



RODI DABIR & CO.

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FORM – 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To

SANGITA LAND VENTURES (BUILDING: ANEEKA APPARTMENTS)

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **SANGITA LAND VENTURES** for the period from **01/04/2020 TO 31/03/2021** with respect to MahaRERA Regn. Number **P50500022949**

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 explanations from the Company, during 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 **SANGITA LAND VENTURES** for the period ended 31.03.2021 and hereby certify that:
 - i. **AKASH GOPICHAND SAHARE Partner of SANGITA LAND DEVELOPERS** (Promoter) has not commenced any construction activity of the project titled **ANEEKA APPARTMENTS** Maha RERA Regn. No **P50500022949** located at Plot No.16, Kh No. 98/1, Nagpur 440026.



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ii. As there was no activity commenced for any civil construction, no apartment has been offered for sale, hence the collection of the any amount from the sale of units does not arise. The amount collected during the year for this project is Rs. NIL/- and amounts collected till date is Rs. NIL/-

iii. Amount withdrawn during the year for this project. is NIL/- amount withdrawn till date is Rs. NIL/- and

4. I/We certify that the SANGITA LAND VENTURES has utilized the amounts collected for 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.

AUDITORS COMMENTS:

During the year SANGITA LAND VENTURES sold the rera registered property to Shri Krishna Singh, Ravindra Kode & Saurabh Singh. Sale deed for such transaction executed on date 26.03.2021. From this date the absolute owner of the property registered under the Maharera with Reg No. P50500022949 are Krishna Singh, Ravindra Kode & Saurabh Singh. Explanation provided by the Akash Sahare (partner of SANGITA LAND VENTURES) that, because of the ongoing pandemic and other unforeseen circumstances partner of Sangita land Ventures has mutually decide that the land bearing Kh No. 98/1, Mouza Nari Nagpur to sold to Shri Krishna Singh, Ravindra Kode & Saurabh Singh.



Name of the Signatory: **CA KULJEET SINGH MANGAT**

Place: **NAGPUR-440018**

Date: **24.09.2023**

Membership No.: **160124**

UDIN: **23160124BGUTCH6564**