

M/S. R.A. RAJPUT & CO.
CHARTERED ACCOUNTANTS

501, 5th FLOOR, GAJANAN COMMERCIAL & RESIDENTIAL SOCIETY, NEAR CIDCO
BUS STOP, THANE (WEST) – 400 601. TEL.NO.022-25390230, MOBILE NO.9821320521.

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

Sky Property Developers Pvt Ltd

72, Mehta Industrial Estate, Liberty Garden,

Cross Lane, Malad West, Mumbai 400064.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawn by **M/s.Sky Property Developers Private Limited** for the period from **01-04-2022 to 31-03-2023** with respect to **Project SKY CREST – MahaRERA Regn. Number-P51800003517.**

1. This certificate is issued in accordance with 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 Promoter, 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. Sky Property Developers Pvt Ltd** for the period ended **31st March 2023** and hereby certify that:

A. Deposits

		For the fiscal year	Total for this project till date
1	Total amount collected from allottees	4,92,85,858	9,05,37,295
2	% of amount to be deposited as per act	70%	70%



3	Amount to be deposited as per act (1*2)	3,45,00,101	6,33,76,107
4	Total amount deposited in the Designated Bank account	3,45,00,101	6,33,76,107
5	% of Amount deposited in the Designated Bank Account [(4)/(1)*100]	98%	70%
6	Shortfall / Excess deposit (3-4)	NIL	NIL

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

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**

B. Withdrawals

		For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	5,13,08,231	6,45,74,188
3	Total amount withdrawn	5,13,08,231	6,45,74,188
4	Closing Balance	Nil	Nil

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under relevant Form 1, Form 2 and Form 3 issued during the reporting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**

C. Utilization

We certify that, the M/s Sky Property Developers Pvt Ltd has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.



D. Any Qualification / Observations of CA - Nil

Place: Thane
Date: 29.09.2023

For Sky Property Developers Pvt. Limited



Director



For M/s. R.A. Rajput & Co.
Chartered Accountants
(F.R.N.:116378W)



(Proprietor)
(M. No. 049556)
UDIN: 23049556BGYQNG7368