

Annual Report on Statement of Accounts

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

13 September 2023

SUBJECT: Annual Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Manjari Housing Projects LLP ('the LLP') – Godrej Urban Retreat ('the Project') for the period from 20 March 2023 to 31 March 2023 ('Fiscal Year') with respect to MahaRERA Registration Number P52100050128

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 Manjari Housing Projects LLP for the period ended 31 March 2023 and hereby certify that:

B S R & Co. LLP

Manjari Housing Projects LLP

Godrej Urban Retreat

13 September 2023

Annual Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Manjari Housing Projects LLP ('the LLP') – Godrej Urban Retreat ('the Project') for the period from 20 March 2023 to 31 March 2023 ('Fiscal Year') with respect to MahaRERA Registration Number P52100050128 (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	-	-
2	% of amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	-	-
4	Total amount deposited in the Designated Bank Account	-	-
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	-	-
6	Shortfall/(Excess) deposit (3-4)	-	-

- i. The amount collected from the allottees during the period from 20 March 2023 to 31 March 2023 is Rs. 0.00 crores (Refer Notes c, d, and f). The deficit/(excess) deposit in the Designated Bank Account is as above.

The entire amount of Net collections as appearing in Annexure I was received as an EOI for the project during the period 20 March 2023 to 31 March 2023 as the project was launched towards the end of Financial Year 2023. This collection of EOI money was lying as closing balance in the collection a/c and the same got transferred to designated RERA a/c on allotment of units to the customers which happened post 31 March 2023

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	-	-
2	Total Deposits	-	-
3	Total amount withdrawn	-	-
4	Closing Balance	-	-

- ii. The amount withdrawn during the period from 20 March 2023 to 31 March 2023 is Rs. Nil (Refer Notes c, e, g, h, i and j).

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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 j)

C. Utilisation

We certify that, the LLP has utilized the amounts withdrawn from Designated Bank Account towards project cost only, as specified in the Act. (Refer Notes c, g, h, i, and j).

Notes:

- a) The commencement date of the project (i.e., 20 March 2023) is considered as per RERA registration certificate.
- b) The promoter name, project name, RERA registration number, start date and end date of the project are as mentioned in RERA registration certificate no. P52100050128 dated 20 March 2023.
- 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 Entity as at 31 March 2023.
- d) The amount of collections has been extracted from the bank statement of the Collection Account No. 777705200417, ICICI Bank, Wakad Highway Branch during the period from 20 March 2023 to 31 March 2023. The total amount collected from allottees for this project till date includes a sum of Rs. 0.96 Crores which has been received in the Collection Bank Account No. 777705200417, ICICI Bank, Wakad Highway Branch and is in process of appropriation.
- e) The amount of total deposits and total amount withdrawn have been extracted from the bank statement of ICICI Bank, Wakad Highway Branch, Bank Account No. 777705200420 (the "Designated Bank Account"), during the period from 20 March 2023 to 31 March 2023.
- f) The amount of collections during the period from 20 March 2023 to 31 March 2023 are exclusive of Goods and Service Tax, Tax Deducted at Source (if any), bank charges and amount reversed on account of cheque bounced and the same has been verified through the bank statement.

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- g) The amount of withdrawals (pertaining to the collections are exclusive of Goods and Service Tax, Tax Deducted at Source, if any) are for the period 20 March 2023 to 31 March 2023.
- h) The entire amount of Net collections as appearing in Annexure I was received as an EOI for the project during the period 20 March 2023 to 31 March 2023 as the project was launched towards the end of Financial Year 2023. This collection of EOI money was lying as closing balance in the collection a/c and the same got transferred to designated RERA a/c on allotment of units to the customers which happened post 31 March 2023.
- i) Amount spent includes direct expenses identified for a phase and other direct and indirect expenses allocated to the respective phases based on saleable area, stage of completion etc., as appropriate.
- j) 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.

Agreed and Accepted by:

Krishna
Bagaria
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by Krishna
Bagaria
Date: 2023.09.20
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For Manjari Housing Projects LLP

Mumbai

13 September 2023

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

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

JAYMIN
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SHETH
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by JAYMIN
HIMAT SHETH
Date: 2023.09.13
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Jaymin Sheth

Partner

Membership No: 114583

UDIN:23114583BGZDAF4082