



# S R PRAJAPATI & Co.

## Chartered Accountants

### FORM 5 ANNUAL REPORT ON STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

To,  
M/s Gurukrupa Realcon Lifespaces LLP  
C-106, Vashi Plaza,  
Sector-17, Vashi, Navi Mumbai  
400 703.

**SUBJECT:** Report on Statement of Accounts on project fund utilization and withdrawal by M/s. Gurukrupa Realcon Lifespaces LLP for the period **01/04/2022 to 31/03/2023** with respect to MahaRERA Regn. No. **P51900034361**.

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 the necessary information and explanation from the Promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.
3. We hereby confirm that We have examined the prescribed registers, books & documents, and the relevant records of M/ s Gurukrupa Realcon Lifespaces LLP for the period ended **31.03.2023** and hereby certify that:

#### **A. Deposits:**

| Sr. No | Particulars                                                         | For this Fiscal year (Rs.) | Total for this Project till date (Rs.) |
|--------|---------------------------------------------------------------------|----------------------------|----------------------------------------|
| 1.     | Total amount collected from allottees                               | <b>37,59,48,563</b>        | <b>39,34,29,087</b>                    |
| 2.     | % of amount to be deposited as per act                              | <b>100%</b>                | <b>100%</b>                            |
| 3.     | Amount to be deposited as per act (1*2)                             | <b>37,59,48,563</b>        | <b>39,34,29,087</b>                    |
| 4.     | Total amount deposited in the Designated Bank Account.              | <b>37,59,48,563</b>        | <b>39,34,29,087</b>                    |
| 5.     | % of amount deposited in the Designated Bank Account. [(4)/(1)*100] | <b>100%</b>                | <b>100%</b>                            |
| 6.     | Shortfall / Excess deposit (3-4)                                    | <b>NIL</b>                 | <b>NIL</b>                             |

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



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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)**:

*(Promoter had not opened separate RERA Bank accounts as prescribed by RERA guidelines. Promoter had deposited all the customer advances in regular Bank accounts.)*

If No, Please mention the amount not deposited.

### **B. Withdrawals:**

| <b>Sr. No</b> | <b>Particulars</b>                         | <b>For this Fiscal year</b> | <b>Total for this Project till date</b> |
|---------------|--------------------------------------------|-----------------------------|-----------------------------------------|
| 1.            | Opening Balance of Designated Bank Account | <b>N.A</b>                  | <b>N.A</b>                              |
| 2.            | Total Deposits                             | <b>37,59,48,563</b>         | <b>39,34,29,087</b>                     |
| 3.            | Total amount withdrawn                     | <b>37,59,48,563</b>         | <b>39,34,29,087</b>                     |
| 4.            | Closing Balance                            | <b>N.A</b>                  | <b>N.A</b>                              |

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 provide the below details:-

| <b>Sr. No</b> | <b>Date of Withdrawal</b> | <b>Amount of Excess Withdrawals</b> |
|---------------|---------------------------|-------------------------------------|
| 1.            | N.A                       | N.A                                 |

### **C. Utilization:**

We certify that, the M/s. M/ s Gurukrupa Realcon Lifespaces LLP 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:-

| <b>Sr. No</b> | <b>Date</b> | <b>Amount not utilised for Project Cost</b> |
|---------------|-------------|---------------------------------------------|
| 1.            | N.A         | N.A                                         |



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### **D. Any Qualifications/Observations of CA:**

It has been observed that, promoter had not opened separate RERA Bank accounts as prescribed by RERA guidelines. Promoter had deposited all the customer advances in regular Bank accounts.

| <b>Sr. No</b> | <b>Particulars</b> |
|---------------|--------------------|
| <b>1.</b>     | N.A                |
| <b>2.</b>     | N.A                |

For S R PRAJAPATI & CO  
Chartered Accountants

For M/s. Gurukrupa Realcon Lifespaces LLP

Satyaprakash Ramsamuj Prajapati  
Mem No: 188825

Partner

Place: Navi Mumbai  
Date: 08/12/2023

UDIN: **24188825BKDGSQ9010**