

FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

Pathare Family

Address: Sr. No 8/3 Sr. No 9/1/1P Sr. No 9/1/19P at ABCD400038, Haveli, Pune, 411014

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **Pathare Family** for the period from **31-07-2018 to 31-03-2018** with respect to Maha RERA Regn. Number **P52100005825**

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 Company, 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 **Pathare Family** for the period ended 31-04-2018 and hereby certify that:
 - i. **Pathare Family** have completed % as specified in the Architect Certificate attached as Annexure A of the project titled **Velstand Phase 2** MahaRERA Regn.No. **P52100005825** located at **Sr. No 8/3 Sr. No 9/1/1P Sr. No 9/1/19P at ABCD400038, Haveli, Pune, 411014.**
 - ii. Amount collected during the year for this project is **Rs.Nil** and amounts collected till date is **Rs.8,32,26,287/-**.
 - iii. Amount withdrawn during the year for this project is **Rs.Nil** and amount withdrawn till date is **Rs.8,32,26,287/-**



4. I/We certify that the _____ has utilized the amounts collected for _____ project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project. **This clause is not applicable to the promoter of the project titled Velstand Phase 2 as there are no collections from the allottees of the real estate project and withdrawals from the separate bank account during the period under consideration.**

Enclosures:

1. Annexure A: Architect Certificate in Form 1 as on 31/03/2018
2. Annexure B: Notes to Form 5

Place: Pune

Date: 28/09/2018

**Shah Khandelwal Jain & Associates
Chartered Accountants**

N. C. Khandelwal

**CA Neelesh Khandelwal
Partner**



Address: Shah Khandelwal Jain and Associates,
Level-3, Riverside Business Bay, Wellesley Road,
Near Pune-RTO, Pune-411001

Membership No.: 100246

Contact No. : 9422009018

Email: neeleshkhandelwal@khandelwaljain.com

31 March 2018

To,
Mr.Pandharinath Tukaram Pathare,
Mr.Bapusaheb Tukaram Pathare,
Mr.Pandharinath Tukaram Pathare HUF,
S.No.8/3+9/1/1 (P), 9/1/19(P) Tukaram Nagar,
Kharadi- 411014.

Subject: Certificate of Percentage of Completion of Construction Work of **02** No. of Building **VELSTAND** (A&B) Phase-2 of the Project [MahaRERA Registration Number- **P52100005825**] situated on the Plot bearing ON S.NO. 8/3 + 9/1/1(P) + 9/1/19 (P) AT KHARADI, Pune Tal-Haveli Dist- Pune .demarcated by its boundaries (latitude and longitude of the end points) [NORTH 18°33'06.13"N 73°56'13.16"E], [EAST 18°33'04.61"N 73°56'13.16"E], [SOUTH 18°33'04.96"N], [73°56'09.98"E] West at village Kharadi, Taluka Haveli District Pune Pin- 411014 , admeasuring **7032.97** sq.mts. Out of 12537.00 sq.mts. Area being developed by **[Mr.Pandharinath Tukaram Pathare,Mr.Bapusaheb Tukaram Pathare, & Mr.Pandharinath Tukaram Pathare HUF]**

Sir,
I/We Ar. Vikas Achalkar have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of the 2 Building (A&B) **VELSTAND** Phase 2 of the Project, situated on the plot bearing **S.NO. 8/3 + 9/1/1(P) + 9/1/19 (P) AT KHARADI, PUNE Tal-Haveli Dist. - Pune Pin- 411014**, admeasuring **7032.97** sq.mts. Out of 12537.00 sq.mts. Area being developed by **[Mr.Pandharinath TukaramPathare,Mr.Bapusaheb TukaramPathare,& Mr.Pandharinath Tukaram Pathare HUF]**

1. Following technical professionals are appointed by Owner / Promoter:-

- (i) Ar. Vikas Achalkar as Architect;
- (ii) M/s .JW consultants as Structural Consultant
- (iii) M/s S.S.Zopate as Electrical Consultant
- (iv) M/s Urjal consultant as Plumbing Consultant
- (v) M/s Santosh Jadhav as Site Supervisor/Engineer.

