CHAMPANERI & CO(136298W)
RITESH(154709)
220, 2nd Floor, City Centre
,Ahmedabad,382150
Email: champaneri.ca@gmail.com, Mobile: 9428733431

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

To,
GOOD VALUE PROPERTIES INDIA LLP
Westlands,, Near Sukrut Repose, Ambli
Ahmedabad, Gujarat

I/We, **RITESH** the auditor, have examined books of accounts and all the relevant records of **GOOD VALUE PROPERTIES INDIA LLP** having PAN related to **WESTLANDS** project (RERA registration no. **PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/RAA12618/A1R/220725/300927**) having site address as **Westlands,, Near Sukrut Repose, Ambli, Ahmedabad, GUJARAT** for year ending on **31-03-2025** .

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 **GOOD VALUE PROPERTIES INDIA 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 01-04-2024 to 31-03-2025

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 - JMC HOUSE-á
Account Name	GOOD VALUE PROPERTIES INDIA LLP RERA COLLECTION ACCOUNT FOR WEST LAND
Account Number	777705403537
Account type	Current
IFSC Code	ICIC0000024
Date of Account Opening	2023-08-21
Opening Balance Date	2024-04-01
Opening Balance	0.00
Deposit during the period	2,54,79,265.00
Withdrawal during the period	2,54,79,265.00
Closing Balance as on 31-03-2025	0.00
Sr. No.	2
Bank Name	STATE BANK OF INDIA
Branch Name	SPECIALIZED COMMERCIAL BRANCH
Account Name	GOOD VALUE PROPERTIES INDIA LLP RERA RETENTION AC WESTLANDS
Account Number	42808011571
Account type	Current
IFSC Code	SBIN0017901
Date of Account Opening	2024-07-03
Opening Balance Date	2024-07-03
Opening Balance	0.00
Deposit during the period	24,69,16,465.00
Withdrawal during the period	24,69,16,465.00
Closing Balance as on 31-03-2025	0.00

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?

YES

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.): 30,14,27,192.00

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	A2-6	2,69,77,500.00	44,02,250.0
2	B1-7	3,53,50,250.00	64,975.0
3	B2-1	3,51,00,000.00	64,90,000.0
4	B2-6	3,25,00,000.00	30,500.0
5	D1-3	3,02,44,000.00	400.0
6	D1-8	5,77,50,000.00	34,25,000.0

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

Estimated cost of Project (Rs.): 1,96,63,36,890.00

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 2025 (Rs.)	Collateral/Mortgage Details
1	State Bank of India	Bank	60,00,00,000.00	23-04-2024	22,47,24,002.00	Mortgage of deposit of title deeds of project land of Westlands FP 140 TP 52 Ambli, Ahmedabad
2	Various Unsecured Loan	Unsecured Loan	48,98,47,004.00	01-04-2024	9,89,62,687.00	Unsecured Loan

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

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.

Notes as attached.

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 **GOOD VALUE PROPERTIES INDIA LLP** (Promoter Name) for the financial year ending on **31-03-2025**.

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of **WESTLANDS**(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 **31-03-2025**.

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 **GOOD VALUE PROPERTIES INDIA LLP** .

(Signature and Stamps/Seal of the Signatory CA)

Partner/Proprietor:	Champaneri & Co
Name of Signatory:	RITESH
Membership No.:	154709
Full Address:	220, 2nd Floor, City Centre,Gujarat,382150

Place:	Ahmedabad
Date:	05/12/2025

***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. **Annexure 1**
2. **Notes**

Signature Not Verified

Digitally Signed By: Ritesh
Reason: Secure
Signed Date: 05/12/2025 04:44 +0530
Location: GANDHI NAGAR