

M A Agarwal & Asso.

Chartered Accountants

160 Connaught Place, Pune 411001

FORM 5 [see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

Tulip Inn Construwell Pvt Ltd

(Promoter)

Address: Plot No 3,4 & 5, Survey No 34 A/6/2, Behind Shakti Sports,

Opp: Vimannagar Corner Bus Stop, Pune-Nagar Road, Pune-411 014.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by the Promoter for the period from (date of registration) 01.04.18 to 31/03/2019 with respect to Project **Bhagyasthan Phase 1** having MahaRERA Regn. Number P52100000316

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 the 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 the Promoter for the period ended 31/03/2019 and hereby certify that:
 - i. The Promoter has completed 23% (as per the engineers certificate) of the project titled **Bhagyasthan Phase 1** having MahaRERA Regn. Number P52100000316 located at **S No. 59/1+2/1, Talegaon Dabhade, Pune 410506**
 - ii. Amount collected during the period from 01.04.2018 to 31-3-2019 for this project is Rs. 10.80 lacs and amounts collected till date is Rs. 80.48 lacs (refer notes)
 - iii. Amount withdrawn during the period from 01.04.2018 to 31-3-2019 for this project is Rs. NIL and amount withdrawn till date is Rs. 65.74 lacs (refer notes)
4. I/We certify that the *the Promoter* has utilized of the amounts collected (70% a/c) (MahaRERA Circular No. 7/2017 dt. 4th July 2017) for the 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 as on 31/03/2019.

For M.A Agarwal & Asso.

Chartered Accountants

ERN: 126456W

M. A. Agarwal

M No. 037403

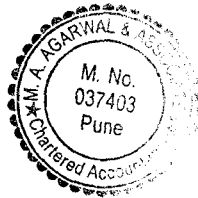
Office 160, Connaught Place

28, Bundgarden Road, Pune 1

Place: Pune

Date: 30.09.2019

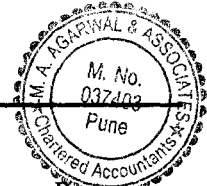
ICAI UDIN: 19037403AAAACE7454



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Notes:

- a. We have conducted our examination in accordance with the Guidance Note on Reports or Certificates for Special Purposes issued by the Institute of Chartered Accountants of India (ICAI).
- b. Effect of Land indexation as per MahaRERA Circular No. 7/2017 dt. 4th July 2017, has been taken wherever necessary.
- c. The amount of collection and withdrawal are exclusive of Indirect Taxes viz. GST, VAT, Service Tax, Stamp Duty, Registration charges and other Pass Through Charges as per MahaRERA Circular No. 7/2017 dt. 4th July 2017 and inclusive of TDS deducted by customers.
- d. The amount withdrawn during the period is excluding amounts withdrawn for investing the sums in bank fixed deposits, as the excess monies lying in the separate bank account can be put in fixed deposits with the bank operating the Designated bank account as per MahaRERA Circular No. 7/2017 dt. 4th July 2017.
- e. The term "proportion to the percentage of completion of the project" has been interpreted as per the calculation method prescribed in the Regulations for Form 3.
- f. As there are multiple withdrawals throughout the year, the position of withdrawal limit as on 31.03.2019 has been verified.