

financial Year 2023-24

L N J & ASSOCIATES
CHARTERED ACCOUNTANTS

MOBILE NO. : 9326966468

E-mail : canileshvegad@gmail.com

**FORM 5 [see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date 31/12/2024

To,
The Managing Partner,
Signature Spaces,

Add: Bharat Nagar Sq, Nagpur

PAN: AEPFS2920C

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **Signature Spaces** for the period from 01/04/2023 to 31/03/2024 with respect to MahaRERA Regn. Number P50500053091

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 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 the project **7 Clouds** for the year ended **31/03/2024** and hereby certify that:

ADDRESS : FLAT NO.6, SHREEJI APARTMENT, TIKEKAR ROAD, DHANTOLI, NAGPUR-440012

BRANCH : "RAMKUNJ", BEHIND JIWANI HOSPITAL, CIVIL LINES, YAVATMAL-445001

A. Deposits:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	Rs. 2,79,89,425/-	Rs.7,47,26,602/-
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	Rs. 1,95,92,598/-	Rs.5,23,08,621/-
4	Total amount deposited in the designated Bank Account (70% Ac)	Rs. 2,14,49,629/-	Rs.5,40,58,622/-
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	76%	72.34%
6	Shortfall/(Excess) Deposit (3-4)	(Rs. 18,57,031/-)	(Rs. 17,50,001/-)

Note : The percentage of amount deposited is more than 70% because in main 100% RERA account the owner has deposited unsecured loan taken of Rs 30,00,000/-

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?

Ans: Yes

B. Withdrawals:

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account (100% Ac)	Rs.0/-	Rs.0/-
2	Total Deposits	Rs. 3,11,42,327/-	Rs. 7,47,26,602/-
3	Total amount withdrawn	Rs. 3,11,42,327/-	Rs. 7,47,26,602/-
4	Closing Balance (31/03/2024)	Rs.0/-	Rs.0/-

Sr. No.	Particulars	For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account (70% Ac)	Rs.0/-	Rs.0/-
2	Total Deposits	Rs. 2,14,49,629/-	Rs.5,40,58,622/-
3	Total amount withdrawn	Rs. 2,07,49,629/-	Rs. 3,78,18,549/-
4	Closing Balance	Rs. 7,00,000/-	Rs. 1,62,40,073/-

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?

Ans: Yes

C. Utilisation:

We certify that, **Project 7 Clouds** (Under Signature Spaces) has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

D. Any Qualification /Observation:

No additional observations/ qualifications.

Yours Faithfully,
For L N J & Associates
Chartered Accountants,
Firm Reg. No.135772W



Nilesh Veged
Name: Nilesh Veged
Partner

M No : 144961

Place: Nagpur

UDIN : 25144961BMLHYQ5688

Agreed and Accepted by:
For Signature Spaces

For SIGNATURE SPACES

Partner

Name: Rahul Zunzunwala

Date: 31/12/2024

Rahul Zunzunwala
Partner