

Chartered Accountants**Annexure F****Form 5***(See Regulation 4)***ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

To ,

The Skyi Property Ventures LLP,

Date:-26-September 2022

Office No.1,H. No.506/1A+1B,Vishwaneel Apt.Narayan Peth Pune-411030.

SUBJECT : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by Skyi Property Ventures LLP for the period from 01-04-2021 to 31-03-2022 with respect to MahaRERAegn Number P52100002233(Life Maxima Phase 2)

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. 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.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of (Promoter) for the period ended 31-03-2022 and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this Project till Date
1.	Total amount collected from allottees	6,46,40,088	10,26,48,529
2.	Collection as per 1st Certificate of 28-07-2017	-	3,53,56,509
3.	Collection after 1st Certificate	6,46,40,088	6,72,92,020
4.	% of amount to be deposited as per Act	70.00%	70.00%
5.	Amount to be deposited as per Act (1*2)	4,52,48,062	4,71,04,414
6.	Total amount deposited in the Designated Bank Account	5,72,42,891	5,87,92,350
7.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	88.56%	57.28%
8.	Shortfall/Excess deposit (5-6)	-1,19,94,829	-1,16,87,935

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

In few cases pass-through charges and indirect taxes are collected in RERA collection account and 70% of pass-through charges and indirect taxes are transferred in RERA bank account. However the entire amount has been utilised for the construction of the project.

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)

If No. Please mention the amount not deposited.....



B. Withdrawals

		For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	5,72,42,891	5,87,92,350
3.	Total Amount withdrawn	5,72,42,891	5,87,92,350
4.	Closing Balance	-	-

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 :-

S. No	Date of Withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation

I/We certify that, the (Name of Promoter) 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:-

S.No	Date	Amount not utilised for Project Cost
1		

D. Any Qualifications/Observations of CA

1.	
2.	
3.	
4.	

Your Faithfully,


Signature of Chartered Accountant



Agreed and Accepted By:

For Skyi Property Ventures LLP.


Signature of Promoter

Name: Sushant Mohan Jadhav

Date: 26-Septemebr 2022



UD/N 22126882BCA4JH5230

Membership Number 126882

Name CA MEHUL JAIN