

FORM 5
[see Regulation 4]

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE**

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 deposit, utilization and withdrawal by
M/s Lifestyle Developments for the period from 1st April,2020 to 31st Mar,2021
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 alongwith 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/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of M/s Lifestyle Developments for the period ended 31st Mar,2021 and hereby certify that:

A. Deposits :

		For this Fiscal Year	Total for this Project till date
1	Total amount collected from allottees	14,35,06,568	40,82,81,502
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	10,04,54,598	28,57,97,051
4	Total amount deposited in the Designated Bank Account	12,90,49,670	33,04,29,267
5	% of the amount deposited in Designated Bank Account [(4)/(1)*100]	90%	81%
6	Shortfall/Excess deposit (3-4)	-2,85,95,072	-4,46,32,215

Amount collected/deposited at Sr. No. 1 & 2, shall not include 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)

If No. Please mention the amount not deposited.

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

B.Withdrawals :

		For this Fiscal Year	Total for this Project till date
1	Opening Balance of Designated Bank Account	10,737	-
2	Total Deposits	12,90,49,670	38,09,29,251
3	Total Amount Withdrawal	12,83,65,170	38,02,34,014
4	Closing Balance	6,95,237	6,95,237

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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?(Yes/No)

If No. Please provides the below Details :

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

C.Utilisation :

I/We certify that, the M/s Lifestyle Developments has utilized the amounts withdrawn from designated bank account towards project cost only. as specified in the act.

If No. Please provides the below Details :

Sr.No.	Date	Amount not utilised for Project Cost
1		

D.Any Qualifications/Observations of CA :

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 21					
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 9,89,46,903/- deposited and utilised towards project (considered in Withdrawn amount)			
	IDBI Bank Ltd. A/c. No.0250102000008440	Hinjewadi Branch	During the year Rs 38,71,276/- deposited and utilised towards project (considered in Withdrawn amount)			
5	In Table E , Total Deposits till the date of certificate the amount before the Rera Registration is considered of Rs. 5,04,99,984/-					
6	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	
	A2-401	20,47,700	17-Feb-21	23-Mar-21	34	
	A1-304	8,26,700	21-Nov-20	30-Dec-20	39	
	A1-401	6,00,250	06-Nov-20	03-Dec-20	27	
	MHADA-301	51,510	04-Oct-20	08-Oct-20	4	
	MHADA-305	1,44,420	28-Oct-20	31-Oct-20	3	
	MHADA-401	91,510	19-Aug-20	25-Aug-20	6	
	MHADA-405	44,420	28-May-20	01-Jun-20	4	
	MHADA-601	91,510	25-Aug-20	18-Sep-20	24	
	MHADA-602	15,300	21-Aug-20	28-Aug-20	7	
	MHADA-603	48,330	23-Oct-20	04-Nov-20	12	
	MHADA-702	65,300	15-Sep-20	18-Sep-20	3	
	MHADA-803	28,330	17-Aug-20	20-Aug-20	3	



Agreed and Accepted by :

(Signature of Promoter)

Name : M/s Lifestyle Developments

Date : 14-03-2022

(Signature and Stamp/Seal of the Signatory CA
Name of the Signatory : CA Javedkhan Saudag
Membership No.-139006
Full Address : Ofc No 2, Mahalaxmi Heights
Mumbai Pune Road, Pimpri, Pune -411018
UDIN : 22139006AEVTKS4433

