



SNJ & CO

CHARTERED ACCOUNTANTS

Head Office : 3/10, Flat No. 1, Naline Apts, Nr. Palande Couriers, Opp. SNT College, Erandwane, Pune - 411 004.
Phone No.: 020-25433362, 25432893.

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS FOR THE YEAR 2018-19

To,
Swapnalok Developers,
Office No. 3, Balaji Niwas,
Deep Bunglow Chowk,
Model Colony,
Pune-411 016.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawn by Swapnalok Developers for the period from 01/04/2018 to 31/03/2019 with respect to Project "Swapnalok Nagari Building No. 34,35,36,37" Maha RERA Regn. Number P52100001827.

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 firm, 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 Swapnalok Developers for the period ended 31/03/2019 and hereby certify that:
 - i. Swapnalok Developers have completed 100.00% of the project titled "Swapnalok Nagari Building No. 34,35,36,37" MahaRERA Regn. No. P52100001827, located at Plot No.: 5/3, 5/4, 37/6 at Bhore (MCI), Bhore, Pune - 412206.
 - ii. Amount collected during the year for this project is Rs. 3,17,90,929/- and amount collected till date is Rs. 6,46,67,687/-.



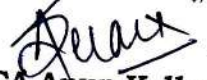
iii. Amount withdrawn during the year for this project is Rs. 3,24,30,512/- and amount withdrawn till date is Rs. 6,46,67,687/-.

4. We certify that the Swapnalok Developers has utilized the amounts collected for "Swapnalok Nagari Building No. 34,35,36,37" project, only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

5. Refer separate annexure enclosed to this report for our other remarks.

For S N J & Co.
Chartered Accountant

FRN - 104447W


CA Anup Kelkar

Partner

M No - 144745



Date - 17/10/2019

Place - Pune

UDIN:- 19144745AAAACF8286

**ANNEXURE TO ANNUAL REPORT ON STATEMENT OF ACCOUNTS OF
SWAPNALOK DEVELOPERS FOR THE YEAR 2018-19**

**PROJECT - SWAPNALOK NAGARI BUILDING NO 34, 35, 36, 37
MAHA RERA REGN. NO. - P52100001827**

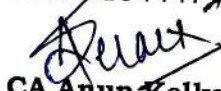
These financial statements are the responsibility of the management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with the auditing standards generally accepted in India. In our opinion, proper books of accounts have been kept by the firm so far as appears from our examination of the books. Our audit provides reasonable basis for our opinion subject to following remarks -

- 1) Estimated cost of project is considered at the value certified by the partner(s) for assessing percentage of completion of construction work. Also the estimates of on site expenditure, payment of taxes, payment of interest etc have been provided by the assessee and the same is relied upon by us.
- 2) All purchases and other project costs are supported by bills/invoices/vouchers. Wherever original vouchers are not available, management representation duly certified and in the absence of the same, book entries as certified by the management have been accepted.
- 3) Reporting of the amount withdrawn from the designated bank account under this certificate is restricted to the amount received from customers.
- 4) The balance of sundry debtors, creditors and advances received from flat owners are subject to confirmation.
- 5) Since books of accounts for the period 01/04/2019 to till date are not finalized and audited we are unable to give opinion about the amount received and withdrawn during this period. Therefore, the amounts received and withdrawn till 31/03/2019 are considered for reporting.

**For S N J & Co.
Chartered Accountant**

FRN - 104447W


CA Anup Kelkar

Partner

M No - 144745



Date - 17/10/2019

Place - Pune

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