



■ Membership No - 190569
■ FRN No - 151443W

CA SAKSHI R. BATHEJA & CO

SAKSHI R. BATHEJA

ACA, M.Com
Chartered Accountant

Annexure F
FORM 5
(See Regulation 4)

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

Date: 28/11/2023

To,
APAK Bussiness Innovation Pvt Ltd through Director Mr. Avdhut Kanade

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by APAK Bussiness Innovation Pvt Ltd through Director Mr. Avdhut Kanade for the period from 01.04.2022 to 31.03.2023 with respect to Project: Ajinkya Towers, MahaRERA Regn. Number PS2100049167.

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 have obtained all necessary information and explanation from the APAK Bussiness Innovation Pvt Ltd through Director Mr. Avdhut Kanade, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of APAK Bussiness Innovation Pvt Ltd through Director Mr. Avdhut Kanade for the year ended 31.03.2023 and hereby certify that:

A. Deposits:

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1	Total amount collected from allottees	₹ 3,34,06,000.00	₹ 3,34,06,000.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	₹ 2,33,84,200.00	₹ 2,33,84,200.00
4	Total amount deposited in the Designated Bank Account	₹ 3,34,06,000.00	₹ 3,34,06,000.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)* 100]	100%	100%
6	Shortfall/(Excess) deposit (3-4)	-₹ 1,00,21,800.00	-₹ 1,00,21,800.00

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the RERA Bank Account? **YES**

If No. Please mention the amount not deposited.



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B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Account	₹ 79,68,797.00	₹ 0.00
2	Total Deposits	₹ 15,13,13,364.00	₹ 17,09,65,364.00
3	Total amount withdrawn	₹ 14,73,72,295.20	₹ 15,90,55,498.20
4	Closing Balance	₹ 1,19,09,865.80	₹ 1,19,09,865.80

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 I, Form 2 and Form 3 issued during the reporting period? **Yes**

If No, Please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
1		

B. Utilisation

I certify that, the APAK Bussiness Innovation Pvt Ltd through Director Mr. Avdhut Kanade has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

If No, Please provide the below details:-

Sr. No.	Date	Amount not utilized for Project Cost
1		

C. Any Qualifications / Observations of CA

1	The certificate has been prepared and issued based on the records and documents provided to me.
2	The provided records have been checked and verified in accordance with the information and explanation received from the client and the management.
3	The bank account maintained and utilised for the project includes transactions in relation to deposits and withdrawals other than customer deposits and project expenses. It is the management's responsibility to maintain proper records and provide explanations in this regard.

Yours Faithfully,

For M/S SAKSHI R. BATHEJA & CO.
CHARTERED ACCOUNTANTS
(FRN : 151443W)

Sakshi

CA SAKSHI RAJ BATHEJA
Proprietor
(MRN : 190569)



Agreed and Accepted by:
For APAK Bussiness Innovation Pvt. Ltd.

Avdhut Kanade
Director / Authorised Signatory

UDIN: 23190569BGUSPV5384

Place: PUNE

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