



H. G. JOSHI & CO.
CHARTERED ACCOUNTANTS

HEMANT G. JOSHI
B. Com. F.C.A.
A.C.S. LL.B.
IIPI (ICAI)

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Vallabhbai Road, Opp. Railway Station,
Vile Parle (West), Mumbai - 400 056, India.
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FORM 5

[Regulation 4]

[Maharashtra Real Estate Regulatory Authority (General) Regulations 2017, (as amended)]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

UDIN OF ICAI : 22035623AERTCB9538

MahaRERA Registration Number P51700027464, dated 11th December, 2020

**of
SPACE REALTY (Promoter)
&**

MARUTI DWELLERS PRIVATE LIMITED (Promoter/Land Development Rights Owner)

To

SPACE REALTY (PAN : ABNFS0689P)

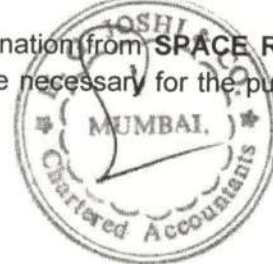
A-606, EXPRESS ZONE,
WESTERN EXPRESS HIGHWAY,
MALAD - EAST,
OPP., ADANI POWER,
MUMBAI - 400097

PROJECT : SPACE RESIDENCE – II – BUILDING NO. 4B, bearing, CTS / Survey / Final Plot No.: Land Appurtenant to Building No. 4B of New Survey No. 63, 66, 69(Part) of Village - Mira Road, Mira Bhayandar Municipal Corporation, Thane 401107.

SUBJECT:

Report on Statement of Accounts on project fund deposit, utilization and withdrawal by SPACE REALTY, (Status – Partnership Firm) for the period from 11th December, 2020 to 31st March, 2021, with respect to MahaRERA Registration Number P51700027464, dated 11th December, 2020.

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 **SPACE REALTY**, 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 **SPACE REALTY**, for the period / year ended **31st March, 2021** and hereby certify that:

A. Deposit

Sr. No	Particulars	For the Fiscal Year / Period – 11 th December, 2020 to 31 st March, 2021(RS.)	Total for the Project till date, as at 31 st March, 2021 (RS.)
1	Total amount collected from allottees	48,00,450/-	48,00,450/-
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per act (1*2)	33,60,315/-	33,60,315/-
4	Total amount deposited in the Designated Bank Account, (excluding TDS Receivable of Rs. 8,250/-)	47,92,200/-	47,92,200/-
5	% of Amount deposited in Designated Bank Account [(4)/(1) * 100]	99.83%	99.83%
6	Shortfall / (Excess) deposit (3-4)	(14,31,885/-) Excess Deposited	(14,31,885/-) Excess Deposited

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

Has the required proportion of money collected from Allottees of the project units, as specified in the Act, deposited in Designated RERA Bank Account? - **YES**

If No., Please mention the amount deposited – **NOT APPLICABLE**

B. Withdrawals (From Designated RERA Bank Account)

Bank - **INDIAN OVERSEAS BANK, KANDIVALI EAST, MUMBAI 400101**

Bank A/c Number - **143502000007777**

IFSC Code - **IOBA0001435**

Sr. No	Particulars	For the Fiscal year	Total for the Project till date
AS PER ANNEXURE 1 TO FORM 5, ATTACHED			



***Note:**

- 1) The Promoter has opened Separate Bank Account, for the Project, since 06th November 2020 & said Bank Account, is subsequently classified as "Designated Bank Account" under MahaRERA Regulations, with effect from 11th December, 2020, being, the date of the Registration of the Project.
- 2) The figures of the Withdrawals, as given in the Annexure 1 of Form 5 attached herewith, represents. figures for the Period : From 06th November, 2020 to 10th December, 2020 & also from 11th December, 2020 to 31st March, 2021
- 3) As the Project was registered on 11th December, 2020, the figures of the "Designated Bank Account", as at 31st March, 2021, was considered for the year under consideration.
- 4) Total Expenditure incurred for the Project as at 31st March, 2021 – RS. 9,21,10,201/-.
- 5) Total Advances / Progress payments from Allottees of the Project, as at 31st March, 2021 – RS. 48,00,450/- (including TDS Receivable of Rs. 8,250/-)

