

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 01/04/2021 to 31/03/2022 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 31/03/2022 and hereby certify that:
 - i. M/s Techops Infrastructure Pvt Ltd have completed 97% 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	11,88,81,063	1,32,12,81,558
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	8,32,16,744	92,48,97,091

4.	Total amount deposited in the Designated Bank Account	10,40,62,060	1,25,42,44,349
5.	% of Amount deposited in Designated Bank Account [(4)]	87.53%	94.93%
6.	Shortfall /(Excess) deposit (3-4)	(2,08,45,316)	(32,93,47,258)

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	Total amount withdrawn	5,32,48,815	96,98,37,666

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant form 1, form 2 and form 3 issued during the reporting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
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 21-22.

Particulars	Amount	Particulars	Amount
Opening Balance	2,26,728	Investments	1,06,18,172
Customer Advances	12,18,53,932	Other Bank Transfers	2,64,44,322
Received from other Banks	1,70,32,237	Bank Loan Repaid	4,88,13,669
Unsecured Loans	2,39,37,254	Unsecured Loans Repaid	1,29,07,522
Customer Advances - Glory	14,62,960	Cash Withdrawals	15,20,000
Investments	65,72,924	Payment made for Project	5,32,48,815
Cash Deposits	5,51,600	Stamp duty	81,44,504
Other Land Advances	20,00,000	Customer Advances Returned	96,47,369
GST Payable	2,32,283	Closing Balance	25,25,547
Total Receipts	17,38,69,918	Total Payments	17,38,69,918

Note: Total amount deposited in the Designated Bank Account
i.e. 10,40,62,060 = 12,18,53,932 - 81,44,504 - 96,47,369

The figures for advance received and withdrawals made during the F.Y21-22 have been taken from the above Receipts & Payments.

FOR KND & ASSOCIATES

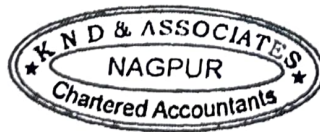
Chartered Accountants

F.R.N 112180W

Agree and Accepted by

Nagpur

DATED :23/05/2023



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

UDIN :23165871BGVOYO9015