



FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Report of Factual Findings in connection with Agreed-upon procedures with respect to project fund utilization and withdrawal in accordance with Maharashtra Real Estate Regulatory Authority (the 'MahaRERA') Registration Number- P52100018779

To,
The Board of Directors,
Pegasus Properties Private Limited
2413, 1st Floor, Kumar Capital,
East Street, Camp,
Pune – 411001.

We have Performed the following Procedures agreed with you vide mandate letter dated 28-08-2020 to verify the accompanying statement of accounts on project fund utilization and Withdrawal by the Company with respect to Megapolis Saffron A3 To A9, project registered With Maharashtra Real Estate Regulatory Authority having (the 'MahaRERA') Registration P52100018779 (the 'statement') for the period from registration with MahaRERA till 31-03-2020 (i.e. 01-04-2019 to 31-03-2020), as required under provision of the Real Estate (Regulation and Development) Act, 2016 (the 'RERA') read along with 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.

Our engagement was undertaken In accordance with the standard on Related service (SRS) 4400, "Engagements to perform agreed-upon procedures regarding Financial Information," issued by the Institute of Chartered Accountants of India.

We have been provided with the following documents:

- The statement of accounts on project funds utilization and withdrawal by the Company for the period 01-04-2019 to 31-03-2020 respect to Megapolis Saffron A3 To A9.
- Certificate of Registration for Megapolis Saffron A3 To A9, project having registration Number P52100018779.
- Bank account statement of separate bank account maintained with HDFC Bank Account Number - 57500000297497 at East Street, Camp, Pune-1
- Statement of amount collected from customers of Megapolis Saffron A3 To A9, project As at 31-03-2020.



e) Statement of Cost incurred Megapolis Saffron A3 To A9, Project As at 31-03-2020.

The procedures summarized below are performed solely to assist you on confirming affairs and prospects of the Company for the project fund utilization and withdrawal with respect to Megapolis Saffron A3 To A9, project, registered with Maharashtra Real Estate Regulatory Authority (the 'MahaRERA') Registration number P52100018779 as required under provisions of the Real Estate (Regulation and Development) Act, 2016 (the 'RERA') read along with the Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017 :

1. We have arithmetically re-Computed the percentage of completion based on the information provided by the management of the Company and traced the underlying information to the accounting and other relevant records of the Company;
2. Traced the total collection received from 01-04-2019 to 31-03-2020 from the customers of the Megapolis Saffron A3 To A9, project by the Company to the accounting and other relevant records of the Company. On test check basis, we have traced the collection received from the customer to the bank statement of the Designated Bank Account;
3. Traced the amount Withdrawn from Megapolis Saffron A3 To A9, project of the Company for The period from 01-04-2019 to 31-03-2020 from the bank statement of the Designated Bank Account to the accounting system;
4. Traced the amount of cost incurred on the Megapolis Saffron A3 To A9, project as at 31-03-2020 to the accounting and other relevant records of the Company;
5. Arithmetically re-computed the amount eligible to be withdrawn from the designated bank account for by multiplying the cost incurred till 31-03-2020 with the percentage of completion till 31-03-2020;

Based on the procedures performed as stated above, and according to the information, explanations provided by the Company, we report that;

- (i) The percentage of completion as mentioned in the Statement is appropriate;
- (ii) The total amount collected during the period from 01-04-2019 to 31-03-2020 and amounts collected till 31-03-2020 for the project as mentioned in the statement is appropriate;
- (iii) The total amount withdrawn from the Designated Bank Account during the period from 01-04-2019 to 31-03-2020 and the total amount withdrawn till 31-03-2020 for the project as mentioned in the Statement is appropriate;
- (iv) The Company has utilized the amounts collected for Megapolis Saffron A3 To A9, project as mentioned in the Statement only for the project;



(v) Withdrawn from the Designated Bank account for the period from 01-04-2019 to 31-03-2020 for Megapolis Saffron A3 To A9, project as mentioned in the Statement is in accordance with the proportion to the percentage of completion of the Megapolis Saffron A3 To A9, project;

The above procedures do not constitute either an audit or a review made in accordance with the generally accepted auditing standards in India.

Had we performed additional procedure or an audit or review of the financial statements / information provided to us in accordance with the generally accepted auditing standards in India. Other matters might have come to our attention that would have been reported to you.

We have no responsibility to update this report for events and circumstances occurring after date of this report.

This report may not be useful for any other purpose. RSVA & Co shall not be liable to the Company or any other concerned, for any claims, liabilities or expenses relating to this assignment. This report relates only to the accounts and items specified above.

For RSVA & Co
Chartered Accountant
FRN: 110504W

Abhijit Mundada



Abhijit Mundada
Partner
M. No.: 134685
Date: 30-10-2020
Place: Pune
UDIN: 20134685AAAAUA7336

Annexure I

Statement of Accounts on Project fund utilization and withdrawal by Pegasus Properties Private Limited. ('the Company') for the period from 01-04-2019 to 31-03-2020 with respect to Megapolis Saffron A3 To A9, project having MahaRERA Registration Number P52100018779.

Sr. No	Particulars	
1	Name of Entity	Pegasus Properties Private Limited
2	MahaRERA Registration Number	P52100018779
3	Percentage of completion(POC %) as on March 31,2020	26%
4	Amount collected from the date of Registration with RERA till 31st March 2020 in the designated Bank account.	42,42,99,617/-
5	Amount collected from 1st April 2019 to 31st March 2020	40,09,32,436/-
6	Amount withdrawn from the date of Registration with RERA till 31st March 2020 from the designated Bank Account.	28,74,76,624/-
7	Amount withdrawn from 1st April 2019 to 31st March 2020.	26,41,79,444/-

For RSVA & Co
Chartered Accountant
FRN: 110504W

Abhijit Mundada



Abhijit Mundada
Partner
M. No.: 134685
Date: 30-10-2020
Place: Pune
UDIN: 20134685AAAAUA7336