



KISHOR GUJAR & ASSOCIATES
CHARTERED ACCOUNTANTS

OFF. NO.2, 1st FLOOR, MAHALAXMI HEIGHTS,
NEAR BANK OF MAHARASHTRA (PIMPRI BRANCH),
MUMBAI-PUNE ROAD, PIMPRI, PUNE - 411 018.
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FORM 5

[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
M/s Lifestyle Developments
Survey No 136
Royal Oak, Opp Sayaji Hotel
Behind Hyundai Showroom
Wakad, Pune-411057

Subject : Report on Statement of Accounts on project fund utilization and withdrawal by
M/s Lifestyle Developments for the period from 1st April, 2019 to 31st Mar, 2020
respect to MahaRERA Regn. Number - P52100001837

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 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 Lifestyle Developments** for the period ended 31st Mar, 2020 and hereby certify that:
 - i. M/s Lifestyle Developments have completed 37% of the project titled **Royal Oak**
MahaRERA Regn. No P52100001837 located at : **Survey No 136**
Royal Oak, Opp Sayaji Hotel
Behind Hyundai Showroom
Wakad, Pune-411057
 - ii. Amount collected during the year for this project is **Rs. 40968409/-** and
and amounts collected till date is **Rs. 264774934/-**
 - iii. Amount withdrawn during the year for this project is **Rs. 41854863/-**
and amount withdrawn till date is **Rs. 251868844/-**



4. We certify that M/s Lifestyle Developments has utilized the amounts collected for 'Royal Oak' Project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

Refer Annexure A to Form 5

Place : Pune
Date : 23rd Oct,2021



(Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory : CA Javedkhan Saudagar

Membership No.-139006

Full Address : Ofc No 2,Mahalaxmi Heights

Mumbai Pune Road,Pimpri,Pune -411018

UDIN : 21139006AAAA CH4776

Annexure A to Form 5 :

1. Amount collected as shown in this certificate is towards agreement value of respective flats
(i.e. Net of amount received towards taxes, legal charges, stamp duty and consideration towards additional works if any)
2. % completion shown above is derived on the basis of Actual cost incurred to estimated cost & Architect's (Form1) ,Engineer's Certificate (Form 2) as on 31st March 20
3. As informed to us, estimated cost has been increased due to additional sanction of area as per MH govt policy and increase in construction material rates.
4. Promoter has used below bank accounts as RERA designated accounts

Bank	Branch	
Bank of India A/c. No.083020110000129	Thergoan Branch	RERA A/c 70%
The Baramati Sahakari Bank Ltd A/c. No. 1743	Chinchwad Branch	During the year Rs 2,19,43,449/- deposited and utilised towards project (considered in Withdrawn amount)
IDBI Bank Ltd. A/c. No.0250102000008440	Hinjewadi Branch	During the year Rs 65,15,980/- deposited and utilised towards project (considered in Withdrawn amount)
The Baramati Sah. Proj Loan A/c No.005001100000046	Chinchwad Branch	During the year Rs 17,75,000/- deposited and utilised towards project (considered in Withdrawn amount)

5. It is observed from records, agreements for below flat owners have been executed after receipt of more than 10% of agreement Cost.

Flat No	Amount received in excess of 10%	Date of Receipt	Date of Agreement	Delay in days
A1-306	1490000	12-Feb-20	08-Apr-21	421
A1-707	147545	20-Nov-19	12-Feb-20	84
A2-603	72350	11-Dec-19	30-Jan-20	50
A2-303	508150	13-Nov-20	23-Dec-20	40

