

D. R. PHIRAKE AND CO.
CHARTERED ACCOUNTANTS

PROPRIETOR: CA. Digambar Ramkrishna Phirake, Bsc., F.C.A. (M.No...032892)
Office:- 21, Housing Society, Shahu Nagar, JALGAON-425001
Mob: 9371236844;

FRN... 115317W
E-mail:-drphirake@hotmail.com

FORM 5

[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To **Toke And Dhake Associates [Project: Varad Heights]**

SUBJECT: Report on Statement of Accounts on Project Fund Deposit, Utilisation and Withdrawal by **Toke And Dhake Associates [Project: Varad Heights]** for the period from **01/04/2021** to **31/03/2022** with respect to MahaRERA Number **P49900031133**.

- 1 This Certificate is issued in accordance with the provisions of 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 & explanation from the Promoter, during the course of our Audit, which in my opinion are necessary for the purpose of this certificate.
- 3 I hereby confirm that I have examined the prescribed Registers, Books & Documents, and the relevant records of **Toke And Dhake Associates [Project: Varad Heights]** for the period ended **31/03/2022** 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	-	-
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	-	-
4	Total amount deposited in the Designated Bank Account	-	-
5	% of Amount deposited in the Designated Bank Account [(4) / (1) * 100]	-	-
6	Shortfall / (Excess) Deposit (3-4)	-	-

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

Has the required proportion of the money collected from allottees, if any, of the project units, as specified in the Act, deposited in the Designated RERA Bank Account?

Yes	✓
No	

If No, then please mention the amount not deposited:

Not Applicable



B. WITHDRAWALS:

Sr No	Particulars	For this Fiscal Year	Total for this Project till date
1	Opening balance of Designated Bank Account	3,01,110.00	-
2	Total Deposits	78,00,001.00	85,50,001.00
3	Total Amount Withdrawn	(80,00,457.00)	(84,49,347.00)
4	Closing Balance (1 + 2 - 3)	1,00,654.00	1,00,654.00

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting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	✓
No	

Note: 1) The auditee has neither provided us Form 1, Form 2 and Form 3 obtained for all quarters of year under audit for verification during this audit nor were these forms available for download at MahaRERA's Website.

Note: 2) During the year under audit, the promotor had maintained Current A/c No.50200048976820 held with HDFC Bank Ltd as its designated account for RERA purposes. Thus, we have reported the aforementioned information for that account. However, please note that the promotor has subsequently changed its designated account for this project and the same as reported on the MahaRERA's Website is held with Jalgaon Janta Sahakari Bank Ltd..

If no, please provide the below details-

Sr.	Date of withdrawal	Amount of Excess Withdrawals
	Not Applicable	Not Applicable

C. UTILISATION:

I certify that, the **Toke And Dhake Associates [Project: Varad Heights]** has utilised the amounts withdrawn from the Designated Bank Account towards Project Cost only, as specified in the Act.

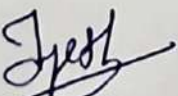
If no, please provide the below details-

Sr.	Date	Amount not utilised for Project Cost
	Not Applicable	Not Applicable

D. ANY QUALIFICATIONS / OBSERVATIONS OF CA:

1	----- NIL -----
2	
3	
4	

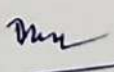
For Toke And Dhake Associates [Project: Varad Heights]
PROMOTOR


PARTNER

Place: Jalgaon
Date: 05/04/2023



For D. R. PHIRAKE & CO.
CHARTERED ACCOUNTANTS


CA DIGAMBAR R. PHIRAKE
PROPRIETOR
M.NO.032892
FRN: 115317W
UDIN: 23032892BGVRJZ6888

Toke & Dhake Associates

SNo.481/2, PNo.11/A, Shri Vallabh Nagar, Behind Church, Jalgaon - 425001

Profit & Loss A/c

1-Apr-21 to 31-Mar-22

Particulars	1-Apr-21 to 31-Mar-22	Particulars	1-Apr-21 to 31-Mar-22
Opening Stock	68,21,250.00	Closing Stock	1,35,91,125.00
PNo.50 GNo.152/4/1/2 Pimprala 512.50SqM	63,96,250.00	PNo.50 GNo.152/4/1/2 Pimprala 512.50SqM	63,96,250.00
TDR	4,25,000.00	TDR	4,25,000.00
WP-PNo.50 GNo.152/4/1/2 Pimprala 512.50SqM		WP-PNo.50 GNo.152/4/1/2 Pimprala 512.50SqM	67,69,875.00
Direct Expenses	67,69,875.00		
Construction Expenses	67,35,285.00		
Preoperative Expenses W/o	34,590.00		
Indirect Expenses			
Nett Profit			
Total	1,35,91,125.00	Total	1,35,91,125.00

1-Apr

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[Signature]
PARTNER



For D.R. PHIRAKE & CO.
CHARTERED ACCOUNTANTS

[Signature]
CA. D.R. PHIRAKE
PROPRIETOR
M.No.032892
FRN.0115317W

UDIN:23032892 B G V R J Z 6 8 8 8

05 APR 2023

Toke & Dhake Associates

SNo.481/2, PNo.11/A, Shri Vallabh Nagar, Behind Church, Jalgaon - 425001

Balance Sheet

1-Apr-21 to 31-Mar-22

Liabilities		as at 31-Mar-22	Assets	as at 31-Mar-22
Capital Account		1,38,36,529.00	Current Assets	1,38,36,529.00
Leena Umesh Dhake Current Capital-16.67%	21,75,000.00		Closing Stock	1,35,91,125.00
Mr. Jayesh Sudhakar Toke Current Capital-16.66%	16,79,063.00		Loans & Advances (Asset)	1,15,000.00
Priyanka Jayesh Toke Current Capital-16.67%	23,71,000.00		Cash-in-Hand	29,750.00
Umesh Kautik Dhake Current Capital-16.66%	27,18,235.00		Bank Accounts	1,00,654.00
Vrushali Vinod Patil Current Capital-33.34%	48,93,231.00			
Loans (Liability)				
Current Liabilities				
Suspense A/c				
Profit & Loss A/c				
Opening Balance				
Current Period				
Total		1,38,36,529.00	Total	1,38,36,529.00



D.R. PHIRAKE & CO.
CHARTERED ACCOUNTANTS

Dmr
CA.D.R. PHIRAKE
PROPRIETOR
M.No.032892
FRN.0115317W

[Signature]
PARTNER

UDIN:23032892 B G V R J Z 6 8 8 8

05 APR 2023