



H.R.RATHI & CO .

Chartered Accountants

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s. Nivasti Developers LLP
D-4/5/6, Big Splash,
Sector-17, Vashi,
Navi Mumbai – 400 703.

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by **M/s. Nivasti Developers LLP** for the period from **01/04/2020 to 31/03/2021** with respect to project **Avisaa**, RERA Registration Number **P51700016164**.

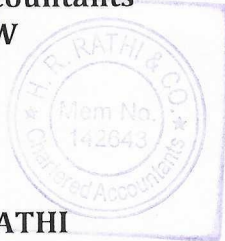
1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
2. I have obtained all necessary information and explanation from the Firm, 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 M/s. Nivasti Developers LLP for the period from 01/04/2020 to 31/03/2021 and hereby certify that:
 - i. **M/s. Nivasti Developers LLP** have completed **106.12 %** (% based on Actual Cost Incurred/Estimated Cost) of the project titled **Avisaa** RERA Registration No. **P51700016164** located at **Plot No-7A, Palm Beach Rd, Sector 13, Sanpada, Navi Mumbai, Maharashtra 400705**.
 - ii. Amount collected during the year 2020-21 for this project is Rs. 5,94,39,206/- & Amount Collected from Start of Project till date 31.3.2021 is Rs. 54,00,24,996/-

iii. Amount Withdrawn during the year 2020-21 for this project is Rs. 5,94,39,206/- & Amount Withdrawn from Start of Project till date 31.3.2021 is Rs. 54,00,24,996/-

4. I certify that **M/s. Nivasti Developers LLP** has utilized the amounts collected for **Avisaa** 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.

Note: Promoter has deposited few allotee's receipts in Non RERA accounts. We have considered amount received in whole as amount withdrawn till date, as the promoter has incurred project expenses in excess of amount received from sale proceeds.

H.R.RATHI & Co.
Chartered Accountants
FRN: 133276W



HRISHIKSH RATHI
Proprietor
M No. 142643
UDIN : 23142643BGTWQL5807

Date: 01-03-2023
Place: Navi Mumbai