

Date: 21<sup>st</sup> November, 2023

To,  
Maharashtra Real Estate Regulatory Authority,  
Housefin Bhavan,  
BKC, Mumbai.

Sub: Declaration for Annual Audit Report of Statutory CA (Form 5 for the period up to FY 2022-23) of the Real Estate Project namely Elysian Tower C, D, E bearing Registration No. P51800050677 ("said Project").

Dear Sir,

1. We have registered the said Project with the Maharashtra Real Estate Regulatory Authority (hereinafter referred to as "**Authority**") under the provisions of Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**RERA**") and the rules made thereunder and the Authority has issued Certificate of Registration bearing P51800050677 dated 28<sup>th</sup> April, 2023 for the said Project.
2. In spite of the aforesaid registration, we have till date neither commenced any sale (Annexure 1 - List of inventory with Status attached herewith) of any apartment in the said Project nor created any third party right of any nature whatsoever on the said Project.
3. We would like to bring to your notice that the RERA certificate for the said Project has been issued by authority on 28<sup>th</sup> April 2023 and hence the Annual Audit Report of Statutory CA (Form 5) for the period up to FY 2022-23 is not applicable to the said Project. As and when the annual audit report of Statutory CA (Form 5) for period during which the certificate was issued gets due, i.e (Completion of FY 2023-2024), the same will be uploaded on the RERA website.

For Oberoi Realty Limited



Authorised Signatory

Annexure 1 - Unsold Inventory

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Status
1	C-501	158.70	Unsold
2	C-502	158.78	Unsold
3	C-601	158.70	Unsold
4	C-602	158.78	Unsold
5	C-603	163.97	Unsold
6	C-604	163.27	Unsold
7	C-605	289.08	Unsold
8	C-606	289.17	Unsold
9	C-701	158.41	Unsold
10	C-702	158.49	Unsold
11	C-703	163.69	Unsold
12	C-704	162.98	Unsold
13	C-705	289.08	Unsold
14	C-706	289.17	Unsold
15	C-803	163.69	Unsold
16	C-804	162.98	Unsold
17	C-805	289.08	Unsold
18	C-806	289.17	Unsold
19	C-901	158.41	Unsold
20	C-902	158.49	Unsold
21	C-903	163.69	Unsold
22	C-904	162.98	Unsold
23	C-905	289.08	Unsold
24	C-906	289.17	Unsold
25	C-1001	158.41	Unsold
26	C-1002	158.49	Unsold
27	C-1003	163.69	Unsold
28	C-1004	162.98	Unsold
29	C-1005	289.08	Unsold
30	C-1006	289.17	Unsold
31	C-1101	158.41	Unsold
32	C-1102	158.49	Unsold
33	C-1103	163.69	Unsold
34	C-1104	162.98	Unsold
35	C-1105	289.08	Unsold
36	C-1106	289.17	Unsold
37	C-1201	158.41	Unsold
38	C-1202	158.49	Unsold
39	C-1203	163.69	Unsold
40	C-1204	162.98	Unsold
41	C-1205	289.08	Unsold

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Status
42	C-1206	289.17	Unsold
43	C-1301	158.41	Unsold
44	C-1302	158.49	Unsold
45	C-1303	163.69	Unsold
46	C-1304	162.98	Unsold
47	C-1305	289.08	Unsold
48	C-1306	289.17	Unsold
49	C-1401	158.41	Unsold
50	C-1402	158.49	Unsold
51	C-1403	163.69	Unsold
52	C-1404	162.98	Unsold
53	C-1405	289.08	Unsold
54	C-1406	289.17	Unsold
55	C-1503	163.69	Unsold
56	C-1504	162.98	Unsold
57	C-1505	289.08	Unsold
58	C-1506	289.17	Unsold
59	C-1601	158.41	Unsold
60	C-1602	158.49	Unsold
61	C-1603	163.69	Unsold
62	C-1604	162.98	Unsold
63	C-1605	289.08	Unsold
64	C-1606	289.17	Unsold
65	C-1701	158.41	Unsold
66	C-1702	158.49	Unsold
67	C-1703	163.69	Unsold
68	C-1704	162.98	Unsold
69	C-1705	289.08	Unsold
70	C-1706	289.17	Unsold
71	C-1801	158.41	Unsold
72	C-1802	158.49	Unsold
73	C-1803	163.69	Unsold
74	C-1804	162.98	Unsold
75	C-1805	289.08	Unsold
76	C-1806	289.17	Unsold
77	C-1901	158.41	Unsold
78	C-1902	158.49	Unsold
79	C-1903	163.69	Unsold
80	C-1904	162.98	Unsold
81	C-1905	289.08	Unsold
82	C-1906	289.17	Unsold
83	C-2001	158.41	Unsold

