

B S R & Co. LLP

Chartered Accountants

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Annexure F

Form – 5

Annual Report on Statement of Accounts

To
The Partners
Prakhhyat Dwellings LLP
Godrej One, 5th Floor,
Pirojshanagar, Eastern Express Highway,
Vikhroli (East),
Mumbai 400079,

29 September 2022

SUBJECT: Annual Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Prakhhyat Dwellings LLP ('the LLP') - Godrej Nirvaan ('the Project') for the year from 1 April 2021 to 31 March 2022 ('Fiscal Year') and for the period from 28 August 2019 to 31 March 2022 with respect to MahaRERA Registration Number P51700022148

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ('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').
2. We have obtained all necessary information and explanation from 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 Prakhhyat Dwellings LLP for the period ended 31 March 2022 and hereby certify that:

B S R & Co. LLP

Prakhhyat Dwellings LLP

Godrej Nirvaan

29 September 2022

Annual Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Prakhhyat Dwellings LLP ('the LLP') - Godrej Nirvaan ('the Project') for the year from 1 April 2021 to 31 March 2022 ('Fiscal Year') and for the period from 28 August 2019 to 31 March 2022 with respect to MahaRERA Registration Number P51700022148(continued)

A. Deposits**(INR in crores)**

Sr No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from the allottees	82.26	188.38
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	57.59	131.87
4	Total amount deposited in the Designated Bank Account	57.59	153.60
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	70.00%	81.53%
6	Shortfall/(Excess) deposit (3-4)	-	(21.73)

- i. The amount collected from the allottees during the year from 1 April 2021 to 31 March 2022 for this project is Rs.82.26 crores and the amounts collected for the period from 28 August 2019 to 31 March 2022 is Rs. 188.38 crores (refer notes c, d, f and k). The deficit/(excess) deposit in the Designated Bank account is as shown in the table above.

The required proportion of the amount collected from allottees of the project units, as specified in the Act has been deposited in the Designated Bank Account. (refer notes c, d, e and k)

B. Withdrawals**(INR in crores)**

Sr No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	0.00	-
2	Total Deposits	58.27	153.60
3	Total amount withdrawn	58.26	153.59
4	Closing Balance	0.01	0.01

- ii. The amount withdrawn during the year from 1 April 2021 to 31 March 2022 for this project is Rs. 58.26 crores and the amount withdrawn for the period from 28 August 2019 to 31 March 2022 is Rs. 153.59 crores (refer notes c, e, g, h, i, j and m)

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As specified in the Act, all the amounts withdrawn during the year from Designated Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued [during the reporting period (refer notes c, g h and m)]

C. Utilisation

We certify that the LLP has utilized the amounts withdrawn from the Designated Bank Account towards the project cost only, as specified in the Act (refer notes c, g, h, l and m)

Notes:

- a) The commencement date of the project (i.e. 28 August 2019) is considered as per RERA registration certificate.
- b) The promoter name, project name, RERA registration number, start date of the project are as mentioned in RERA registration certificate no. P51700022148 dated 28 August 2019 and Revised Certificate for Extension of Registration of Project no. P51700022148 dated 8 September 2021 issued in accordance with MahaRERA Order No:- 21/2022 dated 6 August 2021. The end date of the project is as mentioned in Revised Certificate for Extension of Registration of Project no. P51700022148 dated 8 September 2021 issued in accordance with MahaRERA Order No:- 21/2022 dated 6 August 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 57500000395379, HDFC Bank Limited, Fort Branch during the year 1 April 2021 to 31 March 2022 and for the period from 28 August 2019 to 31 March 2022. The amount of collections for this project till date includes a sum of Rs. 1.03 crores which has been received in collection account 57500000395379, HDFC Bank Limited, Fort Branch and is in process of appropriation towards the parties.
- e) The amount of total deposits and total amount of withdrawn have been extracted from the bank statement of HDFC Bank Limited, Fort Branch, Bank account no. 575000003958234 ("Designated Bank Account") during the year 1 April 2021 to 31 March 2022 and for the period from 28 August 2019 to 31 March 2022.
- f) The amount of collections during the year 1 April 2021 to 31 March 2022 and for the period from 28 August 2019 to 31 March 2022 are inclusive of Goods and Service Tax and net of tax deducted at source and is exclusive of amounts reversed in the bank account due to cheques bounce and bank charges.

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Prakhhyat Dwellings LLP

Godrej Nirvaan

29 September 2022

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- g) The amount of withdrawals (pertaining to the collections) are inclusive of Goods and Service Tax and is net of tax deducted at source for the year 1 April 2021 to 31 March 2022 and for the period from 28 August 2019 to 31 March 2022.
- h) The amount of withdrawals from Designated Bank account, in respect of the Project, are within the limits as certified under the relevant Form 3 issued by M/s Bafna Jain & Co. Chartered Accountants for the quarters ended 31 March 2021, 30 June 2021, 30 September 2021 and 31 December 2021 dated 24 May 2021, 30 July 2021, 20 October 2021 and 28 February 2022 respectively
- i) The deposits during this Fiscal Year is inclusive of Net Fixed Deposit matured of Rs 0.68 crores. Total withdrawals for this project till date is inclusive of Net Fixed Deposit created of Rs.0.15 crores.
- j) Amount less than Rs. 50,000 is represented as 0.00.
- k) The total collections aggregating to Rs 82.26 crores as reporting in table excludes a sum of Rs 1.05 crores (i.e. Closing balance of collections account) and includes a sum of Rs 2.24 crores (i.e. Opening balance of collections account) as extracted from Account no 57500000395379, HDFC Bank, Fort Branch as the proportionate amount is transferred to the Designated Bank account no 57500000395824, HDFC Bank, Fort Branch on next Bank working day.
- l) Amount spent includes direct expenses identified for a phase and other direct and indirect expenses allocated to the respective phases based on saleable area etc. as appropriate.
- m) 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.

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

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

Agreed and Accepted by:
For Prakhhyat Dwellings LLP
LLPIN: AAE-2222

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Sainani

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by Pradeep
Gurmukhdas
Sainani
Date:
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MANSI CUSROW
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Authorised Signatory

Mumbai
29 September 2022

Mansi Pardiwalla
Partner

Membership No: 108511
UDIN: 22108511AWPXUA1226