



RODI DABIR & CO.

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FORM – 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To

**SANGITA LAND VENTURES (PROPERTY OWNERS, KALINDI
VENTURES PRIVATE LIMITED) (BUILDING: ANEKA
APARTMENTS)**

SUBJECT: Report on Statement of Accounts on project fund utilization
and withdrawal by **SANGITA LAND VENTURES
(PROPERTY OWNERS, KALINDI VENTURES PRIVATE
LIMITED)** for the period from **01/04/2022 TO 31/03/2023** 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 explanation from the Company, 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 **SANGITA LAND VENTURES (PROPERTY OWNERS, KALINDI VENTURES PRIVATE LIMITED)** for the period ended 31.03.2023 and hereby certify that:



| Branch Offices |

Thane | Delhi | Bengaluru | Hyderabad | Bhopal | Raipur | Ahmedabad | Lucknow

- i. **SANGITA LAND VENTURES (PROPERTY OWNERS, KALINDI VENTURES PRIVATE LIMITED.)** 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
- 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 Amount withdrawn during the year for this project is **NIL/-** amount withdrawn till date is **Rs.NIL/-** and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 (PROPERTY OWNERS, Shri Krishna Singh, Ravindra Kode & Saurabh Singh)** 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.

Other Points to Mention:

During the year **PROPERTY OWNERS, Shri Krishna Singh, Ravindra Kode & Saurabh Singh** sold the rera registered property to **KALINDI VENTURES PRIVATE LIMITED**. Sale deed for such transaction executed on date 28.03.2023. From this date the absolute owner for the property registered under the Maharera with Reg No. P50500022949 is **KALINDI VENTURES PRIVATE LIMITED**.

Explanation provided by the owners of the property that, because of the ongoing inability to bear the cost of construction all owners have mutually decide that the land bearing Kh No. 98/1, Mouza Nari Nagpur to sold to Kalindi Ventures Private Limited.



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

Place: **NAGPUR-440018**

Date: **24.09.2023**

Membership No.: **160124**

UDIN: **23160124BGUTCJ3722**