S. N. Divecha & Associates
Chartered Accountants
Mob. : 9422110879, 9881793284 Telefax : 0712-2232866
Office : B-3, Ground Floor, Indra-Uma Apartment, Opp. SBI ATM, Behind Old Wockhardt Hospital, N.A. Road, Nagpur - 33.
E-mail : sameerdivecha@yahoo.com

Annexure F
FORM 5

(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

To,

M/S TECHOPS INFRASTUCTURE Pvt Ltd ,Plot No 11&12,Grand Ayodhya Nagar, Sakkardhara Near Sudhanshu Hall, Nagpur -440024. Maharastra.
(Name & Address of Promoter)

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by [Promoter] for the period from **08.06.2023** To **31.03.2024** with respect to MahaRERA Regn No. **P50500051236**

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/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 (Promoter) for the period ended **31.03.2024** and hereby certify that:

A. Deposits:

		For this Fiscal year	Total for this project till date
1.	Total amount collected from allotees	9,27,03,516/-	9,27,03,516/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be Deposited as per Act (1*2)	6,48,92,461/-	6,48,92,461/-
4.	Total amount deposited in the Designated Bank Account	6,48,92,461/-	6,48,92,461/-
5.	% of Amount deposited in Designated Bank Account	70%	70%

S. N. DIVECHA & ASSOCIATES NAGPUR Chartered Accountants

	[(4)/(1)*100]		
6.	Shortfall/Excess deposit (3-4)		

Amount collected/deposited as 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 units, as specified in the act, deposited in the Designated RERA Bank Account? (Yes/No) **YES**

If No. Please mention the amount not deposited.

B. Withdrawals

		For this fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	0	0
2.	Total Deposits	6,48,92,461/-	6,48,92,461/-
3.	Total Amount withdrawn	6,48,92,461/-	6,48,92,461/-
4.	Closing Balance	0	0

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		

C. Utilisation

I/We certify that, the **M/S TECHOPS INFRASTUCTURE Pvt Ltd** has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, please provide the below details:-

S. No.	Date	Amount not utilised for Project Cost

D. Any Qualifications / Observations of CA

1.	The Company has opened a Escrow account in HDFC A/C No. 57500001417196 on 19.01.2024.Before That the company had a normal current account at SBI with A/C No 40509384638 which was declared as Rera Account and the amount were deposited in that account.

Yours Faithfully,

Agreed and Accepted by:
For, M/S TECHOPS INFRASTUCTURE Pvt Ltd

Mr Jeevan Ghime
(Director)
Date: 24/02/2025

For, S.N. Divecha & Associates
FRN No: 160271W

S. N. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

CA Sameer Divecha (Proprietor)
Membership No. 111099
UDIN: 25111099BMKNXB6466