



B. UPADHYAY AND CO(111166W)
DIPAKKUMAR VRAJLAL GUSANI(037405)
409 ABHISHEK COMPLEX
SECTOR 11
GANDHINAGAR,
Gandhinagar, Gandhinagar, 382011
Email: dvgusani@gmail.com, Mobile: 9824512363

Form 5

[Regulation 4 read with section 4(2)(I)(D)]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
PENGUIN BUILDCON LLP
409, SHRIRANG HEIGHTS,, BHAIJIPURA, KUDASAN,
Gandhinagar, Gujarat 382421

I/We DIPAKKUMAR VRAJLAL GUSANI PARTNER of B. UPADHYAY AND CO the auditor, have examined books of accounts and all the relevant records of PENGUIN BUILDCON LLP having PAN no. AAVFP5321L related to VINAYAK SKYDECK project (RERA registration no. PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA04520/291218) having site address as SURVEY NO. 101 PAIKI, FP NO. 121,, TP NO. 19, RAYSAN, GANDHINAGAR Gandhinagar, GUJARAT for year ending on 31/03/2022

We have conducted our engagement and examination in accordance with the Standards on Auditing, Guidance Note on Reports or Certificates for Special Purpose and other applicable authoritative pronouncements issued by the Institute of Chartered Accountants of India. We confirm our compliance to all such applicable pronouncements and with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

It is the primary responsibility of the Management of PENGUIN BUILDCON LLP to prepare, produce and maintain all accounting and other relevant supporting records and documents required for the purpose of this certificate. This responsibility includes the design, implementation and maintenance of necessary and appropriate internal control commensurate with the nature and size of entity.

Period under Certificate: from 01/04/2021 to 31/03/2022

1. Whether separate RERA Bank Account has been opened as envisaged in Gujarat RERA Bank Account Direction, 2018?

YES

1.1. Whether the existing operational bank account was made known at the time of application for registration as RERA Bank Account?

YES

2. Details of RERA Bank Account as registered with Gujarat RERA (mention all the bank accounts if there has been a change in Bank Account registered with RERA)

Sr. No.	1
Bank Name	DCB bank Ltd
Branch Name	C G ROAD AHMEDABAD
Account Name	PENGUIN BUILDCON LLP
Account Number	03621300001007
Type of Account	CURREENT ACCOUNT
IFSC Code	DCBL0000036
Date of Account Opening	07/06/2019
Opening Balance Date	01/04/2021
Opening Balance	5236781.46
Deposit during the period	171453588.34
Withdrawal during the period	176599798.30
Closing Balance 31/03/2022	90571
Sr. No.	2
Bank Name	DCB bank Ltd
Branch Name	CG ROAD AHMEDABAD
Account Name	PENGUIN BUILDCON LLP
Account Number	03623900000152
Type of Account	RERA
IFSC Code	DCBL0000036
Date of Account Opening	26/09/2019
Opening Balance Date	01/04/2021
Opening Balance	0
Deposit during the period	0
Withdrawal during the period	0
Closing Balance 31/03/2022	0

3. In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from Gujarat RERA under the Gujarat RERA Bank Account Direction, 2018?

NOT CHANGED

4. Whether any of the Form 3 issued during the certificate period mandated deposit of 100% of the money collected from the booking of the project units (refer point 5 of Additional Information for Ongoing Project of Form 3)?

NO

5. Whether the required proportion of money collected from the allottees of the project units(as indicated in Form 3) deposited in the RERA Bank Account?

YES

6. Whether the project registration is as New or Ongoing project?

NEW

6.1. In case of New Project Registration, whether there was any booking taken prior to project registration?

NO

7. Whether all amounts withdrawn from RERA Bank Account were within the withdrawal limit as certified under the relevant form 3 issued during the reporting period?

Cumulative withdrawal limit on 31st March as at Sr. No. 6 of Form-3 (Rs.): 267137613

Cumulative withdrawal from separate A/C till 31st March (Rs.): 267137613

YES

8. Whether any fixed deposit was created out of funds deposited in RERA Account?

NO

9. Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered Agreement for Sale?

NO

10. Whether the project is executed by availing any loans/borrowing?

Estimated cost of Project (Rs.): 277572888

YES

10.1. If yes, please provide details as below:

Sr.No.	Name & Type of Lender	Amount of Loan Sanction(Rs)	Sanction Date	Loan outstanding as on end date	Collatera/Mortgage details
1	DCB BANK	Rs.99,000,000.00	27/09/2019	Rs.0.00	AS PER SANCTION LETTER

Total loan as % of Estimated cost of Project mentioned above: 35.67%

10.2. Whether the financial encumbrance is reported to Gujarat RERA?

YES

10.3. If yes to 10.2 above, whether promoter has mortgaged or created a charge on any booked unit?

YES

11. Whether any discrepancy noticed in forms 1, 2 and 3 with reference to their issuance in accordance with the RERA Act, rules and regulations?

NO

12. Please specify any other things which are not covered above.(Maximum 200 words)

I/We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate. Also I/We have attached herewith the copies of Financial Statements and Audit Report of the PENGUIN BUILDCON LLP(Promoter Name) for the financial year ending on 31/03/2022 .

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records of VINAYAK SKYDECK(Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the Promoter based on the verification of books of accounts till 31/03/2022 .

I/We hereby declare that, I/We or any of us/our associate have not issued RERA Form-3 for any of the projects of PENGUIN BUILDCON LLP .

Place : Gandhinagar

Date : 22/10/2022

For,

Name Of CA Firm: B. UPADHYAY AND CO

Firm Reg. No. : 111166W

Name of Signature :DIPAKKUMAR VRAJLAL GUSANI

Designation : Partner

(Signature and Stamps/Seal of the Signatory CA)

Membership Number: 037405

UDI Number: 22037405BAQPGM5938

Full Address: 409 ABHISHEK COMPLEX

SECTOR 11

GANDHINAGAR,

Gandhinagar,Gandhinagar,382011

Attachments:

BALANCE SHEET : BALANCE SHEET.pdf

PROFIT AND LOSS : PROFIT AND LOSS.pdf

CASH FLOW : NA.pdf

Other Attachments:

NOTES : NOTES_1666429308285.pdf

UL : UL_1666429308348.pdf

SANCTION LETTER : DCB LOAN SENCTION LETTER_1666429308381.pdf