



Annexure F
Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

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

SUBJECT: Report on Statement of Accounts on project fund deposit. Utilization and withdrawal by Pegasus Properties Pvt. Ltd. for the period from 01-04-2021 To 31-03-2022 with respect to MahaRERA Number P52100022957 .

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. 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 Pegasus Properties Pvt. Ltd. for the period ended 31-03-2022 and hereby certify that:

A. Deposits:

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Total amount collected from allottees	37,25,01,148	37,66,68,427
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	26,07,50,804	26,36,67,899
4	Total amount deposited in the Designated Bank Account	27,18,36,334	27,43,96,032
5	% Of Amount deposited in Designated Bank Account [(4) / (1) *100]	72.98%	72.85%
6	Shortfall /Excess deposit (3-4)	(1,10,85,530)	(1,07,28,134)



Amount collected/deposited at Sr. No. 1 & 2, does not include any 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? (Yes / No)

Yes, the amount of 70% required to be deposited in RERA account is deposited and there is an excess deposit of Rs. 1,10,85,530/- in the mentioned account.

B. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	3,88,134	-
2	Total Deposits	27,18,36,334	27,43,96,033
3	Total Amount Withdrawn	25,77,56,513	25,99,28,078
4	Closing Balance	1,44,67,955	1,44,67,955

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

If no, please provide the below details: -

SR.NO	Date of withdrawal	Amount of Excess Withdrawals
1		NIL

C. Utilization

We Certify that, the Pegasus Properties 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

SR.NO	Date	Amount Not Utilized for Project Cost
1		NIL



D. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	As per the audit evidence obtained, amount that need to be deposited in the designated RERA Account is Rs. 26,07,50,804/- and the amount deposited in the RERA Account is Rs 27,18,36,334/- Hence, there is excess deposit of Rs. 1,10,85,530/- in the designated RERA Account.

Yours faithfully,

For RSVA & Co
FRN: 110504W

Abhijit Mundada

Abhijit Mundada
Partner

Membership No: 134685
UDIN: 22134685AVEHJZ9319
Date: 26-09-2022
Place: Pune



Agreed and accepted by:

Pegasus Properties Pvt. Ltd.

Shah
Director

Signature of Promoter

Name:

Date: 26-09-2022

Place: Pune