

CA Ganesh Sunil Mandlecha
Chartered Accountant



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FORM 5
(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

DATE : 30-09-2023

To,
Tirupati Estates,
Office No. A-102, A Wing, First Floor,
ICC Trade Tower, 403A, S. B. Road,
Gokhalenagar, Pune - 411016.

Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by
Tirupati Estates, for the period from 01/04/2022 to 31/03/2023
with respect to - Welworth Bluescapes
MahaRERA Registration Number P52100028477

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read alongwith 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 our 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 records of Tirupati Estates for the period ended 2023 and hereby certify that :-

A. Deposits :

S. No.	Particulars	For this Fiscal Year 2022-2023	Total for this project till date
1	Total amount collected from Allottees	42,59,66,843	75,65,81,281
2	% of amount to be deposited as per the Act	70%	70%
3	Amount to be deposited as per the Act (1*2)	29,81,76,790	52,96,06,897
4	Total amount deposited in the Designated Bank Account	29,81,76,790	52,96,06,897
5	% of Amount deposited in Designated Bank Account (4)/(1)*100	70%	70%
6	Excess / (Short) Deposit (4-3)	-	-

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

If No, Please mention the amount not deposited.



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B. Withdrawals :

S. No.	Particulars	For this Fiscal Year 2022-2023	Total for this project till date
1	Opening Balance of Designated Bank Account	69,513.22	-
2	Total Deposits	29,81,76,789.86	52,96,06,896.97
3	Total Amount Withdrawn	29,81,77,438.90	52,95,38,032.79
4	Closing Balance	68,864.18	68,864.18

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If No, Please provide the below details :-

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
1		

C. Utilisation :

We certify that, Tirupati Estates 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 :-

Sr. No.	Date	Amount not utilised for Project Cost
1		

Any Qualifications / Observations of CA :

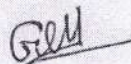
1	Receipts regarding the flat cancellation, if repaid are deducted from current year receipts for the calculation of Form 5.
2	As per the relevant Form 1, Form 2 and Form 3 presented before me, the withdrawals made from the designated bank account are within the withdrawal limits.
3	Receipts regarding duties and taxes such as GST, stamp duty are not considered for the purpose of the calculation. Any receipts credited related to duties and taxes have been deducted from the deposits.
4	Certain Receipts regarding the flat booking were deposited in the account other than the RERA Account. As per management representation it was the unintentional error done by the office staff. It is also duly verified that developer had the sufficient balance on Rera Withdrawal certificate during the deposits of above said amount to account other than the RERA Account. It is also been verified that the above said amount was been considered /accounted for the calculation of amount available for Withdrawal limit.
5	Where ever required I have relied upon the figures / documents certified from the previous or Statutory Auditor / Chartered Accountant.

Agreed and Accepted by :


Signature of Promoter

Name : Mr. Jaideep D. Modak
Date : 30-09-2023




Ganesh Sunil Mandlecha
Chartered Accountant
Membership No.: 620213
UDIN :23620213BHBBOP6013

