



# SHARP & TANNAN

Chartered Accountants

Firm's Registration No. 109982W

## Form 5

[see Regulation 4]

### Annual Report on Statement of Accounts

To

L&T Asian Realty Project LLP

L&T House, Ballard Estate,

Mumbai - 400001

Dear Sirs

**Subject: Report on Statement of Account on project fund utilization and withdrawal by L&T Asian Realty Project LLP ('the LLP') for the period from 1 April 2020 to 31 March 2021 with respect to MahaRERA registration number P51800005456.**

1. This certificate is issued at your request in accordance with the provisions of the Real Estate (Regulations and Development) Act, 2016 read 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. We have obtained all the necessary information and explanation from management of 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 L&T Asian Realty Project LLP for the period ended 31 March 2021 and hereby certify that:
  - a. L&T Asian Realty Project LLP have completed 0.54% based on the proportion of cost incurred to total estimated cost of the Project titled "Centrona Tower NOVA A (13C)" MahaRERA registration number P51800005456 located at Ghatkopar, Mumbai;
  - b. Amount collected during the year for this project is Rs. nil/- and amount collected till date (i.e. 31 March 2021) is Rs. . nil/-and
  - c. Amount withdrawn during the year for this project is Rs. nil and amounts withdrawn till date (i.e. 31 March 2021) is Rs. nil.

Ravindra Annexe, 194, Churchgate Reclamation, Dinshaw Vachha Road, Mumbai - 400 020, India.  
Tel. (22) 2204 7722/23, 2286 9900 Fax (22) 2286 9949 E-mail : [admin.mumbai@sharpandtannan.com](mailto:admin.mumbai@sharpandtannan.com)

Shreedhar T. Kunte      Ramnath D. Kare      Edwin P. Augustine      Raghunath P. Acharya  
Firdosh D. Buchia      Tirtharaj A. Khot      Pavan K. Aggarwal

Also at Pune. Associate Offices : New Delhi, Chennai, Bangalore, Baroda, Goa & Ahmedabad

## SHARP & TANNAN

LETTER NO: \_\_\_\_\_

SHEET NO: \_\_\_\_\_

4. We certify that up to 31 March 2021 L&T Asian Realty Project LLP has not opened designated bank account for the said project and collected amount deposited in current account no. 251002070521 with IndusInd bank, Hiranandani Gardens, Powai Branch.

Notes:

1. Refer explanatory notes in Annexure I.
2. The Project is a joint venture project between L&T Asian Realty Project LLP, Xrbia Chakan Developers Pvt Ltd and Aryamaan Developers Pvt. Ltd having revenue sharing of 52:8.40:39.60 respectively. Accordingly, amounts collected and withdrawn certified are pertaining to L&T Asian Realty Project LLP's share.
3. Further, amounts collected as reported in the certificate is 70% of total collection i.e. after removing 30% which are not restricted cash under MahaRERA.
4. For percentage completion i.e. 0.54% as mentioned in paragraph 3 (a) above, we have relied on Form 3 – Chartered Accountant's certificate, issued by another chartered accountant, dated 05 August 2021 having UDIN: 21152658AAAAEG4795.

For Sharp & Tannan  
Chartered Accountants  
Firm's registration no.: 109982W

Place: Mumbai

Date: 30 September 2021

Firdosh D. Buchia  
Partner  
Membership No.: 038332  
Ravindra Annexe, 194,  
Churchgate Reclamation,  
Dinshaw Vachha Road,  
Mumbai – 400 020.  
UDIN: 21038332AAAAZH1490  
Contact no. (22) 2286 9900  
E-mail: [admin.mumbai@sharpandtannan.com](mailto:admin.mumbai@sharpandtannan.com)

**Annexure I**

**Explanatory notes to the Annual report on Statement of Accounts on project fund utilization and withdrawal by L&T Asian Realty Project LLP for the period from 1 April 2020 to 31 March 2021 ('the Year') with respect to MahaRERA registration number P51800005456 ('the Project').**

1. This Annual report is issued in accordance with instructions received from management of L&T Asian Realty Project LLP ('the LLP') and in terms of our engagement letter dated 25 August 2021.

**Management's responsibility for the Annual report on Statement of Accounts**

2. The maintenance of all accounting and other relevant supporting records and documents in relation to the Annual report is the responsibility of management of the LLP. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of the Statement and applying an appropriate basis of preparation and making estimates that are reasonable in the circumstances.

**Independent auditor's responsibility for the Annual report on Statement of Accounts**

3. We have conducted our examination of the Statement in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
4. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

**Restriction on use**

5. The Annual report is addressed to and provided to the partners of the LLP solely to enable compliance with the requirement of the Real Estate (Regulation and Development) Act, 2016 read 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 and to submit to the Maharashtra Real Estate Regulatory Authority, and should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this Annual report is shown or into whose hands it may come without our prior consent in writing.