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Ajit B.Chhajer
Chartered Accountant

94, Khandesh Mill Shopping Complex, JALGAON - 425001. Tel (0257) 2238566

FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date - 14/03/2024.

To,
M/s Chhoriya Developers and Construction Company
Address - 4, Mahavir Housing Society, Mohadi Road,
Jalgaon - 425 001.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by M/s Chhoriya Developers and Construction Company For the Period From 1st April'2022 to 31st March 2023. With respect to Project Chhoriya Future City Deoli Wardha Plotting Having MahaRERA Regn. No. P50400031119.

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 Promoter, during the course of my 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 and documents, and the relevant records of M/s Chhoriya Developers And Construction Company for the period ended March'2023.

A. Deposits:

		For this Fiscal Year	Total For this Project Till Date
1.	Total Amount Collected from allottees	18,52,773/-	18,52,773/-
2	% Of Amount to deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	12,96,941.10/-	12,96,941.10/-
4	Total amount deposited in the Designated Bank Account	18,52,773/-	18,52,773/-
5	% of Amount Deposited in Designated Bank Account [(4)/(1)*100]	100%	100%
6	Shortfall/ Excess Deposit (3-4)	(5,55,831.90/-)	(5,55,831.90/-)

- Date considered as on March 31, 2023.

Amount collected / deposited 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 unite as specified in the act deposited in the designated RERA Bank Account? - YES





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B. Withdrawals

		For this Fiscal Year	Total for this project till date
1	Opening Balance Of Designated Bank Account	0.00	0.00
2	Total Deposited	18,52,773/-	18,52,773/-
3	Total Amount Withdrawal	58.47	58.47
4	Closing Balance	18,52,714.53/-	18,52,714.53/-

As specified in the act, all the amount withdrawal 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

S.NO.	Date Of withdrawal	Amount of Excess withdrawals
	N.A	N.A

C. Utilization

I certify that, the M/s Chhoriya Properties And Development Company 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

S.NO.	Date	Amount not utilized for project Cost
	N.A	N.A

D. Any Qualification / Observations of CA

1	RERA Account Withdrawal Amount has been Bank Charges.
2	

This is certificate is issued at specific request of the Assessee for the submission with MAHARASHTRAREAL ESTATE REGULATORY AUTHORITY and will not be used for any other purpose except as stated herein.



Yours Faithfully

Mr. Ajit Bhagwandas Chhajed
(Chartered Accountant)
Membership No. 045707.
UDIN NO: 24045707BKGZFD8872

Agreed and Accepted by

M/s Chhoriya Developers And Construction Company
Mr. Anmol Chhoriya
(Partner)