



SPAK & Co.

CHARTERED ACCOUNTANTS

Annexure F Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Rachana Lifespaces,
1229/B, Rachana House, FC Road,
Deccan Gymkhana, Good Luck Chowk,
Pune, 411004.

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by Rachana Lifespaces for the period from 01-04-2022 to 31-03-2023 with respect to MahaRERA Number P52100047367.

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 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 Rachana Lifespaces for the period ended 31-03-2023 and hereby certify that:

A. Deposits:

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Total amount collected from allottees	5,60,13,192	5,60,13,192
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	3,92,09,234	3,92,09,234
4	Total amount deposited in the Designated Bank Account	4,58,07,400	4,58,07,400
5	% of Amount deposited in Designated Bank Account $[(4)/(1) * 100]$	81.78%	81.78%
6	Shortfall /Excess deposit (3-4)	-65,98,166	-65,98,166

Office : 4 & 5, CTC 1301, Shukrawar Peth, Swaroop Krupa Apartment, Second Floor,
Above Sampada Sahakari Bank, Subhash Nagar, Bajirao Road, Pune - 411002

✉: info@spak.co.in. ☎ off: +917773972770 ☎ +020-2446 5004

Website : www.spak.co.in

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

Yes, the amount of 70% required to be deposited in RERA account is deposited and there is an excess in deposit by Rs. 65,98,166/- in the mentioned account.

A. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	0	0
2	Total Deposits	4,58,07,400	4,58,07,400
3	Total Amount Withdrawn	4,11,32,569	4,11,32,569
4	Closing Balance	46,74,831	46,74,831

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.

If no, please provide the below details: -

SR.NO	Date of withdrawal	Amount of Excess Withdrawals
1		NIL

B. Utilization

We Certify that, the NNP Buildcon Pvt. Ltd. has utilized the amounts withdrawn from Designated bank Account towards Project cost only as specified in the act.
If no, please provide the below details

SR.NO	Date	Amount Not Utilized for Project Cost
1		NIL



C. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	The project have received MahaRERA registration dated 27/10/2022, hence all the figures in the audit report have been considered from 27/10/2022 to 31/03/2023.

Yours faithfully,

Agreed and accepted by:

For S P A K & Co.

FRN: 139877W

PUSHPAK Digitally signed
by PUSHPAK
INDRA INDRA BOGATI
BOGATI Date: 2023.09.28
12:01:10 +05'30'

CA Pushpak Bogati

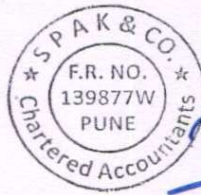
Partner

Membership No: 172292

UDIN: 23172292BGUFZC9868

Date: 28/09/2023

Place: Pune



Nitin N. Shingay

Signature of Promoter

Name:

Date:

Place: Pune

