

Independent Auditor's Certificate

To,
The Board of Directors
Evie Real Estate Private Limited
4th Floor, Runwal & Omkar E-square,
Off Eastern Express Highway,
Opp. Sion Chunabhatti Signal,
Sion (E), Mumbai – 400 022.

Independent Auditors' certificate on Annual Report on Statement of Accounts on project fund collection, utilization and withdrawal for Evie Real Estate Private Limited ('the Company / the Promoter') in Form 5 ('Annexure I') for the period from 1st April, 2022 to 31st March, 2023 ('the financial year') with respect to the Project Runwal Bliss Wing – A ('the Project') having Maha RERA registration number P51800001670.

1. This certificate is issued in accordance with the terms of our engagement letter dated 11 September, 2023 entered with the Company.
2. The management of the Company has prepared the accompanying statement of accounts (Annexure I) on Project Runwal Bliss Wing - A (MahaRERA Registration Number P51800001670) ('the project') which comprises the details of fund collection, withdrawal and utilization by the Company for the period 1st April, 2022 to 31st March, 2023 ('the Statement'), pursuant to the compliance 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 Websites) Rules, 2017 ('the MahaRERA Rules'), which requires submission of our certificate to Maharashtra Real Estate Regulatory Authority (MahaRERA authorities). We have attached and signed the Statement to the certificate for identification purposes only.

Management's Responsibility for the Statement

3. The extraction, compilation & preparation of details given in paragraph 3 of Annexure I is the responsibility of the Management of the Company, including the preparation and maintenance of all accounting and other relevant supporting registers, records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
4. The Management is also responsible for ensuring that the Company complies with all the regulatory requirements of the Act (along-with the relevant Rules and regulations prescribed by Maharashtra Real Estate Regulatory authority in this regards) and provides all relevant information to Maharashtra Real Estate Regulatory Authority.

5. This responsibility includes ensuring that the relevant records provided to us for our examination are correct and complete.

Auditor's Responsibility

6. Pursuant to the requirements of MahaRERA Rules, read together with the clarification on Chartered Accountant certificates circular no. 7/2017 dated July 4, 2017 and the prescribed Form 5 dated 22nd December, 2021 issued by the MahaRERA authorities, it is our responsibility to provide a reasonable assurance in the form of an opinion as to whether the Statement of the project giving the details of fund collection, withdrawal and utilization for the financial year and from commencement of the project till March 31, 2023, is in accordance with the requirement of the MahaRERA Rules.
7. The following documents have been sought by us and have been furnished by the management of the Company:
- a) Copy of audited financial statements for the year ended 31st March 2023;
 - b) Form 3 stating the details of Estimated Costs for the completion of the project signed and accepted by the authorized person of the Company as registered in RERA;
 - c) Copy of the Bank Statement of HDFC bank and KKR having account no. 57500000020226 and 57500000313077 respectively maintained for Collections ('the Collection Account');
 - d) Copy of the Bank Statement of HDFC bank and KKR having account no. 57500000020634 and 57500000312982 respectively maintained for RERA ('the Designated Account');
 - e) Copies of Form 1, Form 2 and Form 3 issued during the financial year 2022-2023;
 - f) Form 5 issued on 30th September, 2022 for the financial year 2021-2022, which comprises the details of fund collection, withdrawal and utilization from commencement of the project till 31st March, 2022;
 - g) Books of accounts and other relevant records; and
 - h) Management representation letter.
8. We have performed the following procedures: -
- a) Verified that the amount of collections, in respect of the Project, contained in Annexure I, have been accurately extracted from the bank statement of the Collection Account, audited books of accounts and other relevant registers, records and documents of the Company for the year ended 31st March 2023;
 - b) Verified that the percentage of completion as specified in the attached Annexure I is computed as certified under Form 3 dated April 24, 2023;
 - c) Verified that the total deposits and withdrawals for the Project, as specified in the attached Annexure I, for the financial year 2022-2023 have been accurately extracted from the bank statement of the Designated Account and compare with the audited books of accounts and other relevant registers, records and documents of the Company and have been verified on a test check basis;
 - d) Verified that the amounts withdrawn during the year from RERA bank account were within the withdrawal limit which were as certified under the relevant Form 1, Form 2 and Form 3 issued during the financial year 2022-2023.
 - e) Verified that the utilization of the collections are only for the purpose of the Project which have been verified on a test check basis from audited books of accounts and other relevant registers, records and documents of the Company and the withdrawals from the designated account is in accordance with the proportion to the percentage of completion of the project.

