

**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 01/04/2020 to 31/03/2021 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 31/03/2021 and hereby certify that:
  - i. M/s Techops Infrastructure Pvt Ltd have completed 95% of the project titled Techops Infrastructure Pvt Ltd MahaRERAREgn. No. P50500008242 located at plo 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   | 12,54,16,416         | 1,20,24,00,495                   |
| 2.     | % of amount to be deposited as per act  | 70%                  | 70%                              |
| 3.     | Amount to be deposited as per act (1*2) | 8,77,91,491          | 84,16,80,347                     |

|    |                                                        |               |                |
|----|--------------------------------------------------------|---------------|----------------|
| 4. | Total amount deposited in the Designated Bank Account  | 12,43,74,731  | 1,15,01,82,289 |
| 5. | % of Amount deposited in Designated Bank Account [(4)] | 99.17%        | 95.66%         |
| 6. | Shortfall /(Excess) deposit (3-4)                      | (3,65,83,240) | (30,85,01,942) |

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 | 6,81,85,191          | 91,65,88,851                     |

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 form1, form 2 and form 3 issued during the reporting period?(Yes/NO)

Yes

If No, Please provide the below details: -

| Sr.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:-



| Sr.N<br>o. | Date | Amount not utilized for projects<br>Cost |
|------------|------|------------------------------------------|
| 1.         |      | NIL                                      |

#### D. Any Qualification/ Observation of CA

The following is the summary of Receipt & Payments of the RERA Designated Bank during the F.Y 20-21.

| Particulars                                                                                                                    | Amount              | Particulars                     | Amount              |
|--------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------|---------------------|
| Opening Balance                                                                                                                | 8,06,012            | Investments                     | 11,83,350           |
| <b>Customer Advances</b>                                                                                                       | <b>14,00,24,026</b> | Other Bank Transfers            | 1,97,01,750         |
| Received from other Banks                                                                                                      | 2,96,09,000         | Bank Loan Repaid                | 6,35,18,237         |
| Unsecured Loans                                                                                                                | 4,60,20,000         | Unsecured Loans Repaid          | 5,15,05,312         |
| Other Advances                                                                                                                 | 20,00,000           | Cash Withdrawals                | 3,60,000            |
| Investments                                                                                                                    | 12,42,895           | <b>Payment made for Project</b> | <b>6,81,85,191</b>  |
| Bank Charges                                                                                                                   | 2,948               | Customer Advances Returned      | 87,75,049           |
| Site Expenses                                                                                                                  | 1,10,537            | Stamp Duty                      | 68,74,246           |
| GST Payable                                                                                                                    | 5,14,446            | Closing Balance                 | 2,26,728            |
| <b>Total Receipts</b>                                                                                                          | <b>22,03,29,864</b> | <b>Total Payments</b>           | <b>22,03,29,864</b> |
| <b>Note:</b> Total amount deposited in the Designated Bank Account<br>i.e. 12,43,74,731 = 14,00,24,026 - 87,75,049 - 68,74,246 |                     |                                 |                     |

The figures for advance received and withdrawals made during the F.Y 20-21 have been taken from the above Receipts & Payments.

**FOR KND & ASSOCIATES**

**Chartered Accountants**

**F.R.N 112180W**

**Agree and Accepted by**

**Nagpur**



*Sk Agrawal*

**(SUMIT AGRAWAL)**

**Partner**

**M.No. 165871**

**DATED :23/05/2023**

**UDIN :23165871BGVOYN1315**