

**FORM 5**  
**(Ref. Regulation 4)**

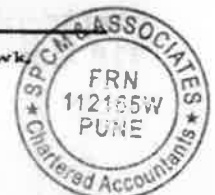
**ANNUAL REPORT ON STATEMENT OF ACCOUNT'S**  
**CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 28<sup>th</sup> September 2022

To,  
**Partners of ,**  
The M/s Ankit Enterprises  
2nd Floor, City Point, Dhole Patil Road,  
Pune - 411001.

**SUBJECT:** Report/Certificate on Statement of Accounts on project fund deposit, utilization and withdrawal by M/s Ankit Enterprises for the period from 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022 with respect to the Real Estate Project 'Centria' having MahaRERA Regn. Number P52100016567

1. This certificate is issued in accordance with the terms of our engagement letter dated 28<sup>th</sup> September 2022.
2. We, SPCM & Associates, Chartered Accountants (Firm Registration No. 112165W), the statutory auditors of Ankit Enterprises (the "Firm") having its corporate office at 2<sup>nd</sup> Floor, City Point, Dhole Patil Road, Pune - 411001, have, for the purpose of issuing this Certificate, examined the audited books of account for the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022 and other relevant information/documents and explanations provided to us by the Company that were considered necessary in connection with the issue of this Certificate. This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 ("Act") 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 ("Rules") and the Maharashtra Real Estate Regulatory Authority (General) Regulation, 2017 ("Regulations").
3. We have been requested by the Management of the Company to provide a Certificate on project fund utilization and withdrawal by Ankit Enterprises for the period from 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022 with respect to the



Real Estate Project 'Centria' having MahaRERA Regn. Number P52100016567.

#### **Management's Responsibility**

4. The preparation and maintenance of information and records as required by the Act and Rules and Regulations therein, is the responsibility of the Management of the Company. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of such information and applying an appropriate basis for preparation; and making estimates that are reasonable in the circumstances.

#### **Auditors' Responsibility**

5. We have examined the audited books of account for the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022 and other relevant records and documents maintained by the Company in the normal course of its business for the purpose of providing reasonable assurance on the particulars mentioned in para 8 of the certificate.

6. 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) and Standards on Auditing specified under Section 143(10) of the Companies Act 2013, which include the concepts of test checks and materiality. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by ICAI.

7. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Service Engagements.

#### **Opinion**

8. On the basis of our verification referred to in paragraph 5 above and our examination of relevant records and information considered necessary for the purposes of issuing this Certificate and on the basis of the information and explanations given to us by the Company, we hereby confirm that we have examined the prescribed registers if any, books and documents, and the relevant records of Ankit Enterprises 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022 and are of the opinion that:



## 8A. Deposit

|   | Particulars                                                      | For this Fiscal Year | Total for this project till date |
|---|------------------------------------------------------------------|----------------------|----------------------------------|
| 1 | Total amount collected from allottees                            | 17,27,71,205         | 95,54,07,588                     |
| 2 | % of amount to be deposited as per act                           | 70%                  | 70%                              |
| 3 | Amount to be deposited as per Act (1*2)                          | 12,09,39,844         | 66,87,85,311                     |
| 4 | Total amount deposited in the Designated Bank Account            | 12,08,93,594         | 67,02,28,538                     |
| 5 | % of Amount deposited in Designated Bank Account $[(4)/(1)*100]$ | 69.97%               | 70.15%                           |
| 6 | Shortfall/Excess deposit (3-4)                                   | 46,250               | -14,43,226                       |

a. Total amount deposited during year in the Designated Bank Account of Rs 12,08,93,594/- and till the current year amounting Rs 67,02,28,538/- is net of Rs 41,15,587/- which is received in Designated RERA account of Maha RERA No. P52100016567, but same pertains to Maha RERA No. P52100027893.

b. Amount collected/deposited at Sr. No. 1,2 & 4, are net of pass-through charges and indirect taxes.

c. Shortfall of Rs 46,250/- against the amount to be deposited in RERA designated account of the project is not material considering the overall collection of the project and same is also nullified when the collection is considered on cumulative basis where in there is excess deposit of Rs 14,43,226/-. Also, the withdrawal limit as per Form 3, issued for Quarter ended March 2022, is more than the Shortfall and hence Revenue neutral



## 8B. Withdrawal

| S.no | Particulars                                | For this fiscal year | Total for this project till date |
|------|--------------------------------------------|----------------------|----------------------------------|
| 1    | Opening balance of designated bank account | 5,04,21,302          | 0                                |
| 2    | Total Deposit*                             | 25,66,39,989         | 86,10,87,176                     |
| 3    | Total Amount Withdrawn**                   | 30,47,00,000         | 85,87,25,885                     |
| 4    | Closing Balance                            | 23,61,291            | 23,61,291                        |

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.

\* Total amount deposited during the year and till the current year as reported in Table 8B, amounting to Rs 25,66,39,989/- and Rs 86,10,87,176/- respectively, also includes Fixed deposits redeemed if any by the promotor.

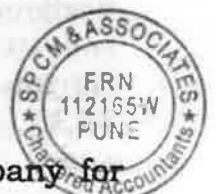
\*\*Total amount withdrawn during and till the current year as reported in Table 8B, amounting to Rs 30,47,00,000/- and Rs 85,87,25,885/- respectively, also includes Fixed deposits made if any by the promotor.

## 8C. Utilization

On the basis of Management Representation letter dated 28-09-2022 submitted by the promoter namely M/s Ankit Enterprises, we certify that the promoter has preferably utilized the amounts withdrawn from the designated bank accounts towards the project cost and in compliance of the provision of the Act. Accordingly, the promoter has excess withdrawable limit of Rs 2,09,16,842/- as on 31.03.2022 as per form 3 issued for quarter ending March 2022.

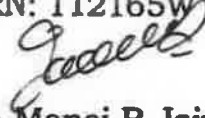
## Restriction on Use

9. This certificate has been issued at the request of the Company for submission to Maharashtra Real Estate Regulatory Authority, Mumbai and is not to be used for any other purpose or to be distributed to any other



parties. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior consent in writing.

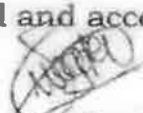
Yours Faithfully,  
For S P C M & ASSOCIATES,  
Chartered Accountants  
FRN: 112165W



CA Manoj R Jain  
Partner  
M. No: 108970  
UDIN: 22108970AVXPHC6053  
Place: Pune  
Date: 28-09-2022



Agreed and accepted by:



Signature of Promoter:

Name: Vinayak Jogdeo

Date: 28-09-2022

