



MANUBHAI& SHAHLLP(106041W)
SHAH(100116)
G - 4, CAPSTONE, SHETH MANGALDAS ROAD,
ELLISBRIDGE
,Ahmedabad,380006
Email: jignesh.shah@msglobal.co.in, Mobile: 9824097010

Form 5
[Regulation 4 read with section 4(2)(I)(D)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
SLS REAL ESTATE PROJECT LLP
SLS-1, FP98/Part, TP No.20, Gulbai Tekra,, Navrang Flats, B/h Samudra Complex, Off C.G.Road,
Ahmedabad, Gujarat

I/We, **SHAH** the auditor, have examined books of accounts and all the relevant records of **SLS REAL ESTATE PROJECT LLP** having PAN related to **SLS - 1** project (RERA registration no. **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA08032/EX1/021123**) having site address as **SLS-1, FP98/Part, TP No.20, Gulbai Tekra,, Navrang Flats, B/h Samudra Complex, Off C.G.Road,, Ahmedabad, GUJARAT** for year ending on **31-03-2024** .

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 **SLS REAL ESTATE PROJECT LLP** 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 01-04-2023 to 31-03-2024

1. Whether separate RERA Bank Account has been opened as envisaged in Gujarat RERA Bank Account Direction,2019?

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	ICICI BANK LIMITED

Branch Name	AHMEDABAD - DRIVE-IN-CINEMA-á
Account Name	SLS REAL ESTATE PROJECT LLP PROJECT SLS 1
Account Number	6405007814
Account type	Current
IFSC Code	ICIC0000064
Date of Account Opening	2020-09-30
Opening Balance Date	2023-04-01
Opening Balance	52
Deposit during the period	5,93,87,048
Withdrawal during the period	5,93,86,801
Closing Balance as on 31-03-2024	299

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?

NOT CHANGED

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 from separate A/C till 31st March (Rs.): 13,72,78,270

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	GF 1	1.3668E7	68,78,280.0
2	GF 2	1.3668E7	68,78,280.0
3	GF 3	1.3668E7	68,78,280.0
4	FF 1	1.0452E7	94,06,800.0
5	FF 2	1.0452E7	94,06,800.0
6	FF 3	1.0452E7	94,06,800.0
7	Room 201	8,40,000.0	7,56,000.0
8	Room 203	18,40,000.0	16,56,000.0
9	Room 204	12,60,000.0	11,34,000.0
10	Room 205	14,75,000.0	13,27,500.0
11	Room 206	8,80,000.0	5,62,000.0
12	Room 207	8,80,000.0	7,92,000.0
13	Room 209	12,60,000.0	7,74,000.0
14	Room 210	11,05,000.0	9,94,500.0
15	Room 211	15,50,000.0	10,45,000.0
16	Room 212	8,65,000.0	7,78,500.0
17	Room 213	10,50,000.0	8,55,000.0
18	Room 214	11,05,000.0	9,94,500.0
19	Room 215	15,00,000.0	13,50,000.0
20	Room 216	15,00,000.0	13,50,000.0
21	Room 218	8,80,000.0	7,92,000.0
22	Room 219	8,80,000.0	7,92,000.0
23	Room 223	12,60,000.0	11,34,000.0
24	Room 301	8,40,000.0	7,56,000.0
25	Room 302	12,60,000.0	11,34,000.0
26	Room 303	12,60,000.0	11,34,000.0
27	Room 304	12,60,000.0	11,34,000.0
28	Room 305	16,80,000.0	15,12,000.0
29	Room 306	10,00,000.0	9,00,000.0
30	Room 307	10,00,000.0	4,00,000.0
31	Room 308	16,80,000.0	15,12,000.0
32	Room 309	12,60,000.0	11,34,000.0
33	Room 311	12,60,000.0	11,34,000.0
34	Room 312	8,40,000.0	7,56,000.0
35	Room 313	12,60,000.0	8,34,000.0
36	Room 314	14,40,000.0	12,96,000.0
37	Room 315	12,60,000.0	9,34,000.0
38	Room 316	11,21,000.0	10,08,900.0
39	Room 317	16,80,000.0	15,12,000.0
40	Room 319	8,80,000.0	7,92,000.0
41	Room 320	14,00,000.0	11,40,000.0
42	Room 321	12,60,000.0	11,34,000.0
43	Room 322	12,60,000.0	11,34,000.0
44	Room 323	10,50,000.0	7,95,000.0
45	Room 401	7,00,000.0	5,30,000.0

