70% amount of Rs. NIL is transferred to the RERA account as on .
 - iii. Amount withdrawn during the year for this project from the RERA account is Rs. NIL and amount withdrawn from RERA account is Rs. NIL as on 31/03/2021 .
4. I certify that the Mr. Ajay Bipinchandra Jhaveri has utilised the amounts collected for "Broadway-Brooklyn, Manhattan & EWS" Project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.
 5. This Certificate is to be read in conjunction with notes attached herewith and same forms part of this certificate.

For

A S Thorat & Co.

Chartered Accountants,



CA Amar Thorat

Proprietor

M. No. 035150

Dated: 27/09/2021

UDIN:21035150AAAAAG5705



**NOTES ATTACHED TO OUR CERTIFICATE IN FORM NO. 5 ISSUED BY US DATED 27/09/2021
TO MR. AJAY BIPINCHANDRA JHAVERI IN RESPECT OF PROJECT CALLED "BROADWAY-
BROOKLYN, MANHATTAN & EWS", AT PUNE, BEARING MAHA RERA REGISTRATION NO:
P52100016356**

1. Mr. Ajay Bipinchandra Jhaveri having their address at B-201, Riviresa Apartments, Baner Road, Baner, Pune -411045, have approached us for issue of Certificate in Form No. 5 prescribed under RERA Regulations in respect of constructed area to be received and their further sale by him and is registered as "Promoter (Land Owner/ investor)" of the project **called "Broadway-Brooklyn, Manhattan & EWS", at Pune, bearing MANA RERA registration no: P52100016356** described in (2) below.

Mr. Ajay Bipinchandra Jhaveri is the owner and well entitled to plot of land at survey no.185, of Wakad-Thergaon Road, Opp. Pink City, Wakad, Pune 411057 admeasuring 42,800 Sq. Mtrs. Mr. Ajay Bipinchandra Jhaveri entered in to Deed of Confirmation dated 24.06.2008 and Agreement of Assignment of Development Rights dated 09.07.2007 with Innovative Construction Corporation, a registered partnership firm (referred to as "ICC"). By virtue of these two documents, Mr. Ajay Jhaveri is entitled to get constructed area of 24,000 Sq. Ft. free of cost from ICC. Thereafter ICC with the consent from Mr. Ajay Jhaveri, entered into Development Agreement dated 29.02.2016 with Lavim Developers Pvt. Ltd., Pune for the part of the land admeasuring about 29,977 Sq. Mtr. and FSI pertaining to the Road widening and internal road for development As per the said agreement, Lavim Developers are to construct 1720.00 sq.mtr. of carpet area (which is equivalent to 18,500 sq.ft. of carpet area and 24,000 sq.ft. of built-up area) and handover to Mr. Ajay Jhaveri and cost of construction of this area shall be payable by Innovative Construction Corporation to Lavim Developers Pvt. Ltd as giving this area to Mr. Ajay Jhaveri is the obligation of Innovative Construction Corporation as per the agreements of the years 2007 and 2008.

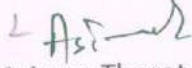
2. The said Lavim Developers Pvt. Ltd. has registered the project called "Broadway-Brooklyn, Manhattan & EWS" under RERA Registration Number P52100016356. Mr. Ajay Jhaveri is registered as Promoter ("Land Owner/ investor" in the said registration.
3. Form 5 is prepared to include cost of land, stamp duty, registration charges and other expenses that Mr. Ajay Jhaveri has incurred to purchase the project land.

4. Under the above referred Agreements of the year 2007, 2008 and subsequent agreement of the year 2016, Mr. Ajay Jhaveri has been allotted 19 flats as mentioned in the Form 3 for the period ending 31.03.2021 as *per* the understanding among Mr. Ajay Jhaveri, Innovative Construction Corporation and Lavim Developers Pvt. Ltd.
5. For preparing and issue of this form, Mr. Ajay Jhaveri have submitted to us their accounts, copies of documents such as Deed of Confirmation dated 24.06.2008, Agreement of Assignment of Development Rights dated 09.07.2007, Sale Deed dated 02.03.2010, Development Agreement dated 29.02.2016, copies of certified forms 3, letter dated 01.06.2017 from Lavim Developers Pvt. Ltd. and other relevant information as required by us..

For

A S Thorat & Co.

Chartered Accountants,


CA Amar Thorat

Proprietor

M. No. 03S150

Dated: 27/09/2021

UDIN: 21035150AAAAAG5705

