



P N MISTRY & CO(145957W)
PARTH NIMESHKUMAR MISTRY(180461)
H-17, Khodiyarnagar Opp Municipal Staff Quaters Behind Vasna Police Station Vasna,
Ahmedabad City,Ahmedabad,380007
Email: caparthmistry@gmail.com, Mobile: 9724779377

Form 5

[Regulation 4 read with section 4(2)(I)(D)] ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
Adani Township and Real Estate Company Private Limited
Atreco House, CBD-Shantigram, , Nr.Vaishnodevi Circle, S.G.Highway,
Ahmedabad, Gujarat 382421

I/We PARTH NIMESHKUMAR MISTRY PROPRIETOR of P N MISTRY & CO the auditor, have examined books of accounts and all the relevant records of ADANI TOWNSHIP AND REAL ESTATE COMPANY PRIVATE LIMITED having PAN no. AAKCA8681J related to ELYSIUM (PHASE-I) project (RERA registration no. PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA01522/EX1/311218) having site address as Shantigram, Nr.Vaishnodevi Circle, S.G.Highway, Ahmedabad, GUJARAT for year ending on 31/03/2019 .

We have conducted our engagement and examination in accordance with the Standards on Auditing, Guidance Note on Reports or Certificates for Special Purpose and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

It is the primary responsibility of the Management of ADANI TOWNSHIP AND REAL ESTATE COMPANY PRIVATE LIMITED to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.

Period under Certificate: from 01/04/2018 to 31/03/2019

1. Whether separate RERA Bank Account has been opened as envisaged in Gujarat RERA Bank Account Direction, 2018?

YES

1.1. Whether the existing operational bank account was made known at the time of application for registration as RERA Bank Account?

YES

2. Details of RERA Bank Account as registered with Gujarat RERA (mention all the bank accounts if there has been a change in Bank Account registered with RERA)

Sr. No.	1
Bank Name	Yes Bank
Branch Name	CG ROAD
Account Name	ADANI TOWNSHIP AND REALESTATE CO P LTD ELYSIUM RER
Account Number	766300000174
Type of Account	RERA ACCOUNT
IFSC Code	YESB0000007
Date of Account Opening	01/05/2018
Opening Balance Date	01/05/2018
Opening Balance	0
Deposit during the period	78218197
Withdrawal during the period	76448702
Closing Balance 31/03/2019	1769495
Sr. No.	2
Bank Name	STATE BANK OF INDIA
Branch Name	CAG BRANCH
Account Name	ADANI TOWNSHIP REAL ESTATE COMPANY PVT LTD
Account Number	00000034882129052
Type of Account	CURRENT
IFSC Code	SBIN0004152
Date of Account Opening	03/02/2018
Opening Balance Date	01/04/2018
Opening Balance	164788
Deposit during the period	164777486
Withdrawal during the period	162906335
Closing Balance 31/03/2019	2035940

3. In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from Gujarat RERA under the Gujarat RERA Bank Account Direction, 2018?

YES

4. Whether any of the Form 3 issued during the certificate period mandated deposit of 100% of the money collected from the booking of the project units (refer point 5 of Additional Information for Ongoing Project of Form 3)?

NO

5. Whether the required proportion of money collected from the allottees of the project units(as indicated in Form 3) deposited in the RERA Bank Account?

YES

6. Whether the project registration is as New or Ongoing project?

ONGOING

7. Whether all amounts withdrawn from RERA Bank Account were within the withdrawal limit as certified

under the relevant form 3 issued during the reporting period?

Cumulative withdrawal limit on 31st March as at Sr. No. 6 of Form-3 (Rs.): 605833753

Cumulative withdrawal from separate A/C till 31st March (Rs.): 605833753

YES

8. Whether any fixed deposit was created out of funds deposited in RERA Account?

NO

9. Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered Agreement for Sale?

YES

9.1. If yes, please provide the information as below:

Sr.No.	Unit Number	Total Consideration	Amount received in excess of 10% till registered ATS executed
1	AS PER SHEET	Rs.30,223,066.00	Rs.26,790,559.00

10. Whether the project is executed by availing any loans/borrowing?

Estimated cost of Project (Rs.): 605833753

YES

10.1. If yes, please provide details as below:

Sr.No.	Name & Type of Lender	Amount of Loan Sanction(Rs)	Sanction Date	Loan outstanding as on end date	Collatera/Mortgage details
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Total loan as % of Estimated cost of Project mentioned above: 742.78%

10.2. Whether the financial encumbrance is reported to Gujarat RERA?

YES

10.3. If yes to 10.2 above, whether promoter has mortgaged or created a charge on any booked unit?

NO

11. Whether any discrepancy noticed in forms 1, 2 and 3 with reference to their issuance in accordance with the RERA Act, rules and regulations?

NO

12. Please specify any other things which are not covered above.(Maximum 200 words)

Company have taken single loan for all their projects out which many are registered under RERA with different names and phases. The Closing balance date of SBI Account mentioned above is 21 08 2018 and Not 31 03 2019

I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate. Also I/We have attached herewith the copies of Financial Statements and Audit Report of the ADANI TOWNSHIP AND REAL ESTATE COMPANY PRIVATE LIMITED(Promoter Name) for the financial year ending on 31/03/2019 .

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of ELYSIUM (PHASE-I)(Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the Promoter based on the verification of books of accounts till 31/03/2019 .

I/We hereby declare that, I/We or any of us/our associate have not issued RERA Form-3 for any of the projects of Adani Township and Real Estate Company Private Limited .

Place : Ahmedabad

Date : 22/10/2019

For,

Name Of CA Firm: P N Mistry & Co

Firm Reg. No. : 145957W

Name of Signature :PARTH NIMESHKUMAR MISTRY

Designation : Proprietor

(Signature and Stamps/Seal of the Signatory CA)

Membership Number: 180461

UDI Number: 19180461AAAAHI8193

Full Address: H-17, Khodiyarnagar Opp Municipal Staff Quaters Behind Vasna Police Station Vasna,
Ahmedabad City,Ahmedabad,380007

Attachments:

BS : ATRECO - BS.pdf

PL : ATRECO - PL.pdf

CF : ATRECO - CASH FLOW.pdf

Other Attachments:

Report Sheet : Report Sheet_1571140731735.pdf