



R. M. MULANI & CO.(137669W)
MULANI RAJENDRABHAI MANHARLAL(040768)
602, Summit-II, Nr. Shaligram-II, Opp. Shell Petrol Pump, Anand Nagar Road, Prahladnagar,
Ahmedabad City,Ahmedabad,380015
Email: rmm@gkcco.com, Mobile: 9925153135

Form 5

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

To,
Tesla Properties LLP
Sera 13, Gandhibaug Society, Opp. Nirman Bhavan, Law Garden
Ahmedabad, Gujarat 380006

I/We MULANI RAJENDRABHAI MANHARLAL PROPRIETOR of R. M. MULANI & CO. the auditor, have examined books of accounts and all the relevant records of TESLA PROPERTIES LLP having PAN no. AAGFT6345P related to 78@GOKULDHAM project (RERA registration no. PR/GJ/AHMEDABAD/SANAND/AUDA/RAA00007/EX1/040321) having site address as 78@Gokuldham, Nr. Eklavya School, Sanand Road Ahmedabad, GUJARAT for year ending on 31/03/2022.

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 TESLA PROPERTIES 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 01/04/2021 to 31/03/2022

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	Kotak Mahindra Bank
Branch Name	Mithakhali
Account Name	Tesla Properties LLP Gokuldham
Account Number	7311849649
Type of Account	RERA Account
IFSC Code	KKBK0000812
Date of Account Opening	19/08/2017
Opening Balance Date	01/04/2021
Opening Balance	13393
Deposit during the period	1775139
Withdrawal during the period	1208141
Closing Balance 31/03/2022	580391

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 limit on 31st March as at Sr. No. 6 of Form-3 (Rs.): 1340345698

Cumulative withdrawal from separate A/C till 31st March (Rs.): 1340296373

YES

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

YES

8.1. If Yes, whether the fixed deposit is created with the same RERA account bank branch in compliance with para 5(ii) of Gujarat RERA Bank Account Direction, 2018?

YES

8.2. If Yes to 8 above, whether any lien is created on such fixed deposit in violation of para 5(ii) of Gujarat RERA Bank Account Direction, 2018 ?

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?

NO

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

Estimated cost of Project (Rs.): 1340345698

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)

Refer our Observation in Para 12 of our Report attached herewith.

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 TESLA PROPERTIES LLP(Promoter Name) for the financial year ending on 31/03/2022 .

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of 78@GOKULDHAM(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 31/03/2022 .

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 Tesla Properties LLP .

Place : Ahmedabad

Date : 30/09/2022

For,

Name Of CA Firm: R. M. Mulani & Co.

Firm Reg. No. : 137669W

Name of Signature :MULANI RAJENDRABHAI MANHARLAL

Designation : Proprietor

(Signature and Stamps/Seal of the Signatory CA)

Membership Number: 040768

UDI Number: 22040768AXBWU1162

Full Address: 602, Summit-II, Nr. Shaligram-II, Opp. Shell Petrol Pump, Anand Nagar Road, Prahladnagar, Ahmedabad City, Ahmedabad, 380015

Attachments:

Balance Sheet : 01A-!SIGNED BALANCE SHEET!_\$2777\$.pdf

Profit and Loss Account : 01A-!SIGNED BALANCE SHEET!_\$2777\$.pdf

Not Applicable : 01A-!SIGNED BALANCE SHEET!_\$2777\$.pdf

Other Attachments:

RERA FORM 5 : TESLA PROPERTIIES LLP_1664527519032.pdf

