Govind D. Chevale & Associates
Chartered Accountants

Shop No 323, The Address Commercia, Wakad Hinjewadi Bridge, Wakad, Pune – 411057.
Email: cagdchevale@gmail.com : +91 9922867273

FORM 5

[See Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 31/10/2022

To,
M/s Sukhwani Lifespaces,
Prop. Vicky Ghansham Sukhwani
Address: Office No. 301,
Sukhwani Boulevard Commerz,
Pashan Sus Road, Sus,
Near HP Petrol Pump,
Pune, Maharashtra – 411 021.

SUBJECT: Annual Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Sukhwani Lifespaces (Proprietor: Mr. Vicky Ghansham Sukhwani,) with respect to project **"Sukhwani Panaroma Phase II"** for the year from 1st April 2021 to 31st March 2022 ("Fiscal Year") and for the period from 09th October 2019 to 31st March 2022 with respect to MahaRERA Registration 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. I have obtained all necessary information and explanation from the firm, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. I 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 March 2022 and hereby certify that:

A. Deposits -

(INR in Lakh)

Sr No.	Particulars	For this Fiscal Year (2021-22)	Total for this project till date
1	Total amount collected from the allottees	3697.59	4515.69
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	2588.31	3160.98

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FRN No. 136850W
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4	Total amount deposited in the Designated Bank Account	2588.31	3160.98
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	70.00	70.00
6	Shortfall /(Excess)deposit (3-4)	0.00	0.00

I. The amount collected from the allottees during the year from 1st April 2021 to 31st March 2022 for this project is Rs. 3697.59 Lakh and the amounts collected for the period from 09th October 2019 to 31st March 2022 is Rs. 4515.69 Lakh (Refer Notes c, d, and f). The deficit / (excess) deposit in the Designated Bank Account is as shown in the table above.

The required proportion of the amount collected from allottees of the project units, as specified in the act, has been deposited in the Designated Bank Account. (Refer Notes c, d, e, f and k).

B. Withdrawals

(INR in Lakh)

Sr No.	Particulars	For the Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	13.22	0.00
2	Total Deposits	2588.31	3158.52
3	Total amount withdrawn	2593.83	3150.82
4	Closing Balance	7.70	7.70

i. The amount withdrawn during the year from 01st April 2021 to 31st March 2022 for this project is Rs. 2593.83 Lakh and the amount withdrawn for the period from 09th October 2019 to 31st March 2022 is Rs. 3150.82 Lakh (Refer Notes c, e, g, h and i).

ii. As specified in the Act, All the amounts withdrawn during the year from Designated Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period. (Refer Notes c, g, h and k).

C. Utilization

We certify that, the Company has utilized the amounts withdrawn from Designated Bank Account towards project cost only, as specified in the Act.

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Notes:

a) The commencement date of the project (i.e., 09th October 2019) is considered as per REEA registration certificate.

b) The promoter name, RERA registration number, start date of the project are as mentioned in RERA registration certificate no. **P52100022648** dated 09th October 2019 and revised certificate for extension of Registration of project no. **P52100022648** dated 08th September 2021 issued in accordance with MahaRERA project extension Order No: – 21/2021 due to covid -19 pandemic dated 06/08/2021.

c) The amount mentioned has been extracted from the audited books of account, prescribed registers, books and documents, and the relevant records maintained by the Entity as at 31 March 2022.

d) The amount of collection has been extracted from the bank statement of the collection Account No. **258976877777,** IndusInd Bank (India), Baner Road Branch, Pune during the year from 01st April 2021 to 31st March 2022 and for the period 09th October 2019 to 31st March 2022. The amount of collections for the period from 09th October 2019 to 31st March 2022 includes a sum of Rs. 4515.69 Lakh which has been received in the Collection Account No. **258976877777,** IndusInd Bank (India), Baner Road Branch, Pune is in process of appropriation towards the parties.

e) The total amount of deposits and total amount withdrawn have been extracted from the bank statement of account No. **258798677777,** IndusInd Bank (India), Baner Road Branch, Pune (the "Designated Bank Account") during the year from 01st April 2021 to 31st March 2022 and for the period from 09th October 2019 to 31st March 2022.

f) The amount of collections during the year from 01st April 2021 to 31st March 2022 and for the period from 09th October 2019 to 31st March 2022 are inclusive of Goods and Services Tax but exclusive of Tax Deducted at Source (if any), bank charges and amount reversed on account of cheque bounced and the same has been verified through the bank statement.

g) The amount of withdrawal (pertaining to the collections are inclusive of Goods and Service Tax, but exclusive of Tax Deducted at Source, if any) are for the year 01st April 2021 to 31st March 2022 and from 09th October 2019 to 31st March 2022.

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h) The deposits during this fiscal year 01st April 2021 to 31st March 2022 and deposits till date is inclusive of Net Fixed Deposit matured of Rs. 0.00 Lakh and Rs. 0.00 Lakh respectively.

i) Amount spent includes direct fiscal expenses identified for a phase and other direct and indirect expenses allocated to the respective phase based on saleable area etc., as appropriate.

j) We have not performed any procedures or examined the contents of the certificates issued under relevant Form 1, Form 2 and Form 3 respectively by Architect, Engineer and Chartered Accountant during the reporting period.

For Govind D. Chevale & Associates
Chartered Accountants
FRN No. 136850W

CA Govind D. Chevale
Proprietor
Membership No. 154471
UDIN: **23154471BGSRNK3509**
Place: Pune
Date: 31/10/2022

Agreed and accepted by
For, Sukhwani Lifespaces
SUKHWANI LIFESPACES
Proprietor

Mr. Vicky Ghansham Sukhwani
Proprietor
Date: 31/10/2022