



SPAK & Co.

CHARTERED ACCOUNTANTS

Annexure F Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Rachana Lifespaces,
1229/B, Rachana House, FC Road,
Deccan Gymkhana, Good Luck Chowk,
Pune, 411004.

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by Rachana Lifespaces for the period from 01-04-2022 to 31-03-2023 with respect to MahaRERA Number P52100027124.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along 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 necessary information and explanation from the Promoter, 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 Rachana Lifespaces for the period ended 31-03-2023 and hereby certify that:

A. Deposits:

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Total amount collected from allottees	29,51,06,145	50,64,12,282
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	20,65,74,302	35,44,88,597
4	Total amount deposited in the Designated Bank Account	21,13,53,873	36,07,03,273
5	% of Amount deposited in Designated Bank Account [(4)/(1) * 100]	71.62%	71.23%
6	Shortfall /Excess deposit (3-4)	-47,79,57,23	-62,14,676

Office : 4 & 5, CTC 1301, Shukrawar Peth, Swaroop Krupa Apartment, Second Floor,
Above Sampada Sahakari Bank, Subhash Nagar, Bajirao Road, Pune - 411002

✉: info@spak.co.in. ☎ off: +917773972770 ☎ :+020-2446 5004

Website : www.spak.co.in

Amount collected/deposited at Sr. No. 1 & 2, does not include any pass-through charges and indirect Taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? (Yes / No)

Yes, the amount of 70% required to be deposited in RERA account is deposited and there is an excess in deposit by Rs. 47,79,572/- in the mentioned account.

A. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	6,49,608	0
2	Total Deposits	21,13,53,873	36,07,03,273
3	Total Amount Withdrawn	20,22,85,189	35,09,84,981
4	Closing Balance	97,18,292	97,18,292

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period.

If no, please provide the below details: -

SR.NO	Date of withdrawal	Amount of Excess Withdrawals
1		NIL

B. Utilization

We certify that, the Rachana Lifespaces has utilized the amounts withdrawn from designated bank Account towards Project cost only as specified in the act.
If no, please provide the below details.

SR.NO	Date	Amount Not Utilized for Project Cost
1		NIL



C. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	As per audit evidence obtained and explanation received by management, the Designated Rera account has total withdrawal of Rs. 21,17,03,481/- out of Rs. 94,18,292/- has been withdrawn towards Fixed deposit hence the same withdrawal has not been considered as amount withdrawn form designated RERA account in table B.

Yours faithfully,

Agreed and accepted by:

For S P A K & Co.

FRN: 139877W

PUSHPAK
INDRA
BOGATI

Digitally signed
by PUSHPAK
INDRA BOGATI
Date: 2023.09.28
11:56:43 +05'30'

CA Pushpak Bogati

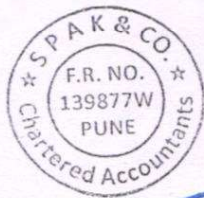
Partner

Membership No: 172292

UDIN: 23172292BGUFZB8364

Date: 28/09/2023

Place: Pune



Nitin N. Brangay

Signature of Promoter

Name:

Date:

Place: Pune

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