RUSI JASANI & ASSOCIATES(147495W)
RUSI(164283)
G/6 SILVER SPRING, B/H ST. XAVIERS LADIES HOSTEL, SWASTIK SOCIETY, NAVRANGPURA ,Ahmedabad,380009
Email: carusijasani@gmail.com, Mobile: 9537598528

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

To,
NCPL BUILDSPACE LLP
Eternity by Ratnaakar, Opp. Ashok Vatika BRTS Bus Stop, Ambali-Bopal Road,
Ahmedabad, Gujarat

I/We, **RUSI** the auditor, have examined books of accounts and all the relevant records of **NCPL BUILDSPACE LLP** having PAN related to **ETERNITY BY RATNAAKAR** project (RERA registration no. **PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA11871/300523**) having site address as **Eternity by Ratnaakar, Opp. Ashok Vatika BRTS Bus Stop, Ambali-Bopal 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 **NCPL BUILDSPACE 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 13-04-2023 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	HDFC BANK

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Branch Name	PRERNA TIRTH, SATELLITE
Account Name	NCPL BUILDSPACE LLP RERA ESCROW AC FOR ETERNITY BY RATNAAKAR
Account Number	57500001176693
Account type	Current
IFSC Code	HDFC0002441
Date of Account Opening	2023-02-17
Opening Balance Date	2023-05-30
Opening Balance	0
Deposit during the period	18,57,29,127.85
Withdrawal during the period	18,57,29,127.85
Closing Balance as on 31-03-2024	0

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?

NEW

6.1. In case of New Project Registration, whether there was any booking taken prior to project registration?

NO

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.): 18,57,29,128

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?

NO

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

Estimated cost of Project (Rs.): 2,27,94,78,301

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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 2024 (Rs.)	Collateral/Mortgage Details

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1	Motilal Oswal Home Finance Limited	Non-Banking Housing Finance Company	50,00,00,000	28-09-2023	16,77,68,773	(A) All that piece and parcel of land bearing (1) Final Plot No. 109/5 admeasuring about 629 sq. mtrs. forming a part of Draft Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) and allotted in lieu of part land admeasuring about 954 sq. mtrs. from land bearing Survey No. 702/6 paiki, situated within limits of Village: Makarba, Taluka: Vejalpur and District: Ahmedabad, and bounded as follows: East : Road West : Road North : Final Plot No. 109/6 South : Final Plot No. 109/4 and Final Plot No. 109/8 (B) All that piece and parcel of land bearing (2) Final Plot No. 109/6 admeasuring about 1903 sq. mtrs. forming a part of Draft Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) and allotted in lieu of part land admeasuring about 2883 sq.

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						mtrs. from land bearing Survey No. 702/6 paiki, situated within limits of Village: Makarba, Taluka: Vejalpur and District: Ahmedabad, and bounded as follows: East : Road West : Road North : Final Plot No. 109/7 South : Final Plot No. 109/5 (C) All that piece and parcel of land bearing Final Plot No. 109/7 admeasuring about 1318 sq. mtrs. forming a part of Draft Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) and allotted in lieu of part land admeasuring about 1997 sq. mtrs. land bearing Survey No. 702/6, situated within limits of Village: Makarba, Taluka: Vejalpur and District: Ahmedabad, and bounded as follows: East : Road West : Road North : 40 Mtrs. Road South : Final Plot No. 109/6

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2	Nishant Construction Private Limited	Related Party	45,00,00,000	20-02-2023	45,00,00,000	(A) All that piece and parcel of land bearing (1) Final Plot No. 109/5 admeasuring about 629 sq. mtrs. forming a part of Draft Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) and allotted in lieu of part land admeasuring about 954 sq. mtrs. from land bearing Survey No. 702/6 paiki, situated within limits of Village: Makarba, Taluka: Vejalpur and District: Ahmedabad, and bounded as follows: East : Road West : Road North : Final Plot No. 109/6 South : Final Plot No. 109/4 and Final Plot No. 109/8 (B) All that piece and parcel of land bearing (2) Final Plot No. 109/6 admeasuring about 1903 sq. mtrs. forming a part of Draft Town Planning Scheme No. 51 (Bodakdev-Makarba-Vejalpur) and allotted in lieu of part land admeasuring about 2883 sq.

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

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YES

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.

NO REMARKS

I/We have obtainted all necessary information and explianation 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 **NCPL BUILDSPACE 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 **ETERNITY BY RATNAAKAR**(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 verfication 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 **NCPL BUILDSPACE LLP** .

(Signature and Stamps/Seal of the Signatory CA)

Partner/Proprietor:	RUSI JASANI & ASSOCIATES
Name of Signatory:	RUSI
Membership No.:	164283
Full Address:	G/6 SILVER SPRING, B/H ST. XAVIERS LADIES HOSTEL, SWASTIK SOCIETY, NAVRANGPURA,Gujarat,380009

Place: Ahmedabad

Date: 17/09/2024

***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. **Loan Agreement and Sanction Letter 50 Cr**

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2. Indenture of Mortgage_50 Cr

3. Term Sheet and Resolution_45 Cr

4. Mortgage Deed_45 Cr

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