- f) Verified that the details of fund collection, withdrawal and utilization till 31st March, 2022 have been accurately extracted from the Form 5 issued previously on 30th September, 2022.
9. The audited financial statements for the year ended 31st March, 2023, have been audited by us, on which we have issued an unmodified audit opinion vide our report dated September 12, 2023. Our audit of these financial statements was conducted in accordance with the Standards on Auditing specified under Section 143(10) of the Companies Act, 2013 and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India (the 'ICAI'). Those Standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. Such audit was not planned and performed in connection with any transactions to identify matters that maybe of potential interest to third parties.
10. We conducted our examination of the Statement on test check basis in accordance with the Guidance Note on Reports or Certificates for Special Purposes, issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the code of Ethics issued by the Institute of Chartered Accountants of India.
11. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Service Engagements.

Qualified Opinion

12. Based on our examination and work performed as set out in paragraph 8 above, information, explanations and representations provided to us by the Company's management, except for the effect of matter described in the Basis for Qualified Conclusion section of our report, nothing has come to our attention that causes us to believe that the Form 5 does not comply, in all material respects, with the requirements of Maha RERA.

Basis for Qualified Opinion

13. According to the requirements of Maha RERA, there should be only one designated account for every registered project or registered phase of a project. The Company has opened Designated account with HDFC bank having account number 57500000020634 for the purpose of depositing the amounts received from the sale proceeds (except for proceeds received from the units mortgaged with the lender "KKR"). This has been shown as a Designated account on the portal / website of Maha RERA by the Company where this project has been registered. Further, as per the requirement of the lender "KKR India Asset Finance Limited", the Company has opened another designated account with HDFC bank having account number 57500000312982 for the purpose of depositing the amounts received from the sale proceeds of the mortgaged units and this is described as another Designated account for this same project. Amounts received from the customers to the extent of 70% of collected amounts are deposited in both these bank accounts separately. The Company has submitted details of both these designated accounts to Maha RERA Authority via a Declaration, supported by Affidavit dated December 31, 2020 and the same is getting displayed on the Maha RERA portal. To the extent, the amount deposited in designated account (account number 57500000312982), which is different from the Designated account (account number 57500000020634) details of which are filled in the portal / website of Maha RERA, there is a deviation with the required norms of MahaRERA.

Emphasis of matter

14. Attention is invited to:

- a) As represented by the management, the amounts which are collected from the customers are deposited immediately in the Designated account (to the extent of 70% of collection as per RERA norms) and

there is no time lag in deposit of such amounts. We have not verified the timing of deposit of such required amounts.

- b) As represented by the management, all the amounts which are collected during the year from all the customers are deposited (70% of the collected amount) in Designated account. We have not verified whether collection from all the customers are deposited in the specified Designated account or not.

- c) Due to the large volume of customers and collections from them in various tranches, it is difficult for the Company to reconcile the closing balance of amounts collected from customers towards various projects with the closing balance of such amounts received from these customers towards various projects, as appearing in the audited financial statement. As represented by the management, there will not be any deviation if the reconciliation takes place.

We have relied on all the above-mentioned matters. Our opinion is not modified in respect of these matters.

Restriction on Use

15. This Certificate has been addressed to and provided to the Management of the Company solely for the purpose of enabling them to comply the requirements of MahaRERA Rules, which inter alia requires it to submit the Statement to the MahaRERA Authorities. Our certificate should not be used for any other person or for any other purpose. Our Obligations in respect of this certificate are entirely separate from, and our responsibility and liability are in no way changed by, any other role we may have (or may have had) as auditors of the Company or otherwise. Nothing in this Certificate, or anything said or done in the course of or in connection with the services that are the subject of this certificate, will extend any duty of care we may have in our capacity as auditors of the Company. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without our prior consent in writing.

For Singhi & Co.

Chartered Accountants

Firm Registration No: 302049E

Milind Agal

Partner

Membership No. 123314

UDIN: 23123314BGWIJM4555

Place: Mumbai

Date: September 28, 2023

Enclosure: Annexure I - FORM 5 (Annual Report on Statement of Accounts Chartered Accountant Certificate)

Annexure I to Independent Auditor's Report

FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE

To,
Evie Real Estate Private Limited
4th Floor, Runwal & Omkar E-square,
Off Eastern Express Highway,
Opp. Sion Chunabhatti Signal,
Sion East, Mumbai – 400 022

SUBJECT: Report on Statement of Accounts of **Runwal Bliss Wing - A** on project fund deposit, utilization and withdrawal by Promoter for the period from **01-04-2022 to 31-03-2023** with respect to Maha RERA Regn. Number **P51800001670**.