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Status
84	C-2002	158.49	Unsold
85	C-2003	163.69	Unsold
86	C-2004	162.98	Unsold
87	C-2005	289.08	Unsold
88	C-2006	289.17	Unsold
89	C-2101	158.41	Unsold
90	C-2102	158.49	Unsold
91	C-2103	163.69	Unsold
92	C-2104	162.98	Unsold
93	C-2105	289.08	Unsold
94	C-2106	289.17	Unsold
95	C-2203	163.69	Unsold
96	C-2204	162.98	Unsold
97	C-2205	289.08	Unsold
98	C-2206	289.17	Unsold
99	C-2301	158.41	Unsold
100	C-2302	158.49	Unsold
101	C-2303	163.69	Unsold
102	C-2304	162.98	Unsold
103	C-2305	289.08	Unsold
104	C-2306	289.17	Unsold
105	C-2401	158.41	Unsold
106	C-2402	158.49	Unsold
107	C-2403	163.69	Unsold
108	C-2404	162.98	Unsold
109	C-2405	289.08	Unsold
110	C-2406	289.17	Unsold
111	C-2501	158.41	Unsold
112	C-2502	158.49	Unsold
113	C-2503	163.69	Unsold
114	C-2504	162.98	Unsold
115	C-2505	289.08	Unsold
116	C-2506	289.17	Unsold
117	C-2601	158.41	Unsold
118	C-2602	158.49	Unsold
119	C-2603	163.69	Unsold
120	C-2604	162.98	Unsold
121	C-2605	289.08	Unsold
122	C-2606	289.17	Unsold
123	C-2701	158.41	Unsold
124	C-2702	158.49	Unsold
125	C-2703	163.69	Unsold

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Status
126	C-2704	162.98	Unsold
127	C-2705	325.57	Unsold
128	C-2706	289.17	Unsold
129	C-2801	158.41	Unsold
130	C-2802	158.49	Unsold
131	C-2803	163.69	Unsold
132	C-2804	162.98	Unsold
133	C-2805	325.57	Unsold
134	C-2806	289.17	Unsold
135	C-2903	163.69	Unsold
136	C-2904	162.98	Unsold
137	C-2905	325.57	Unsold
138	C-2906	289.17	Unsold
139	C-3001	159.02	Unsold
140	C-3002	159.10	Unsold
141	C-3003	164.30	Unsold
142	C-3004	163.59	Unsold
143	C-3005	326.29	Unsold
144	C-3006	289.89	Unsold
145	C-3101	159.02	Unsold
146	C-3102	159.10	Unsold
147	C-3103	164.30	Unsold
148	C-3104	163.59	Unsold
149	C-3105	326.29	Unsold
150	C-3106	289.89	Unsold
151	C-3201	159.02	Unsold
152	C-3202	159.10	Unsold
153	C-3203	164.30	Unsold
154	C-3204	163.59	Unsold
155	C-3205	326.29	Unsold
156	C-3206	289.89	Unsold
157	C-3301	159.02	Unsold
158	C-3302	159.10	Unsold
159	C-3303	164.30	Unsold
160	C-3304	163.59	Unsold
161	C-3305	326.29	Unsold
162	C-3306	289.89	Unsold
163	C-3401	159.02	Unsold
164	C-3402	159.10	Unsold
165	C-3403	164.30	Unsold
166	C-3404	163.59	Unsold
167	C-3405	326.29	Unsold



Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Status
168	C-3406	289.89	Unsold
169	C-3501	159.02	Unsold
170	C-3502	159.10	Unsold
171	C-3503	164.30	Unsold
172	C-3504	163.59	Unsold
173	C-3505	326.29	Unsold
174	C-3506	289.89	Unsold
175	C-3603	164.30	Unsold
176	C-3604	163.59	Unsold
177	C-3605	326.29	Unsold
178	C-3606	289.89	Unsold
179	C-3701	159.02	Unsold
180	C-3702	159.10	Unsold
181	C-3703	164.30	Unsold
182	C-3704	163.59	Unsold
183	C-3705	326.29	Unsold
184	C-3706	289.89	Unsold
185	C-3801	159.02	Unsold
186	C-3802	159.10	Unsold
187	C-3803	164.30	Unsold
188	C-3804	163.59	Unsold
189	C-3805	326.29	Unsold
190	C-3806	289.89	Unsold
191	C-3901	159.02	Unsold
192	C-3902	159.10	Unsold
193	C-3903	164.30	Unsold
194	C-3904	163.59	Unsold
195	C-3905	326.29	Unsold
196	C-3906	289.89	Unsold
197	C-4001	159.02	Unsold
198	C-4002	159.10	Unsold
199	C-4003	164.30	Unsold
200	C-4004	163.59	Unsold
201	C-4005	326.29	Unsold
202	C-4006	289.89	Unsold
203	C-4101	159.02	Unsold
204	C-4102	159.10	Unsold
205	C-4103	164.30	Unsold
206	C-4104	163.59	Unsold
207	C-4105	326.29	Unsold
208	C-4106	289.89	Unsold
209	C-4201	159.02	Unsold

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Status
210	C-4202	159.10	Unsold
211	C-4203	164.30	Unsold
212	C-4204	163.59	Unsold
213	C-4205	326.29	Unsold
214	C-4206	289.89	Unsold
215	C-4303	164.30	Unsold
216	C-4304	163.59	Unsold
217	C-4305	326.29	Unsold
218	C-4306	289.89	Unsold
219	C-4401	159.02	Unsold
220	C-4402	159.10	Unsold
221	C-4403	164.30	Unsold
222	C-4404	163.59	Unsold
223	C-4405	326.29	Unsold
224	C-4406	289.89	Unsold
225	C-4501	159.02	Unsold
226	C-4502	159.10	Unsold
227	C-4503	164.30	Unsold
228	C-4504	163.59	Unsold
229	C-4505	326.29	Unsold
230	C-4506	289.89	Unsold
231	C-4601	159.02	Unsold
232	C-4602	159.10	Unsold
233	C-4603	164.30	Unsold
234	C-4604	163.59	Unsold
235	C-4605	326.29	Unsold
236	C-4606	289.89	Unsold
237	C-4701	159.02	Unsold
238	C-4702	159.10	Unsold
239	C-4703	164.30	Unsold
240	C-4704	163.59	Unsold
241	C-4705	326.29	Unsold
242	C-4706	289.89	Unsold
243	C-4801	159.02	Unsold
244	C-4802	159.10	Unsold
245	C-4803	164.30	Unsold
246	C-4804	163.59	Unsold
247	C-4805	326.29	Unsold
248	C-4806	289.89	Unsold
249	C-4901	159.02	Unsold
250	C-4902	159.10	Unsold
251	C-4903	164.30	Unsold

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Status
252	C-4904	163.59	Unsold
253	C-4905	326.29	Unsold
254	C-4906	289.89	Unsold
255	C-5003	164.30	Unsold
256	C-5004	163.59	Unsold
257	C-5005	326.29	Unsold
258	C-5006	289.89	Unsold
259	D-505	281.76	Unsold
260	D-506	281.32	Unsold
261	D-601	174.93	Unsold
262	D-602	224.62	Unsold
263	D-603	224.62	Unsold
264	D-604	174.93	Unsold
265	D-605	281.76	Unsold
266	D-606	281.32	Unsold
267	D-701	174.93	Unsold
268	D-702	224.62	Unsold
269	D-703	224.62	Unsold
270	D-704	174.93	Unsold
271	D-705	281.76	Unsold
272	D-706	281.32	Unsold
273	D-801	174.93	Unsold
274	D-802	224.62	Unsold
275	D-805	281.76	Unsold
276	D-806	281.32	Unsold
277	D-901	174.93	Unsold
278	D-902	224.62	Unsold
279	D-903	224.62	Unsold
280	D-904	174.93	Unsold
281	D-905	281.76	Unsold
282	D-906	281.32	Unsold
283	D-1001	174.93	Unsold
284	D-1002	224.62	Unsold
285	D-1003	224.62	Unsold
286	D-1004	174.93	Unsold
287	D-1005	281.76	Unsold
288	D-1006	281.32	Unsold
289	D-1101	174.93	Unsold
290	D-1102	224.62	Unsold
291	D-1103	224.62	Unsold
292	D-1104	174.93	Unsold
293	D-1105	281.76	Unsold

