



Annexure F
Form 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,
Pegasus Properties Pvt. Ltd.,
2413, 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 01-04-2022 to 31-03-2023 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 31-03-2023 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	88,60,92,613	1,26,27,61,040
2	% Amount to be deposited as per act	70.00%	70.00%
3	Amount to be deposited as per act (1*2)	62,02,64,829	88,39,32,728
4	Total amount deposited in the Designated Bank Account	62,65,15,605	90,09,11,637
5	% of Amount deposited in Designated Bank Account [(4)/(1) *100]	70.71%	71.34%
6	Shortfall /Excess deposit (3-4)	-62,50,776	-1,69,78,909



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 in deposit by Rs. 62,50,776/- in the mentioned account.

A. Withdraw

SR.NO	PARTICULARS	FOR THIS FISCAL YEAR	TOTAL FOR THIS PROJECT TILL DATE
1	Opening Balance of Designated Bank Account	1,44,67,955	0.00
2	Total Deposits	62,65,15,605	90,09,11,637
3	Total Amount Withdrawn	63,11,98,491	89,11,26,568
4	Closing Balance	97,85,069	97,85,069

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

B. 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



C. Any Qualifications / Observations of CA

SR.NO	Particulars
1.	The required proportion of money collected from allottees of the project units, as specified in the act, has been deposited in the Designated RERA Bank Account. The total amount deposited for this fiscal year and for the project till date is 70.71% and 71.34%, respectively, which is in compliance with the Real Estate Regulatory Act (RERA).

Yours faithfully,

Agreed and accepted by:

**For RSVA & Co
FRN: 110504W**

Abhijit Mundada



**CA Abhijit Mundada
Partner
Membership No: 134685
UDIN: 23134685BGUVDS1147
Date: 26/09/2023
Place: Pune**

[Signature]

**Signature of Promoter
Name:
Date:
Place: Pune**