S N K & Co.
CHARTERED ACCOUNTANTS
Email :snk@snkca.com - www.snkca.in

FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,
DHARIWAL AND CHHORIYA DEVELOPERS LLP
S. No. 695/1, Adinath Shopping Centre,
Pune Satara road, Pune – 411 037
Maharashtra, India

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **M/S DHARIWAL AND CHHORIYA DEVELOPERS LLP (Promoter)** for the period from 1st April, 2023 to 31st March, 2024 with respect to Project **Chhoriya Fortune City – Sindhi Meghe Wardha Plotting Phase – 1** having **MahaRERA Regn. Number P50400027889.**

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, Rate of Interest and disclosures on website) Rules 2017.

2. We have obtained all the 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 DHARIWAL AND CHHORIYA DEVELOPERS LLP (Promoter) for the period ended March 31,2024 and hereby certify that

A. Deposits

S. No.	Particulars	For the Fiscal Year	Total for this Project till date *
1	Total amount collected from allottees	90,04,881	2,12,21,129
2	% of amount deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	63,03,417	1,48,54,790
4	Total Amount deposited in the Designated bank Account	90,04,881	2,12,21,129
5	% of Amount deposited in Designated Bank account ((4)/(1)(*100)	100	100
6	Shortfall/ (Excess) Deposit (3-4)	(27,01,464)	(63,66,339)

* Date considered as on March 31,2024

SNK & Co. Chartered Accountants

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 mentioned the amount not deposited? N.A.

B. Withdrawals

S. No.	Particulars	For the Fiscal Year	Total for this Project till date #
1	Opening Balance of Designated Bank account.	0	-
2	Total Deposits	90,04,881	-
3	Total amount withdrawn	90,04,881	-
4	Closing Balance of Designated Bank account.	0	-

As informed to us, the promoter is under compilation of the relevant information therefore we are unable to certify the same.

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 –

S. No.	Date of Withdrawal	Amount of Excess Withdrawal
	Not Applicable	

C. Utilisation

We certify that M/S DHARIWAL AND CHHORIYA DEVELOPERS LLP (Promoter) has utilized the amounts withdrawn from designated bank account towards Project Cost only, as specified in the act. –

If No, Please provide the details below

S. No.	Date	Amount not utilised for the Project
	Not Applicable	

D. Any Qualification/ observation of CA

1.	
2.	
3.	

SNK & Co. Chartered Accountants

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

Certificate No. : 2024-25/P/049

For, SNK & Co.
Chartered Accountants
ICAI Firm Registration Number: 109176W

SNK & Co. Chartered Accountants

CA Vilesh V. Dalya
Partner
Membership No.133752
ICAI UDIN : 24133752BKGERW1608
Place : Pune
Date : 31st May, 2024

Agreed and Accepted by Promoter:

DHARIWAL & CHHORIYA DEVELOPERS LLP PUNE

For and on behalf of DHARIWAL AND CHHORIYA DEVELOPERS LLP
Name:
Date: