



KEYUR AGRAWAL AND ASSOCIATES(136359W)

KEYUR ASHOKBHAI AGRAWAL(194782)

C-21 Surya nagar soc., Ellorapark,

Vadodara,Vadodara,390023

Email: keyuragrawalassociates@gmail.com, Mobile: 8866103369

Form 5

[Regulation 4 read with section 4(2)(I)(D)]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
DARSHANAM LIFE SPACE PVT LTD
3 FLOOR PLATINUM COMPLEX.OPP-GANGA JAMNA HOSPITAL, SUBHANPURA
Vadodara, Gujarat 390023

I/We KEYUR ASHOKBHAI AGRAWAL PROPRIETOR of KEYUR AGRAWAL AND ASSOCIATES the auditor, have examined books of accounts and all the relevant records of DARSHANAM LIFE SPACE PVT LTD having PAN no. AADCD2030M related to DARSHANAM CLUB LIFE - PHASE-II project (RERA registration no. PR/GJ/VADODARA/VADODARA/Others/RAA02767/310518) having site address as AHEAD OF NARAYAN GARDEN, NEXT TO KALP DESIRE, OPP-30 METER YASH COMPLEX ROAD,GOTRI ,VADODARA Vadodara, GUJARAT for year ending on 31/03/2021 .

We have conducted our engagement and examination in accordance with the Standards on Auditing, Guidance Note on Reports or Certificates for Special Purpose and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

It is the primary responsibility of the Management of DARSHANAM LIFE SPACE PVT LTD to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.

Period under Certificate: from 01/04/2020 to 31/03/2021

1. Whether separate RERA Bank Account has been opened as envisaged in Gujarat RERA Bank Account Direction,2018?

NO

2. Details of RERA Bank Account as registered with Gujarat RERA (mention all the bank accounts if there has been a change in Bank Account registered with RERA)

Sr. No.	1
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Bank Name	STATE BANK OF INDIA
Branch Name	SPL COMMERCIAL BRANCH
Account Name	DARSHANAM LIFE SPACE PVT LTD RERA ESCROW ACCOUNT
Account Number	37665634766
Type of Account	CURRENT
IFSC Code	SBIN0004086
Date of Account Opening	23/04/2018
Opening Balance Date	01/04/2020
Opening Balance	1316781
Deposit during the period	225031856
Withdrawal during the period	226035026
Closing Balance 31/03/2021	313611

3. In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from Gujarat RERA under the Gujarat RERA Bank Account Direction, 2018?

NO

4. Whether any of the Form 3 issued during the certificate period mandated deposit of 100% of the money collected from the booking of the project units (refer point 5 of Additional Information for Ongoing Project of Form 3)?

NO

5. Whether the required proportion of money collected from the allottees of the project units(as indicated in Form 3) deposited in the RERA Bank Account?

YES

6. Whether the project registration is as New or Ongoing project?

NEW

6.1. In case of New Project Registration, whether there was any booking taken prior to project registration?

NO

7. Whether all amounts withdrawn from RERA Bank Account were within the withdrawal limit as certified under the relevant form 3 issued during the reporting period?

Cumulative withdrawal limit on 31st March as at Sr. No. 6 of Form-3 (Rs.): 7888569341

Cumulative withdrawal from separate A/C till 31st March (Rs.): 383023806

YES

8. Whether any fixed deposit was created out of funds deposited in RERA Account?

NO

9. Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered Agreement for Sale?

YES

9.1. If yes, please provide the information as below:

Sr.No.	Unit Number	Total Consideration	Amount received in excess of 10% till registered ATS executed
1	40 UNITS	Rs.275,235,000.00	Rs.125,693,831.00

10. Whether the project is executed by availing any loans/borrowing?

Estimated cost of Project (Rs.): 850044450

YES

10.1. If yes, please provide details as below:

Sr.No.	Name & Type of Lender	Amount of Loan Sanction(Rs)	Sanction Date	Loan outstanding as on end date	Collatera/Mortgage details
1	TATA CAPITAL FINANCE	Rs.300,000,000.00	10/07/2018	Rs.0.00	MORTGAGE CREATED AND LOAN CLOSED BEFORE 31/03/2021

Total loan as % of Estimated cost of Project mentioned above: 35.29%

10.2. Whether the financial encumbrance is reported to Gujarat RERA?

YES

10.3. If yes to 10.2 above, whether promoter has mortgaged or created a charge on any booked unit?

YES

11. Whether any discrepancy noticed in forms 1, 2 and 3 with reference to their issuance in accordance with the RERA Act, rules and regulations?

NO

12. Please specify any other things which are not covered above.(Maximum 200 words)

BASED ON INFORMATION AND EXPLANATION GIVEN BY PROMOTERS

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. Also I/We have attached herewith the copies of Financial Statements and Audit Report of the DARSHANAM LIFE SPACE PVT LTD(Promoter Name) for the financial year ending on 31/03/2021.

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of DARSHANAM CLUB LIFE - PHASE-II(Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the Promoter based on the verification of books of accounts till 31/03/2021.

I/We hereby declare that, I/We or any of us/our associate have not issued RERA Form-3 for any of the projects of DARSHANAM LIFE SPACE PVT LTD.

Place : Vadodara
Date : 31/03/2022

For,

Name Of CA Firm: KEYUR AGRAWAL AND ASSOCIATES

Firm Reg. No. : 136359W

Name of Signature :KEYUR ASHOKBHAI AGRAWAL

Designation : Proprietor

(Signature and Stamps/Seal of the Signatory CA)

Membership Number: 194782

UDI Number: 22194782AFZNHM1220

Full Address: C-21 Surya nagar soc., Ellorapark,
Vadodara,Vadodara,390023

Attachments:

BALANCE SHEET : DLSPL BALANCE SHEET FY 2020-21.pdf

PROFIT AND LOSS ACCOUNT : DLSPL PROFIT AND LOSS ACCOUNT FY 20-21.pdf

CASH FLOWS STATEMENT : DLSPL CASH FLOW FY 2020-21.pdf

Other Attachments:

NOTES OF ACCOUNTS : NOTE FOR DARSHANAN CLUBLIFE PHASE 2_1648650138684.pdf

ANNEXURE FOR EXCESS OF 10 PERCENT BEFORE AFS : EXCESS OF 10% BEFORE
AFS_1648650078604.pdf