



FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

To,
Techops Infrastructure Pvt. Ltd. (Grand)
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 MahaRERA Regn. Number **P50500008242**, Project Name **Techops Grand**

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 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. I hereby confirm that I 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 45% of the project titled Techops Infrastructure Pvt Ltd MahaRERA Regn. 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	8,62,88,536	17,08,20,498
2.	% of amount to be deposited as per act	70%	70%

4.	Total amount deposited in the Designated Bank Account	2,87,35,898	9,24,64,305
5.	% of Amount deposited in Designated Bank Account [(4)]	33.30%	54.13%
6.	Shortfall /(Excess) deposit (3-4)	3,16,66,077	2,71,10,044

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)

No

If No, please mention the amount not deposited

Rs.5,75,52,638

B. Withdrawals

Sr. No.	Paticulars	For this fiscal year	Total for this project till date
	Total amount withdrawn	1,98,59,365	14,06,54,529

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant form1, form 2 and form 3 issued during the reporting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: -

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

C. Utilisation

I 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	17,678	Other Bank Transfer	1,03,80,998
Customer Advances	3,07,63,498	Site Expenses	1,98,59,365
Other Bank Transfers	22,00,000	Unsecured Loan Repaid	16,00,000
Unsecured Loan Taken	12,50,000	Stamp Duty	12,87,600
GST Payable	2,51,049	Customer Advance Repaid	7,40,000
Other Receipts	37,389	Closing Balance	6,51,651
Total Receipts	3,45,19,614	Total Payments	3,45,19,614

Note: Total amount deposited in the Designated Bank Account
ie. Rs.2,87,35,898 = Rs.3,07,63,498 - Rs.12,87,600 - Rs.7,40,000

The figures for advance received and withdrawals made during the F.Y 21-22 have been taken from the above figures.

For : Techops Infrastructure Private Ltd.

As Per Our Report of Even Date Attached

Nagpur

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



Date : 07/04/2023


(Sumit Agrawal)
Partner
M.No. 165871

UDIN: 23165871BGVOWW3289