46	Room 402	12,60,000.0	11,34,000.0
47	Room 403	12,60,000.0	11,34,000.0
48	Room 404	12,60,000.0	11,34,000.0
49	Room 405	14,00,000.0	11,70,000.0
50	Room 406	7,40,000.0	6,66,000.0
51	Room 407	9,00,000.0	8,10,000.0
52	Room 408	14,00,000.0	11,10,000.0
53	Room 409	11,05,000.0	9,94,500.0
54	Room 410	11,05,000.0	9,94,500.0
55	Room 411	12,60,000.0	11,34,000.0
56	Room 412	8,65,000.0	7,78,500.0
57	Room 413	11,60,000.0	10,44,000.0
58	Room 414	11,05,000.0	9,94,500.0
59	Room 415	12,60,000.0	11,34,000.0
60	Room 416	16,00,000.0	14,00,000.0
61	Room 417	16,80,000.0	11,12,000.0
62	Room 418	7,00,000.0	1,30,000.0
63	Room 419	8,80,000.0	7,92,000.0
64	Room 420	16,80,000.0	11,12,000.0
65	Room 421	18,40,000.0	16,56,000.0
66	Room 422	12,60,000.0	10,74,000.0
67	Room 423	12,60,000.0	11,34,000.0
68	Room 501	11,40,000.0	10,26,000.0
69	Room 502	12,60,000.0	11,34,000.0
70	Room 503	14,60,000.0	13,14,000.0
71	Room 504	12,60,000.0	11,34,000.0
72	Room 505	16,80,000.0	15,12,000.0
73	Room 506	7,00,000.0	30,000.0
74	Room 507	7,00,000.0	30,000.0
75	Room 508	14,75,000.0	13,27,500.0
76	Room 509	14,60,000.0	13,14,000.0
77	Room 510	14,60,000.0	13,14,000.0
78	Room 511	12,60,000.0	11,34,000.0
79	Room 512	8,65,000.0	7,78,500.0
80	Room 513	12,60,000.0	11,34,000.0
81	Room 514	15,00,000.0	11,10,000.0
82	Room 515	12,60,000.0	11,34,000.0
83	Room 516	12,60,000.0	11,34,000.0
84	Room 517	16,80,000.0	15,12,000.0
85	Room 518	8,80,000.0	12,000.0
86	Room 519	8,80,000.0	7,92,000.0
87	Room 520	16,80,000.0	15,12,000.0
88	Room 521	12,60,000.0	7,74,000.0
89	Room 522	12,60,000.0	11,34,000.0
90	Room 601	8,40,000.0	7,56,000.0

91	Room 602	12,60,000.0	11,34,000.0
92	Room 605	15,00,000.0	13,30,000.0
93	Room 606	9,90,000.0	8,91,000.0
94	Room 607	8,40,000.0	4,76,000.0
95	Room 608	16,80,000.0	14,32,000.0
96	Room 610	12,60,000.0	11,34,000.0
97	Room 613	11,60,000.0	10,44,000.0
98	Room 614	11,05,000.0	9,94,500.0
99	Room 615	18,40,000.0	16,56,000.0

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

Estimated cost of Project (Rs.): 19,02,07,200

YES

10.1. If yes, please provide details as below:

Sr.No.	Lender Name	Lender Type	Amount of Loan Sanction(Rs)	Sanction Date	Loan outstanding as on 31st March 2023 (Rs.)	Collateral/Mortgage Details
1	Manisha Kalpeshbhai Patel	Individual	7,29,672	23-05-2019	7,07,776	Unsecured
2	Manisha Sanjaybhai Patel	Individual	7,29,672	23-05-2019	7,07,776	Unsecured
3	Neel S Patel	Individual	18,14,359	10-11-2019	17,83,699	Unsecured
4	Nonagon Fincorp	Firm	78,98,904	30-10-2023	78,59,013	Unsecured

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

NO

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.

Our ICAI Firm Registration Number is 106041W / W100136

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 **SLS REAL ESTATE PROJECT LLP** (Promoter Name) for the financial year ending on

31-03-2024.

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of **SLS - 1**(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 **31-03-2024**.

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 **SLS REAL ESTATE PROJECT LLP**.

Place: Ahmedabad
Date: 18/11/2024

(Signature and Stamps/Seal of the Signatory CA)

Partner/Proprietor: MANUBHAI & SHAH LLP

Name of Signatory: SHAH

Membership No.: 100116

Full Address: G - 4, CAPSTONE,
SHETH MANGALDAS
ROAD,
ELLISBRIDGE, Gujarat
,380006

***For the purpose Financial Statements shall include which shall also be attached:**

- 1. Balance Sheet**
- 2. Profit & Loss account**
- 3. Cash Flows Statement(if applicable)**

Attachments:

- 1. FINANCIAL REPORT**