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 & Form 3, issued during the reporting period - **YES**

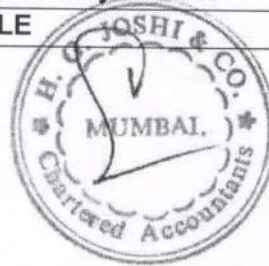
If No, Please provide the below details:-

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawals
NOT APPLICABLE		

C. Utilization

We certify that, **SPACE REALTY**, has utilized the amounts withdrawn from Designated Bank Account towards Project Cost only, as specified In the Act.

Sr. No	Date	Amount not utilized for Project Cost
NOT APPLICABLE		



D. Any Qualification / Observation of CA

Sr. No	Particular
1	SPACE REALTY , has finally utilized, the amounts withdrawn from the Designated Bank Account, towards the Repayment of Borrowings, which was, earlier utilized, towards the Project Cost only.

Yours Faithfully,

FOR H.G. JOSHI & CO.
Chartered Accountants
FRN – 104385W



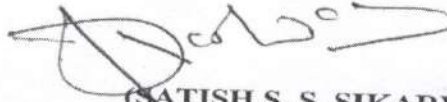
(HEMANT G JOSHI)
Proprietor
M.NO. FCA-035623

Date: 08th March 2022
Place: Mumbai.

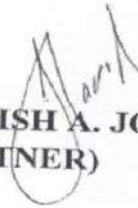


Agreed & Accepted by

For SPACE REALTY



(SATISH S. S. SIKARWAR)
(PARTNER)



(HARISH A. JOKYANI)
(PARTNER)

FORM 5
[Regulation 4]
[Maharashtra Real Estate Regulatory Authority (General) Regulations 2017, (as amended)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

MahaRERA Registration Number P51700027464, dated 11th December, 2020 of SPACE REALITY

ANNEXURE 1 TO FORM 5

B. Withdrawals* From the Designated Bank Account (Refer Notes)

Sr. No	Particulars	For the Fiscal Year / Period – 06th November, 2020 to 10th December, 2020 (RS.)	For the Fiscal Year / Period – 11th December, 2020 to 31st March, 2021 (RS.)	Total for the Project till date, as at 31st March, 2021 (RS.)
1	Bank Account opened on 06th November, 2020 & classified As "Designated Bank Account" with effect from 11th December, 2020, (Contra Entry From Own Another Bank Account) (A) / B/F Opening Balance	10,000	9,292	10,000
2	Total Deposits During The Financial Year / Till Date (B)			
2A	Amount Collected From Allottees (excluding TDS Receivable of Rs. 8,250/-)	-	47,92,200	47,92,200
2AA	Amount Collected From Allottees For Pass Through Charges & Indirect Taxes / Others	-	2,39,610	2,39,610
2	Total Deposits During The Financial Year / Till Date (B)	-	50,31,810	50,31,810
3	Total of (A + B)	10,000	50,41,102	50,41,810
4	Total Amount Withdrawn During The Financial Year / Till Date (C)			
4A	Contra Entries To Own Another Bank Account	-	35,00,000	35,00,000
4B	Amount Paid For Administrative Expenses / Bank Charges	708	28	736
4C	Amount paid for Pass Through Charges & Indirect Taxes / Others	-	2,39,610	2,39,610
4	Total Amount Withdrawn During The Financial Year / Till Date (C)	708	37,39,638	37,40,346
5	Closing Balance Of Bank Account, C/F, Now Classified As "Designated Bank Account" (3 – 4) (A + B) – C)	9,292	13,01,464	13,01,464

