

FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

To,
Techops Infrastructure Pvt Ltd (Garden)
Nagpur

SUBJECT: Report on statement of accounts on project fund deposit, utilization and withdrawal by **Techops Infrastructure Pvt Ltd** for the period from 01/04/2019 to 31/03/2020 with respect to MahaRERAREgn. Number **P50500008242**, Project Name **TechopsGarden**

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 my 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 record of **Techops Infrastructure Pvt Ltd** for the period ended 31/03/2020 and hereby certify that:
 - i. M/s Techops Infrastructure Pvt Ltd have completed 93% of the project titled Techops Infrastructure Pvt Ltd MahaRERAREgn. No. P50500008242 located at Plot no. 6/1, 6/2, 6/3, 6/4 at Nagpur (M Corp.) Nagpur (Urban), Nagpur, 440023

A. Deposits:

Sr.No	Particulars	For this Fiscal year	Total for this project till date
1.	Total amount collected from customers	14,89,69,008	1,07,69,84,079
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	10,42,78,306	75,38,88,856

4.	Total amount deposited in the Designated Bank Account	13,97,23,595	1,02,58,07,558
5.	% of Amount deposited in Designated Bank Account [(4)]	93.79%	95.25%
6.	Shortfall / (Excess) deposit (3-4)	(3,54,45,289)	(27,19,18,703)

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 / No)

Yes

If No, please mention the amount not deposited

Nil

B. Withdrawals

Sr. No	Particulars	For this fiscal year	Total for this project till date
1.	Total amount withdrawn	11,50,27,672	84,84,03,660

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant form 1, form 2 and form 3 issued during the reporting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/NO)

Yes

If No, Please provide the below details: -

S.No	Date of withdrawal	Amount of Excess Withdrawals
1	NIL	

C. Utilisation

We certify that, the M/s Techops Infrastructure Pvt Ltd has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act.



If No, please provide the below details:-

S.No.	Date	Amount not utilized for projects Cost
		NIL

D. Any Qualification/ Observation of CA

The following is the summary of Receipt & Payments of the RERA Designated Bank, State Bank of India A/c No.35726242404 during the F.Y 19-20.

Particulars	Amount	Particulars	Amount
Opening Balance as on 01/04/2019	1,99,53,727	Investments	42,52,382
Customer Advances	15,53,84,120	Other Bank Transfers	3,92,76,971
Received from other Banks	2,99,35,000	Bank Loan Repaid	4,50,28,542
Unsecured Loans	1,56,82,000	Unsecured Loans Repaid	37,41,216
Other Advances	23,03,000	Cash Withdrawals	9,00,000
Cash Deposit	3,00,000	Customer Advances Repaid	69,98,147
Cheque Bounce	99,000	Payment made for Project	11,50,27,672
Other Incomes	2,01,000	Stamp Duty	86,62,379
GST Payable	8,35,474	Closing Balance as on 31/03/2020	8,06,012
Total Receipts	22,46,93,321	Total Payments	22,46,93,321
Note: Total amount deposited in the Designated Bank Account i.e. 13,97,23,595 = 15,53,84,120 + 86,62,379 + 69,98,147			

The figures for advance received and withdrawals made during the F.Y 19-20 have been taken from the above Receipts & Payments.

Agree and Accepted by
Nagpur

FOR KND & ASSOCIATES
Chartered Accountants
F.R.N 112180W



DATED :23/05/2023

SK Agrawal
(SUMIT AGRAWAL)
Partner
M.No. 165871

UDIN :23165871BGVOYM1136