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 Websites) Rules, 2017.
2. We have obtained all the necessary information and explanation from the Promoter, 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 Promoter for the period ended 31-03-2023 and hereby certify that:

A. Deposits:

		For the fiscal year 2022-2023	Total for this project till 31/03/2023
1.	Total amount collected from Allottees	88,70,48,070	3,33,87,00,167
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	62,09,33,649	2,33,70,90,117
4.	Total amount deposited in the Designated account	62,09,15,804	2,33,70,72,272
5.	% of Amount deposited in Designated account $[(4)/(1)*100]$	70.00%	70.00%

B2 – 402B, Marathon Innova, 4th Floor, Off Ganpatrao Kadam Marg, Opp. Peninsula Corporate Park, Lower Parel, Mumbai – 400013. India

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6.	Shortfall/Excess deposit (3-4)	17,845	17,845
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Note:

1. With respect to total amount collected, Allottees makes combined payment against demand letter through single cheque/ online transfer and no separate cheque/ online transfer done for GST and other passthrough charges. Considering these combined receipts from customers, to ensure compliance of RERA escrow requirement, promoter deposit 70% of entire collection (GST and other passthrough charges) into designated account. Hence, it is not possible to bifurcate GST and other passthrough charges from collection from customers and same is reported on gross basis in this certificate.
2. Amount of Rs. 17,58,71,015 was withdrawn prior to RERA registration has been extracted from Form 3 dated July 21, 2017.
3. Shortfall as reflected in point 6 of Table A above is on account of Point of Sale (POS) charges deducted by bank wrt. Amount collected by way of credit/debit card swipe. Hence, the said amount was not deposited in designated account.

Has the required proportion of money collected from allottees of the project units, as specified in the Act, deposited in the Designated RERA Bank Account? (Yes / ~~No~~)

If No. Please mention the amount not deposited.

B. Withdrawals

		For the fiscal year 2022-2023	Total for this project till 31/03/2023
1.	Opening Balance of Designated account	19,95,007	-
2.	Total Deposits	62,09,15,804	2,33,70,72,272
3.	Total amount withdrawn	62,27,70,811	2,33,69,32,271
4.	Closing Balance	1,40,001	1,40,001

Note: Opening balance of the designated account is verified from the Form 5 issued previously on 30th September, 2022 for the financial year 2021-2022.

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? (Yes / ~~No~~)

If No, please provide the below details:-

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S. No.	Date of withdrawal	Amount of Excess Withdrawals
1	Nil	Nil

C. Utilisation

We certify that, Evie Real Estate Private Limited has utilized the amounts withdrawn from designated account towards project cost only, as specified in the Act.

If No, please provide the below details:-

S. No.	Date	Amount not utilised for Project Cost
1	Nil	Nil

D. Any Qualifications / Observations of CA

1	The Percentage of Completion as on March 31, 2023 is 78% for the above-mentioned Project, as certified under Form 3 dated 24th April 2023.
2	Percentage of completion is calculated based on total cost incurred (including land, construction, and other permissible costs) for the project divided by estimated cost of the project.
3	For the purpose of verification of amount of utilization for project and withdrawal from the designated account in accordance with the proportion to the percentage of completion of the project, we have considered 70% amount of the total collections made in the project.
4	Amount collected and withdrawals are taken from the receipts and withdrawals done through designated account maintained for RERA purpose for the said project.
5	According to the requirements of Maha RERA, there should be only one designated account for every registered project or registered phase of a project. The Company has opened Designated account with HDFC bank having account number 57500000020634 for the purpose of depositing the amounts received from the sale proceeds (except for proceeds received from the units mortgaged with the lender "KKR"). This has been shown as a Designated account on the portal / website of Maha RERA by the Company where this project has been registered. Further, as per the requirement of the lender "KKR India Asset Finance Limited", the Company has opened another designated account with HDFC bank having account number 57500000312982 for the purpose of depositing the amounts received from the sale proceeds of the mortgaged units and this is described as another Designated account for this same project. Amounts received from the customers to the extent of 70% of collected amounts are deposited in both these bank accounts separately. The Company has submitted details of both these designated accounts to Maha RERA Authority via a Declaration, supported by Affidavit dated December 31, 2020 and the same is getting displayed on the Maha RERA portal. Though the Company maintained two separate Designated accounts, according to the information, explanations and representation given to us, the Company has complied with the required norms of Maha RERA guidelines with regards to deposits of 70% of the amounts collected time to time from its customers and withdrawal of such amounts from these two separate Designated accounts to the extent of costs incurred by it towards the project, which has been relied upon by us. For the purpose of reporting in this certificate in para A (4) and B, amounts of both these bank accounts have been combined and considered here for the purpose

Singhi & Co.

Chartered Accountants

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	of reporting.
6	31st March 2023, is considered as the date for “amount collected till date/ amount withdrawn till date”

Yours Faithfully,

For Singhi & Co.

Chartered Accountants

Firm Registration No: 302049E

Milind Agal

Partner

Membership No. 123314

UDIN: 23123314BGWIJM4555

Place: Mumbai

Date: September 28, 2023

Agreed and accepted by:

Signature of Promoter/Authorised S/d:

Name: