

JDC & ASSOCIATES LLP
(Formerly known as - Jigensh Dedhia & Co LLP)

Chartered Accountants

Add : 101, Palm View, Chittranjan Das Road, Near Bal Bhavan, Dombivli 421201

FORM 5
[See Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To

SWAMINARAYAN LIFE SPACE LLP

2/5 , RATNA NIWAS, NEHRU ROAD BHAI MARKET, ABOVE KUNJ VIHAR
HOTEL DOMBIVLI (EAST) - 421201

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by 'SWAMINARAYAN LIFE SPACE LLP' for the period from 1st April, 2023 to 31st March, 2024 With respect to Project 'SWAMINARAYAN CITY PHASE 1D' MahaRERA Regn. Number : P51700055644.

- 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 Promoter, 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 M/s. SWAMINARAYAN LIFE SPACE LLP for the period ended 31st March, 2024 and hereby certify that:

A Deposits :

		For this Fiscal year 2023-2024	Total for this project till date
1	Total amount collected from allottees	16,23,18,608.32	16,23,68,608.32
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 *2)	11,36,23,025.82	11,36,58,025.82
4	Total amount deposited in the Designated Bank Account	11,36,23,025.82	11,36,58,025.82
5	% of Amount deposited in Designated Bank Account [(4)/(1))*100]	100%	100%
6	Shortfall/Excess deposit (3-4)	-	-

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

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)



B Withdrawals :

		For this Fiscal year 2023-2024	Total for this project till date
1	Opening Balance of Designated Bank Account	1,01,00,000.00	-
2	Total Deposits	16,47,03,638.00	19,23,03,638.00
3	Total amount withdrawn	15,75,27,455.00	17,50,27,455.00
4	Closing Balance	1,72,76,183.00	1,72,76,183.00

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1.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)

C Utilisation :

We certify that, the M/s. SWAMINARAYAN LIFE SPACE LLP has utilized the amounts withdrawn from designated bank account towards project cost only. as specified in the act.

D Any Qualifications/ Observations of CA :

- 1 This Certificate is being issued as per 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 and is based on the records and documents produced before us and explanation provided to us by the management of the Company.
- 2 During the year, promoter has deposited amount collected in designated bank account. While incurring construction cost promoter has transferred fund from designated bank account to non designated bank account and then construction cost incurred from non designated bank account. All collections were utilised to incur construction cost only. There are no excess withdrawals by the Promoter.
- 3 During the year, part of amount collected was deposited in bank account which is not designated bank account. Also, construction cost were also incurred from same bank account. All collections were utilised to incur construction cost only. There are no excess withdrawals by the Promoter.
- 4 During the year, Transaction in Designated Bank Contained other than Related to rera Project
- 5 We had considered the withdrwal from Designated Bank Account from the Date of Project registred With the MAHARERA.



- 6 This Project is Area sharing Development Projects. Above data represent receipt and Construction Expenses in the books of developer promoter only. It does not include receipt and expenses from the books of land owner promoter.



For JDC & ASSOCIATES LLP
Chartered Accountants


Partner

CA Kirit Gada

Membership No. 116755

UDIN : 25116755BMIESF3026 .

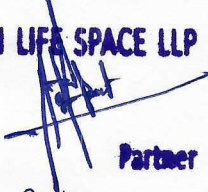
Place : Dombivli

Date : 30/04/2025

Agreed and Accepted by

For SWAMINARAYAN LIFE SPACE LLP

Signature of Promoter

Name:  **Partner**

Date : 30/04/2025

This Project is Area sharing Development Project. Above data represent region and construction Expenses in the books of developer promoter only. It does not include receipt and expenses from the books of land owner promoter.

For IDC & ASSOCIATES LLP
Chartered Accountants

CA Vinit Gada
Membership No. 133724

UDM No. 1116 1407-17 30.7.2017



Place: Mumbai
Date: 30/07/2017

Agreed and Accepted by
For SWAMINARAYAN LIFE SPACE LLP
Signature of Promoter
Name: Premnath P. S.
Date: 30/07/2017