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 FRN... 115317W

Mob: 9371236844; 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 **01/04/2022** to **31/03/2023** 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 **31/03/2023** 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	-	-
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

D.R.PHIRAKE & CO. FRN. 0115317W JALGAON CHARTERED ACCOUNTANTS

B. WITHDRAWALS:

Sr No	Particulars	For this Fiscal Year	Total for this Project till date
1	Opening balance of Designated Bank Account	1,00,654.00	-
2	Total Deposits	1,25,75,664.00	2,11,25,665.00
3	Total Amount Withdrawn	(1,16,04,340.00)	(2,00,53,687.00)
4	Closing Balance (1 + 2 - 3)	10,71,978.00	10,71,978.00

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 initially maintained Current A/c No.50200048976820 held with HDFC Bank Ltd as its designated account for RERA purposes. 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 (Current A/c No.04021001357). Thus, we have reported the aforementioned information for both of those accounts put together.

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: 14/08/2023

D.R.PHIRAKE & CO. FRN. 0115317W JALGAON CHARTERED ACCOUNTANTS

For D. R. PHIRAKE & CO.
CHARTERED ACCOUNTANTS

CA DIGAMBAR R. PHIRAKE
PROPRIETOR
M.NO.032892
FRN: 115317W
UDIN: 23032892BGVRKO1702

Toke & Dhake Associates

S.No.4812 Plot No.11A Shri Vallabh Nagar
Behind Church Jalgaon 425001
Maharashtra India

Profit & Loss A/c

1-Apr-22 to 31-Mar-23

Particulars	1-Apr-22 to 31-Mar-23		Particulars	1-Apr-22 to 31-Mar-23	
Opening Stock		1,35,91,125.00	Closing Stock		2,45,35,124.00
Construction Expenses (WIP)	*67,69,875.00*		*Construction Expenses (WIP)*	*1,77,13,874.00*	
PNo.50 G.No.152/4/1/2 Pimprala 512.50 Sq.Mtr	*63,96,250.00*		*PNo.50 G.No.152/4/1/2 Pimprala 512.50 Sq.Mtr*	*63,96,250.00*	
TDR Purchased	*4,25,000.00*		*TDR Purchased*	*4,25,000.00*	
Purchase Accounts		1,00,90,329.00			
Labour Charges	*44,70,877.00*				
Material Purchases	*56,19,452.00*				
Direct Expenses		4,85,811.00			
Artitchet Fee	*50,000.00*				
Electric Bill	*47,920.00*				
RCC Desinging Charges	*30,000.00*				
Site Expenses	*3,54,432.00*				
TDS Expenses	*3,459.00*				
Indirect Expenses		3,67,859.00			
Advertisment Expenses	*6,600.00*				
Bank Charges & Commission	*6,985.00*				
Insurance Charges	*8,930.00*				
Interest on Bank Loan	*1,81,724.00*				
Interest on TDS	*270.00*				
Law & Legal Expenses	*55,000.00*				
Processing Charges	*80,000.00*				
Professional Fee	*28,350.00*				
Nett Profit					
Total		**2,45,35,124.00**	**Total**		**2,45,35,124.00**

D.R.PHIRAKE & CO. FRN. 0115317W JALGAON CHARTERED ACCOUNTANTS

For D.R.PHIRAKE & CO.
CHARTERED ACCOUNTANTS

CA.D.R.PHIRAKE
PROPRIETOR
M.No.03289
FRN.0115317W

14 AUG 2023

PARTNER

UDIN:23032892BGVRKO1702

Toke & Dhake Associates

S.No.4812 Plot No.11A Shri Vallabh Nagar
Behind Church Jalgaon 425001
Maharashtra India

Balance Sheet

1-Apr-22 to 31-Mar-23

Liabilities		as at 31-Mar-23	Assets		as at 31-Mar-23
Capital Account		**1,78,76,585.00**	**Investments**		**1,00,100.00**
Jayesh Sudhakar Toke Current Capital A/c-16.66%	*20,69,119.00*		*Shares Jal.Janta Sah.Bank Ltd*	*1,00,100.00*	
Leena Umesh Dhake Current Capital A/c-16.67%	*31,75,000.00*				
Priyanka Jayesh Toke Current Capital A/c-16.67%	*30,21,000.00*		**Current Assets**		**2,58,41,897.00**
Umesh Kautik Dhake Current Capital A/c-16.66%	*32,18,235.00*		Closing Stock	*2,45,35,124.00*	
Vrushali Vinod Patil Current Capital A/c-33.34%	*63,93,231.00*		Deposits (Asset)	*1,280.00*	
			Cash-in-Hand	*1,01,854.00*	
Loans (Liability)		**80,59,912.00**	Bank Accounts	*11,49,314.00*	
Bank OD A/c	*80,59,912.00*		*Gulshane Raza Construction*	*1,480.00*	
			Power Link Engineers LLP	*50,000.00*	
Current Liabilities		**5,500.00**	*Sunil Kumar Saini*	*2,845.00*	
TDS Payable	*5,500.00*				
Suspense A/c					
Profit & Loss A/c					
Opening Balance					
Current Period					
Total		**2,59,41,997.00**	**Total**		**2,59,41,997.00**

D.R.PHIRAKE & CO. FRN. 0115317W JALGAON CHARTERED ACCOUNTANTS

For D.R.PHIRAKE & CO.
CHARTERED ACCOUNTANTS

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

14 AUG 2023

PARTNER

UDIN:23032892BGVRK01702