



FORM 5 (see Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE
(WHO IS ANNUAL AUDITOR OF THE PROMOTER'S COMPANY/FIRM)

To,
M/s. Sukhwani Lifespaces,
Office No. 301, Sukhwani Boulevard Commerz,
Pashan Sus Road, Sus,
Near HP Petrol Pump,
Pune - 411021

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s. Sukhwani Lifespaces for the period from 01/04/2020 to 31/03/2021 with respect to "Project Sukhwani Panaroma Phase II"- RERA Regn. Number - P52100022648.

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 the necessary information and explanation from the Company, 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 M/s. Sukhwani Lifespaces for the period ended 31/03/2021 and hereby state that:



A. Deposits:

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Total Amount collected from allottees	Rs. 8,12,85,250/-	Rs. 8,18,10,050/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per Act (1*2)	Rs. 5,68,99,695/-	Rs. 5,72,67,035/-
4.	Total amount deposited in the designated bank account	Rs. 5,68,10,641/-	Rs. 5,69,50,641/-
5.	% of amount deposited in designated bank account [(4)/(1)*100]	70%	70%
6.	Shortfall/(Excess) deposit (3-4)	Rs. 89,034/-	Rs. 3,16,394/-

(Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect charges)

Out of the amount collected from allottees in 2019-20 Rs. 1,00,000 and in year 2020-21 Rs. 2,00,000 was not transferred to designated bank account as on 31st March of the relevant year and which was transferred in subsequent year. Hence the actual position on account of non-transferred amount as on year end the Shortfall/(Excess) for the fiscal year 2020-21 is Rs. (50,966) and for the project till date is Rs. 1,06,394 (Shortfall)

Has the required portion of money collected from allottees of the project units, as specified in the act, deposited in the designated RERA bank account? (Yes ~~/NO~~) for the amount received from the allottees during the year 2020-21

If no, please mention the amount not deposited:

B. Withdrawals

Sr. No.	Particulars	For the Fiscal Year	Total for the project till date
1.	Opening Balance of designated bank account	Rs. 1,40,000/-	Rs. 0/-
2.	Total Deposits	Rs. 5,68,80,641/-	Rs. 5,70,20,641/-
3.	Total amount withdrawn	Rs. 5,56,98,574/-	Rs. 5,56,98,574/-
4.	Closing Balance	Rs. 13,22,067/-	Rs. 13,22,067/-



As specified in the Act, all the amount withdrawn during the year from RERA Bank account were within the withdrawal limit as certified under relevant Form 1, Form 2 and Form 3 issued during the reporting period? (Yes/No)- We could not comment on whether the amount were within the withdrawal limit as certified under relevant forms as the promoter has not obtain relevant certificates.

If No, Please provide the below details:-

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawal
1.		

C. Utilization

On the basis of books of accounts, We hereby certify that, M/s. Sukhwani Lifespaces has utilized the amount 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 the project
1.		

D. Any Qualification / Observation of CA

1.	As per limited review of books of accounts we are of the opinion that funds are utilized for the concerned project, but surety regarding usage of funds only towards construction of project cannot be ascertained based on the limited review of the books of accounts. Further, it is to be noted that the certificate is issued without any risk or responsibility on our part in any respect whatsoever, particularly as a guarantor or otherwise.
2.	This certificate has been issued on the basis of limited review of books of accounts produced before us (Tally Data) and information & explanations given to us.
3.	This certificate has been issued at the specific request of the said firm and as per the statutory requirement of third proviso to sub section 2 of Section 4 clause (I) of Real Estate (Regulation and Development) Act, 2016 read with Regulation 4 (a) of the Maharashtra Real Estate Regulatory Authority (General) Regulation, 2017 requiring for submission to Maha-RERA authorities and is not



	to be used for any other purpose or to be distributed to any other parties. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior written consent.
4.	It is not possible for us to certify whether the amount received on a daily basis from the Allotees has been utilized for the project. Hence the method followed is the total amount of money received from Allotees and total amount expenses per financial.

Yours Faithfully,

For R V NEVATIA & Co

(Chartered Accountants)

FRN :- 107047W


CA SAURABH SONI

(Partner)

M.No. – 172141

Place: Pune

Date: 12/04/2022

UDIN: 22172141AGXPNY6832



Agreed and Accepted by:

SUKHWANI LIFESPACES


Proprietor

Signature of Promoter

Name: VICKY SUKHWANI

Date: 12/04/2022