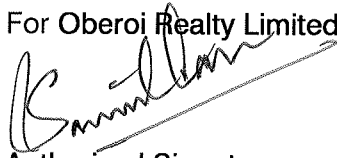
W



Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Status
294	D-1106	281.32	Unsold
295	D-1201	174.93	Unsold
296	D-1202	224.62	Unsold
297	D-1203	224.62	Unsold
298	D-1204	174.93	Unsold
299	D-1205	281.76	Unsold
300	D-1206	281.32	Unsold
301	D-1301	174.93	Unsold
302	D-1302	224.62	Unsold
303	D-1303	224.62	Unsold
304	D-1304	174.93	Unsold
305	D-1305	281.76	Unsold
306	D-1306	281.32	Unsold
307	D-1401	174.93	Unsold
308	D-1402	224.62	Unsold
309	D-1403	224.62	Unsold
310	D-1404	174.93	Unsold
311	D-1405	281.76	Unsold
312	D-1406	281.32	Unsold
313	D-1501	174.93	Unsold
314	D-1502	224.62	Unsold
315	D-1505	281.76	Unsold
316	D-1506	281.32	Unsold
317	D-1601	174.93	Unsold
318	D-1602	224.62	Unsold
319	D-1603	224.62	Unsold
320	D-1604	174.93	Unsold
321	D-1605	281.76	Unsold
322	D-1606	281.32	Unsold
323	D-1701	174.93	Unsold
324	D-1702	224.62	Unsold
325	D-1703	224.62	Unsold
326	D-1704	174.93	Unsold
327	D-1705	281.76	Unsold
328	D-1706	281.32	Unsold
329	D-1801	174.93	Unsold
330	D-1802	224.62	Unsold
331	D-1803	224.62	Unsold
332	D-1804	174.93	Unsold
333	D-1805	281.76	Unsold
334	D-1806	281.32	Unsold
335	D-1901	174.93	Unsold

Sr. No.	Flat No.	Carpet Area (in sq. mts.)	Status
336	D-1902	224.62	Unsold
337	D-1903	224.62	Unsold
338	D-1904	174.93	Unsold
339	D-1905	281.76	Unsold
340	D-1906	281.32	Unsold
341	D-2001	174.93	Unsold
342	D-2002	224.62	Unsold
343	D-2003	224.62	Unsold
344	D-2004	174.93	Unsold
345	D-2005	281.76	Unsold
346	D-2006	281.32	Unsold
347	D-2101	174.93	Unsold
348	D-2102	224.62	Unsold
349	D-2103	224.62	Unsold
350	D-2104	174.93	Unsold
351	D-2105	281.76	Unsold
352	D-2106	281.32	Unsold
353	D-2201	174.93	Unsold
354	D-2202	224.62	Unsold
355	D-2205	281.76	Unsold
356	D-2206	281.32	Unsold
357	D-2301	174.93	Unsold
358	D-2302	224.62	Unsold
359	D-2303	224.62	Unsold
360	D-2304	174.93	Unsold
361	D-2305	281.76	Unsold
362	D-2306	281.32	Unsold
363	D-2401	174.93	Unsold
364	D-2402	224.62	Unsold
365	D-2405	281.76	Unsold
366	D-2406	281.32	Unsold
367	E-401	159.50	Unsold
368	E-402	159.56	Unsold

For Oberoi Realty Limited



Authorised Signatory