

Independent Auditor's Certificate

To,
The Board of Directors,
Runwal Developers Private Limited,
5th Floor, Runwal & Omkar E-square,
Off Eastern Express Highway,
Opp. Sion Chunabhatti Signal,
Sion (E), Mumbai – 400 022.

Independent Auditors' certificate on Form 5 - Annual Report on Statement of Accounts on project fund collection, utilization and withdrawal for Runwal Developers Private Limited ("the Company / the Promoter"), in Form 5 ("Annexure I"), for the period from 1st April, 2021 to 31st March, 2022 ("the financial year") with respect to the Project Nirvana Part I ("the Project") having Maha RERA registration number P51900010100.

1. This certificate is issued in accordance with the terms of our engagement letter dated 28th February, 2022 entered with the Company.
2. The management of the Company has prepared the accompanying statement of accounts (Annexure I) on Project Nirvana Part I (MahaRERA Registration Number P51900010100) ('the project') which comprises the details of fund collection, withdrawal and utilization by the Company for the period 1st April, 2021 to 31st March, 2022 ('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 ('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 Real Estate (Regulation and Development) Act, 2016 ('RERA') (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, 2022, is in accordance with the requirement of the 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 2022;
 - 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 ICICI bank having account no. 74005001447 maintained for RERA.
 - d) Copies of Form 1, Form 2 and Form 3 issued during the financial year 2021-2022.
 - e) Form 5 issued by the previous statutory auditor on 14th June, 2022 for the financial year 2020-2021, which comprises the details of fund collection, withdrawal and utilization from commencement of the project till 31st March, 2021.
 - f) Books of accounts and other relevant records.
8. We have performed the following procedures: -
- a) Verified that the amount of collections, withdrawals and utilisation, in respect of the Project, contained in Annexure I, have been accurately extracted from the audited books of accounts and other relevant registers, records and documents of the Company for the year ended 31st March 2022;
 - b) Verified that the percentage of completion as specified in the attached Annexure I is computed as per the audited books of accounts for the year ended 31st March 2022 which as represented by the management are appropriately adjusted for Ind AS / RERA adjustments.
 - c) Verified that the total collections for the Project, as specified in the attached Annexure I, for the financial year 2021-2022 have been accurately extracted from the bank statement of ICICI bank RERA account no. 74005001447 and the audited books of accounts of the entity and have been verified on a test check basis;
 - d) Verified that the total withdrawals for the Project, as specified in the attached Annexure I, for the financial year 2021-2022 have been accurately extracted from the bank statement of ICICI bank RERA account no. 74005001447 and the audited books of accounts of the entity and have been verified on a test check basis;
 - e) 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 2021-2022.



- f) Verified that the utilization of the collections are only for the purpose of the Project which have been verified on a test check basis and the withdrawals from the designated bank account is in accordance with the proportion to the percentage of completion of the project.
- g) Verified that the details of fund collection, withdrawal and utilization till 31st March, 2021 have been accurately extracted from the Form 5 issued by the previous statutory auditor on 14th June, 2022.
9. The audited financial statements for the year ended 31st March, 2022, have been audited by us, on which we have issued an unmodified audit opinion vide our report dated September 30, 2022. 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.

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, we are of opinion that the Company has complied with the requirements of form 5 which are as specified in paragraph 3 of the Statement (Annexure I).

Emphasis of matter

13. Attention is invited to:
- a) As represented by the management, the amounts which are collected from the customers are deposited immediately in RERA designated bank account number 74005001447 maintained with ICICI Bank (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 RERA designated bank account number 74005001447 maintained with ICICI Bank respectively. We have not verified whether collection from all the customers are deposited in the specified RERA 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.

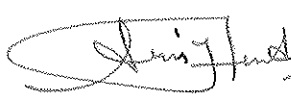
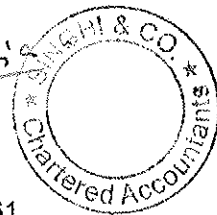
Restriction on Use

14. 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

Amit Hundia

Partner

Membership No. 120761

UDIN: 22120761BEGGXX8022

Place: Mumbai

Date: 30th September, 2022

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

Annexure I**FORM 5**
(See Regulation 4)**ANNUAL REPORT ON STATEMENT OF ACCOUNTS**
CHARTERED ACCOUNTANT CERTIFICATE

To,
Runwal Developers Private Limited
5th 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 **Nirvana Part I** on project fund deposit, utilization and withdrawal by Promoter for the period from **01-04-2021 to 31-03-2022** with respect to Maha RERA Regn. Number **P51900010100**.

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 31-03-2022 and hereby certify that:

A. Deposits:

		For this Fiscal year 2021-2022	From start of bank account till 31-03-2022
1.	Total amount collected from Allottees	44,38,66,726	67,27,92,765
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	31,07,06,708	47,09,54,936
4.	Total amount deposited in the Designated Bank Account	31,07,06,708	47,09,54,936
5.	% of Amount deposited in Designated BankAccount [(4)/(1)*100]	70%	70%



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

1. Customer 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 bank 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. 28,23,11,872 collected prior to RERA registration has been extracted from the Form 5 issued by the previous statutory auditor on 14th June, 2022 for the financial year 2020-2021

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 this Fiscal year 2021-2022	From start of bank account till 31-03-2022
1.	Opening Balance of Designated Bank Account	6,12,228	0
2.	Total Deposits	31,07,06,708	47,09,54,936
3.	Total amount withdrawn	28,89,13,200	44,85,49,200
4.	Closing Balance	2,24,05,736	2,24,05,736

Note: Opening balance of the designated bank account is verified from the Form 5 issued by the previous statutory auditor on 14th June, 2022 for the financial year 2020-2021

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:-

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

C. Utilisation

We certify that, Runwal Developers Private Limited has utilized the amounts withdrawn from designated bank 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

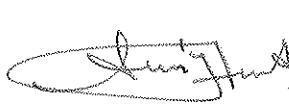
D. Any Qualifications / Observations of CA

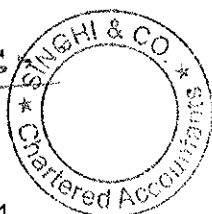
1	The Percentage of Completion as on March 31, 2022 is 72.27% for the above-mentioned Project, as certified under Form 3 dated 3 rd June, 2022.
2	Percentage of completion is calculated based on total cost incurred (including land, construction, and other permissible costs) for the project divided by estimated cost of the project.
3	For the purpose of verification of amount of utilization for project and withdrawal from the designated bank 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 bank account number 74005001447 maintained with ICICI Bank respectively maintained for RERA purpose for the said project.
5	31st March 2022, is considered as the date for "amount collected till date/ amount withdrawn till date"
6	We certify that the company has utilized the amount collected for Nirvana Part I Project only and 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.

Yours Faithfully,**For Singhi & Co.**

Chartered Accountants

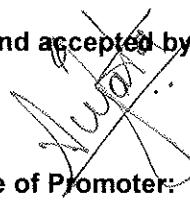
Firm Registration No: 302049E


Amit Hundia
Partner
Membership No. 120761
UDIN: 22120761BE66XX8022



Place: Mumbai
Date: 30th September, 2022

Agreed and accepted by:


Signature of Promoter:
Name: Sujata Satish Rao
DIN: 0347883
Date: 30th September, 2022

