Vilas Gadewar & Co
Chartered Accountants
14A, CA Towers, Deonagar, Nagpur 440015

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FORM-5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To,

Name: M/s Inches Realities ,Mr Amit Marawar, Partner

Address: LGF No 23, Ganesh Appartment, Ring Road, Kotwal Nagar, Nagpur, Maharashtra 440022

Subject : Report on Statement of Accounts on project fund utilisation, deposit, and withdrawal by M/s Inches Realities (PAN: AAFFI9167F) for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P50500045876 Project Name: Sommet Address:Plot No 1 at Nagpur (M Corp.), Nagpur (Urban), Nagpur, 440037

1	This certificate is issued in accordance with the provisions of the Real Estate (Regulation & Development) Act, 2016 read along with the Maharashtra Real Estate (Regulation & 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 register, books and documents, and the relevant records M/s Inches Realities for the period ended 01/04/2022 to 31/03/2023 and hereby certify that:

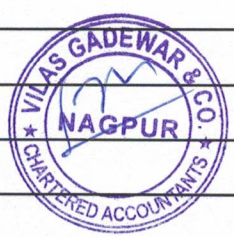
Deposit: Bank Details- ICICI Bank Ltd RERA A/c No: 178705002305

Sr.No		Particulars	Amount in Rs. For this Fiscal Year 2022-23	Amount in Rs. Total for this project till date 31/03/2023
A		**Deposits :**		
	1	Total amount collected from Allottees	11,10,85,280.00	11,10,85,280.00
	2	% of amount to be deposited as per the Act	70%	70%
	3	Amount to be deposited as per the Act (1*2)	7,77,59,696.00	7,77,59,696.00
	4	Total amount deposited in the designated bank Account	7,86,05,873.00	7,86,05,873.00
	5	% of amount deposited in the designated bank Acc. (4/1*100)	71%	71%
	6	Shortfall / Excess Deposit (3-4)	NIL	NIL

Amount collected / deposited at Sr. No. 1 & 2, does not include pass through charges and indirect taxes.
Has the required proportion of money collected from the allottees of the project units, as specified in the act, deposited in the designated RERA bank account ? **Yes. (see Note / Observation)**
If no please mention the amount not deposited

Withdrawal: Bank Details- ICICI Bank Ltd RERA A/c No: 178705002305

Sr.No		Particulars	Amount Rs. For this Fiscal Year 2022-23	Amount Rs. Total for this project till date 31/03/2023
B		**Withdrawals :**		
	1	Opening Balance of designated bank account	0.00	0.00
	2	Total Deposits	7,86,40,873.00	7,86,40,873.00
	3	Total Amount withdrawn	7,86,05,873.00	7,86,05,873.00
	4	Closing Balance	35,000.00	35,000.00



As specified in the act, all the amounts withdrawn during the year from RERA bank account were within the withdrawal limit as specified under the relevant form 1, form 2 and form 3 issued during the reporting period ? Yes. (see Note /
If No, Please provide the below details -

Sr. No.	Date of withdrawal	Amount of excess withdrawals

C Utilisation :

We certify that the M/s Inches Realities has utilized the amount 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 the project cost

D Any qualification / observations by CA :

Sr. No.	Qualification / Observation
1	Maha RERA Registration Certificate No P50500045876 obtained on dated 15/06/2022 w.e.f 15/06/2022
2	Bank Details- ICICI Bank Ltd RERA A/c No: 178705002305 Recognised under RERA Act From 15/06/2022 to continue till date.
3	Total Amount Deposited Rs 78640873/-
4	Total Amount Withdrawal Rs 78605873/-
5	Certificate should be read with Explanatory Notes attached to Certificates

Yours faithfully,
For Vilas Gadewar & Co
Chartered Accountants
FRN: 111460W

CA Vilas Gadewar
Partner
Membership No.34045
UDIN: 24034045BKFESE9202

Agreed & Accepted by
For M/s Inches Realities
LGF No 23, Ganesh Appartment, Ring Road, Kotwal Nagar, Nagpur, Maharashtra 440022

Mr Amit Marawar, Partner

Date: 05/01/2024
Place: Nagpur

VILAS GADEWAR & CO. NAGPUR CHARTERED ACCOUNTANTS

Explanatory Notes to Certificate on project fund utilisation, deposit, and withdrawal by M/s Inches Realities (PAN: AAFFI9167F) for the period from 01/04/2022 to 31/03/2023 with respect to MahaRERA Regn. Number P50500045876 Project Name: Sommet

1 Our Certificate dated 05/01/2024 should be read with the explanatory notes attached thereto.

Management's Responsibility

2 The Computation of amount as mentioned in relation to project and utilisation and withdrawal is the reponsibility of the Managemnt of M/s Inches Realities having its registered Office at LGF No 23, Ganesh Appartment, Ring Road, Kotwal Nagar, Nagpur, Maharashtra 440022 ,including the preperation and maintainence fo internal control relevant to compliance of Terms and Conditions of the Regulations

3 The Management is solely responsible to comply with all relevant provisions of Real Estate (Regulation & Development) Act, 2016 and all terms and conditions referred in the circulars and regulations therein.

Management's Responsibility

4 Pursuant to the requirements of the regulations, it is our responsibility to provide a reasonable assurance in relation to amount collected and withdrawn from specified bank account during the year and till date.

5 For issuing this certificate we have conducted our examination in accordance with the Guidance Note on Audit Reports and certificates for Special Purposes, issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.

6 We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC), Quality Control for firms that Perform Audit and reviews of Historical Financial Information and Other Assurance & Related Services Engagements

Yours faithfully,
For Vilas Gadewar & Co
Chartered Accountants
FRN: 111460W



CA Vilas Gadewar
Partner
Membership No.34045
UDIN: 24034045BKFESE9202