



GAURAV S. RAJPAL & CO.

Chartered Accountants

809/810, The Landmark, Plot No. 26/A, Sector-7, Kharghar - 410210
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FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 17th April 2023

To,
RUPVAKULA PROPERTIES PVT. LTD,
112, B Wing, Kailas Plaza,
Vallabh Baug Lane, Ghatkopar East,
Kurla, Mumbai Suburban, Maharashtra-400077.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by RUPVAKULA PROPERTIES PVT. LTD (Promoter of the project "PRIME VISTA") for the period from 01st April 2020 to 31st March 2021 with respect to MahaRERA Registration No. P51800020122.

Designated Bank Account Details

Name of the Account Holder: Rupvakula Properties Pvt. Ltd
Bank Name: RPPL -PRIME VISTA RERA A/C
Designated Account Number: 50200035666585

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 the Company, during the course of our audit, which in my 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 records of **RUPVAKULA PROPERTIES PVT. LTD (Promoter of the project "PRIME VISTA")** for the period ended **31st March 2021** and hereby certify that:
 - i. **RUPVAKULA PROPERTIES PVT. LTD (Promoter of project "PRIME VISTA")** have completed % of the project titled **"PRIME VISTA"** MahaRERA Registration No. **P51800020122** located at **Plot No.: c ts 184 c, 222, 1A pt at Kurla, Kurla, Mumbai Suburban, 400077.**

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- ii. Amount collected during the year (**01st April 2020 to 31st March 2021**) for this project is **Rs 9,09,25,911/-** and amounts collected till date (**31st March 2021**) is **Rs 13,61,34,021/-**
- iii. Amount withdrawn during the year (**01st April 2020 to 31st March 2021**) for this project is **Rs 9,00,59,921/-** and amount withdrawn till date (**31st March 2021**) is **Rs 13,46,38,030/-**
4. I certify that the **RUPVAKULA PROPERTIES PVT. LTD (Promoter of the project "PRIME VISTA")** utilized the amounts collected for "**PRIME VISTA**" 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.

Notes:

- a. The commencement date of the project is considered as per RERA Certificate issued by Maha RERA (i.e., 29th Mar 2019)
- b. The amount of collections during the period from **01st April 2020 to 31st March 2021** are inclusive of any Indirect Tax, and is net of tax deducted at source, if any
- c. The amount of withdrawals (pertaining to the collections are inclusive of Indirect Tax and are net of tax deducted at source by customers, if any) are for the **01st April 2020 to 31st March 2021**.
- d. The amounts have been extracted from the bank statement of **RPPL -PRIME VISTA RERA A/C** bearing account no. **50200035666585 (01st April 2020 to 31st March 2021)** "**Designated Bank Account**".
- e. Due to lack of availability of certificates issued by Chartered Accountant, Architect & Engineer and other relevant records as maintained by the company, the percentage completion of the project as on **31st March 2021** could not be ascertained and hence considered to be blank.

Place : Navi Mumbai

Date : 17-04-2023

UDIN : 23618490BGZVTM5323

Name of Signatory : Gaurav S Rajpal

Full Address : 809/810, The Landmark,
Plot26A, Sector7, Kharghar, 410210

Membership No. : 618490

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