PRATIK N PANDYA & CO.
Chartered Accountants
Add : Shop No.10, Matru Bhakti CHS, Mohone Road, Shahad West, Kalyan - 421103

FORM 5
[See Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To
AAKAR INFRATECH
Shop No 36,Hari Om Heritage,Plot No 8, Sector 21,Kharghar - 410210

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by 'AAKAR INFRATECH' for the period from 1st April, 2024 to 31st March, 2025 With respect to Project 'AAKAR CELESTIAL' MahaRERA Regn. Number : P51700077393.

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 We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in 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 M/s. AAKAR INFRATECH for the period ended 31st March, 2025 and hereby certify that:

A **Deposits :**

		For this Fiscal year 2024-2025	Total for this project till date
1	Total amount collected from allottees	4,63,80,247.00	4,63,80,247.00
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1 *2)	3,24,66,172.90	3,24,66,172.90
4	Total amount deposited in the Desinated Bank Account	3,24,66,172.90	3,24,66,172.90
5	% of Amount deposited in Designated Bank Account [(4)/(1))*100]	100%	100%
6	Shortfall/Excess denosit (3-4)	-	-

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 Designated RERA Bank Account? (Yes)

If no please Mention the amount not deposited (N.A.)

PRATIK N PANDYA & CO. Firm Regn No. 145509W Chartered Accountant

B **Withdrawals :**

		For this Fiscal year 2024-2025	Total for this project till date
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	3,81,94,050.10	3,81,94,050.10
3	Total amount withdrawn	3,41,86,105.00	3,41,86,105.00
4	Closing Balance	40,07,945.10	40,07,945.10

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1.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. (Yes)

If No. Please provide the below details:-

Sr No.	Date Of Withdrawal	Amount of Excess Withdrawals
1		

C **Utilisation :**

We certify that, the M/s. AAKAR INFRATECH 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 Utilised for Project Cost
1		

D **Any Qualifications/ Observations of CA :**

1 This Certificate is being issued as per 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 and is based on the records and documents produced before us and explanation provided to us by the management of the Company.

2 During the year, promoter has deposited amount collected in designated bank account. While incurring construction cost promoter has transferred fund from designated bank account to non designated bank account and then construction cost incurred from non designated bank account. All collections were utilised to incur construction cost only. There are no excess withdrawals by the Promoter.

For PRATIK N PANDYA & CO.
Chartered Accountants

PRATIK N PANDYA & CO. Firm Regn.No. 145509W Chartered Accountant

Proprietor
CA Pratik N. Pandya
Membership No. 163766
UDIN : 25163766BMMJDH9560

Place : Dombivli
Date :30/09/2025

For M/S AAKAR INFRATECH
Agreed and Accepted by

Partner
Signature of Promoter
Name: Dharmendra Patel
Date : 30/09/2025