Based on Site Inspection, with respect to each of the Building / Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/ Wing of the Real Estate Project as registered vide number **P52100005825** under Maha RERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.



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1221, B/1, Wrangler Paranjpe Road. Behind Bhawe X-Ray Clinic, off F. C. Road. Pune 411004, Maharashtra, India.

Project Name - VELSTAND**Table A****Wing A – Phase II**

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement (s) and 1 Plinth	85.71%
3	3 number of Podiums	85%
4	Stilt Floor	88%
5	7 out of 13 number of Slabs of Super Structure	53.84%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat / Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	53.84%
9	The external plumbing and external plaster, Elevation completion of terraces with waterproofing of the Building/ Wing.	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/ CRZ NO, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/ Completion Certificate.	0%

Table A**Wing B – Phase II**

Sr. No.	Tasks/Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement (s) and 1 Plinth	85.71%
3	0 number of Podiums	100%
4	Stilt Floor	100%
5	1 out of 7 number of Slabs of Super Structure	14.29%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat / Premises	13.81%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	5%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	23.21%
9	The external plumbing and external plaster, Elevation completion of terraces with waterproofing of the Building/ Wing.	5.84%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/ CRZ NO, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/ Wing, Compound Wall and all other requirements as may be required to Obtain Occupation/ Completion Certificate.	0%



Project Name - VELSTAND
Table B

Internal & External Development works in Respect of the entire Registered Phase

Sr. No.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1.	Internal Roads & Footpaths	Yes	0%	As per Working Drawing
2.	Water Supply	Yes	0%	As per Sanction
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0%	As per Plumbing
4.	Storm Water Drains	Yes	0%	As per Plumbing
5.	Landscaping & Tree Planting	Yes	0%	As per Landscape
6.	Street Lighting	Yes	0%	As per Electrical
7.	Community Buildings	Yes	0%	-
8.	Treatment and disposal of sewage and sullage water	Yes	0%	As per Plumbing
9.	Solid Waste management & Disposal	Yes	0%	As per Plumbing
10.	Water conservation, Rain Water harvesting	Yes	0%	As per Plumbing
11.	Energy management	Yes	0%	Solar Energy
12.	Fire protection and fire safety requirements	Yes	0%	As per Fire Norms
13.	Electrical meter room, sub-station, receiving station	Yes	0%	-
14.	Others (Option to Add more)	-	-	-

Thanking you,

AR. VIKAS ACHALKAR
Registration no. CA/94/17606



Disclaimer: This information is issued by M/S. Vikas Achalkar Associates, a firm through its proprietor Ar. Vikas Achalkar on request of promoter & Developers as mentioned above. This report is prepared by the company on the reports submitted by the subordinates, documents & information provided by promoters & Developers, and is prepared and issued without prejudice, as a technical information, issued by the Architect on request. The Company or the Architect is no way concerned with the issues or disputes if any arising out of the information provided, except the facts given in the report on the technical knowledge and expertise of the Architect. While every effort to check the documents of Building mentioned in this report, is done, provided with no warranties whether expressed, statutory or implied. The information and the matter in this report are given in reliance of the oral or written report / documents / information received from client or his representative / M/S Vikas Achalkar Associates and its staff shall not be held responsible for errors performed by client or his representative / subordinate and shall not be involved in any dispute arising out of this report. The building name / number or the flat name / number is as per the latest sanction plan which is subject to change on the Client's discretion. These details are based on action plans. Any changes done on site are not incorporated.

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Annexure B

Pathare Associates

Velstand Phase 2

Notes to Form 5:

1. In clause 3 above, the word 'prescribed registers' is used which is nowhere defined in the Act, Rules and Regulations thereto. In such a scenario, we have verified the documents, registers, bank accounts and other evidences on sample check basis as per the standards of auditing which as per our opinion are relevant for reporting under the Act. The procedures selected to obtain audit evidence depends on ones' judgement with respect to the risk of material misstatement in the accounts. We have verified the documents, registers and bank accounts verified relating to the real estate project titled **Velstand Phase 2** only.
2. In clause 3(i) above, percentage of the project completed as per Architect Certificate is reported. As per the Statement of Accounts maintained by the promotor in relation to the real estate project, Proportion of the Cost incurred on Land Cost and Development Cost / Cost of Construction till 31/03/2018 to the Total Estimated Cost of the project comes to **40.77%**. The working of the same is as follows:

