R S P H & Associates

Chartered Accountants
Office No 48, 5th Floor, Business Bay, Next to Kotak Bank,
Shri Hari Narayan Kute Marg, Mumbai Naka, Matoshree Nagar,
Nashik, Maharashtra 422002

FORM 5
[See Regulation 4]
Annual Report on Statement of Accounts
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 21.02.2023

To,
Pingale Brothers,
18, Pingale Complex,
Sharanpur Road,
Opp. Kulkarni Garden,
Nashik (M Corp.),
Nashik - 422002.

Subject: Report on Statement of Accounts on "**Empireo Heights**" fund utilization and withdrawal by **M/s. Pingale Brothers** for the period from **01.04.2021 to 31.03.2022** with respect to project Maha RERA Registration Number **P51600007360.**

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 andDevelopment) (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 Promoter, 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 **M/s. Pingale Brothers** for the period ended **31st March 2022** and hereby certify that:

RSPH & ASSOCIATES FR No.3013N Chartered Accountant

A. Deposits:

Sr.no	Particulars	For this Fiscal Year F Y 2021-22	Total for this project till date i.e. 31.03.2022
1.	Total amount collected from allottees	Nil	12,47,34,871.00
a)	Before registration of on-going project	-	6,84,01,762.00
b)	After registration of on-going project	-	5,63,33,109.00
2.	%of amount to be deposited as per act	N.A.	70%
3.	Amount to be deposited as per act(1*2)	Nil	3,94,33,176.30 (Considering amount collected post RERA registration)
4.	Total amount deposited in the Designated Bank Account	Nil	5,08,98,396.00
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	Nil	90.35%
6.	Shortfall / Excess deposit (3-4)	Nil	(1,14,65,219.70)

Amount collected/ deposited at Sr.No 1 & 2, shall not include pass through charges and indirect taxes.

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? : *N.A since there are no collections and withdrawals during the period 01.04.2021 to 31.03.2022 from the designated bank account as appearing on RERA web portal.*

If no, please mention the amount not deposited-N.A

B. Withdrawals:

Sr.no	Particulars	For this Fiscal year F Y 2021-22 IDBI Bank Ltd 0458102000013767	Total for this project till date i.e., up to 31.03.22 IDBI Bank Ltd 0458102000013767
1.	Opening Balance of Designated Bank Account	1,822.04	0.00
2.	Total Deposits	0.00	6,43,68,963.30
3.	Total amount withdrawn	1,822.04	6,43,68,963.30
4.	Closing Balance	0.00	0.00

RSPH & ASSOCIATES FR No 3013N Chartered Accountants

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): *N.A since there are no collections and withdrawals during the period 01.04.2021 to 31.03.2022 from the designated bank account as appearing on RERA web portal.*

If No, please provide the below details: -

Sr. No	Date of withdrawal	Amount of Excess Withdrawals
1.	Not Applicable	Not Applicable

C.Utilization:

~~I/We certify that, the promoter has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act~~ *N.A since there are no collections and withdrawals during the period 01.04.2021 to 31.03.2022 from the designated bank account as appearing on RERA web portal.*

If No, please provide the below details: -

Sr.No	Date	Amount not utilized for project cost
1.	Not Applicable	Not Applicable

D.Any Qualification / Observations of CA

1.	We have conducted our engagement and examination in accordance with standards on Auditing, Guidance Note on Reports and Certificates for special purposes and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
2.	It is the primary responsibility of the management of **M/s. Pingale Brothers** to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.
3.	The project is completed as per Architect certificate in Form No.4 dated 03.03.2020 uploaded on RERA web portal, however the completion certificate is awaited from Nashik Municipal Corporation.
4.	We have also relied on Maharashtra Beal Estate Regulatory Authority (General) (Amendment) Regulations, 2019, which states that where Completion Certificate is not provided as per local rules, submission of duly filled Form 4 signed by Architect shall denote completion of project.

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5.	We have relied on the previous year annual reports for reporting the cumulative figures.

Yours faithfully,
For, R S P H & Associates,
Chartered Accountant,
FRN No: 003013N



CA Paresh P Sabadra
Membership No. 119544
UDIN: 23119544BGUNZR3255
Date: 21.02.2023
Place: Nashik

Agreed & Accepted By:

Signature of Promoter,
Name:
Designation:
Date: 18.02.2023