FORM 5
(Ref. Regulation 4)

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

Date: 27th September 2023

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 1ST April 2022 to 10.05.2022 (OC Date) 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 10th September 2023.

2. We, SPCM & Associates, Chartered Accountants (Firm Registration No. 112165W), the statutory auditors of Ankit Enterprises (the "Firm") having its corporate office at 2nd 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 1st April 2022 to 10 May 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 1st April 2022 to 10 May 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 1st April 2022 to 10.05.2022 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 1st April 2022 to 10.05.2022 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	71,85,280	96,25,92,868
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per Act (1*2)	50,29,696	67,38,15,008
4	Total amount deposited in the Designated Bank Account	50,29,696	67,52,58,234
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70.00%	70.15%
6	Shortfall/Excess deposit (3-4)	0	-14,43,226

a. Total amount deposited during year till 10.05.2022 (OC Date) in the Designated Bank Account of Rs 50,29,696/- and till current year upto 10.05.2022 amounting Rs 67,52,58,234/- 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. On cumulative basis there is excess deposit of Rs 14,43,226/- till the current Year.

8B. Withdrawal

S.no	Particulars	For this fiscal year	Total for this project till date
1	Opening balance of designated bank account	2361291	0
2	Total Deposit*	5633259.8	86,67,20,436
3	Total Amount Withdrawn**	7400000	86,61,25,885
4	Closing Balance	5,94,551	5,94,551

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 till 10.05.2022 and till the current year as reported in Table 8B, amounting to Rs 5633259/- and Rs 86,67,20,436/- respectively, also includes Fixed deposits redeemed if any by the promotor.

**Total amount withdrawn during the period and till the current year as reported in Table 8B, amounting to Rs 7400000/- and Rs 86,61,25,885/- respectively, also includes Fixed deposits made if any by the promotor.

8C. Utilization

On the basis of Management Representation letter dated 10-09-2023 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 net withdrawable limit of Rs 2,92,36,903/- as on 10.05.2022 as per form 3 .

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

SPCM & ASSOCIATES ★ F. R. No. 112165W PUNE ★ Chartered Accountants

MRJain

CA Manoj R Jain
Partner
M. No:108970
UDIN: 23108970BGVXYM6867
Place: Pune
Date: 27.09.2023

Agreed and accepted by:

Signature of Promoter:
Name: Vinayak Jogdeo
Date: 27.09.2023