Sr. No	Particulars	Estimated Cost (Rs.)	Cost Incurred till 31/03/2018 (Rs.)
A	Land Cost	41,36,73,415	30,19,05,815
B	Development Cost / Cost of Construction	47,75,56,470	6,14,20,028
C	Total Estimated Cost of the Real Estate Project (A+B of Estimated cost column)	89,12,29,885	NA
D	Total Cost Incurred till 31/03/2018 (A+B of Cost incurred till 31/03/2018 column)	NA	36,33,25,843
E	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (D/C *100)		40.77%



3. For the purpose of above, in order to determine the amount collected and withdrawn during the year, we have considered the period commencing from the date of application of the real estate project for registration under RERA till 31st March 2018.
4. The percentage completion of the project as on 31/03/2018 as specified in Point No. 2 above, is computed on the basis of the records and documents produced before us and the information and explanation provided to us by the promoter enterprise. The cost incurred on the real estate project from its inception till the date of the certificate obtained by the promoter from Chartered Accountant at the time of registration under RERA is taken as such from the said certificate for computation of percentage completion of the project
5. For total estimated cost of the real estate project, we have relied on the certificate issued by Chartered Accountant at the time of registration of real estate project under RERA which has also been confirmed by the management.
6. For the purpose of above, in order to determine the amount collected and withdrawn during the year, we have considered the period commencing from the date of application of the real estate project for registration under RERA till 31st March 2018.
7. The management has represented that the date of application for registration of the real estate project titled **Velstand Phase 2** under Real Estate (Regulation & Development) Act, 2016 is **31/07/2018**.
8. Management of the promotor has represented that no amount has been collected from the allottees of the real estate project during the period under consideration.
9. For computing the amounts collected till date, reliance has been placed on the amounts certified as collected in "Annexure A, Sold Inventory" in the certificate issued by the Chartered Accountant at the time of registration of the ongoing real estate project. Please refer to the working below:



Sr. No.	Particulars	Amount (Rs.)
A	Amounts collected as per "Annexure A, Sold Inventory" of certificate dated 28/7/17 issued by Chartered Accountant at the time of registration of real estate project under RERA.	8,32,26,287/-
B	Amounts collected during the year as reported above	0/-
C	Amounts collected till date (A+B)	8,32,26,287/-

10. For computing the amounts withdrawn till date, reliance has been placed on "Sr. No.7, amounts withdrawn till date of this certificate as per the Books of Accounts and Bank Statement" certified by the Chartered Accountant in the certificate issued at the time of registration of the ongoing project. Please refer the working below:

Sr. No	Particulars	Amount (Rs.)
A	Amounts withdrawn as per "Sr. No.7, amounts withdrawn till date of this certificate as per the Books of Accounts and Bank Statement" of certificate dated 28/07/2017 issued by Chartered Accountant at the time of registration of real estate project under RERA.	8,32,26,287/-
B	Amounts withdrawn during the year as reported above	0/-
C	Amounts withdrawn till date (A+B)	8,32,26,287/-

11. The management of the promoter firm has represented that there are no withdrawals made during the period under consideration. Details of Bank account designated with RERA for the abovementioned real estate project:



Sr. No	Name of the Bank	Account No.
A	Axis Bank	918020029282087

12. The promoters of the real estate project titled Velstand Phase 2 as per the documents produced before us are **Pandharinath Tukartam Pathare (HUF), Babusaheb Tukaram Pathare (HUF)** and the same is confirmed by the promoters. At the time of registration, the name of the promoters was given as 'Pathare Family' and the same is reflecting in Form "C", the Registration Certificate of the project under RERA. In view of this we have reported the Form 5 in name of Pathare Family.

Date: 28/09/2018

Place: Pune

Shah Khandelwal Jain & Associates

Chartered Accountants

N. C. Khandelwal

**CA Neelesh Khandelwal
Partner**

