



FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 29-11-2023

To,

**Kochra Developers Private Limited,
(formerly known as Sheth Creators And Harileela Projects Pvt Ltd.)**

1st floor, ABM House,
TPS III, Near Shopper Stop,
CTS No. F/750, F. P. 268,
Linking Road, Bandra West, Mumbai- 400050.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Kochra Developers Private Limited, formerly known as Sheth Creators and Harileela Projects Pvt Ltd. (Promoter of the project "Aadhayay") for the period from 26th April 2019 to 31st March 2020 with respect to MahaRERA Registration No. P51800020623.

Designated Bank Account Details

Name of the Account Holder:	Sheth Creators and Harileela Projects Private Limited
Bank Name:	HDFC Bank
IFSC Code:	HDFC000212
Designated Account Number:	57500000228167

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 Company, 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 and documents, and the relevant records of **Kochra Developers Private Limited Formerly Known as Sheth Creators And Harileela Projects Pvt Ltd. (Promoter of the project "Aadhayay")** for the period ended **31st March 2020** and hereby certify that:



- i. **Kochra Developers Private Limited Formerly Known As Sheth Creators And Harileela Projects Pvt Ltd. (Promoter of project "Aadhayay")** have completed % of the project titled "**Aadhayay**" MahaRERA Registration No. **P51800020623** located at **195 PT at Andheri, Andheri, Mumbai Suburban, 400053**.
- ii. Amount collected during the year (**26th April 2019 to 31st March 2020**) for this project is **Rs. 84,23,780/-** and amounts collected till date (**31st March 2020**) is **Rs. 84,23,780/-**.
- iii. Amount withdrawn during the year (**26th April 2019 to 31st March 2020**) for this project is **Rs. 84,23,780/-** and amount withdrawn till date (**31st March 2020**) is **Rs. 84,23,780/-**.
4. I certify that the **Kochra Developers Private Limited formerly known as Sheth Creators And Harileela Projects Pvt Ltd. (Promoter of the project "AADHAYAY")** utilized the amounts collected for "**Aadhayay**" project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

Notes:

- a. The commencement date of the project is considered as per RERA Certificate issued by Maha RERA (i.e., **26th April 2019**).
- b. The amounts have been extracted from the bank statement of HDFC Bank bearing account no. 57500000228167 (**26st April 2019 to 31st March 2020**) "**Designated Bank Account**".
- c. The amount of collections during the period from **26th April 2019 to 31st March 2020** are inclusive of any Indirect Tax, and is net of tax deducted at source, if any.
- d. The amount of withdrawals (pertaining to the collections are inclusive of Indirect Tax and are net of tax deducted at source by customers, if any) are for the **26th April 2019 to 31st March 2020**.
- e. Due to lack of availability of certificates issued by Chartered Accountant, Architect & Engineer and other relevant records as maintained by the company, the percentage completion of the project as on **31st March 2020** could not be ascertained and hence considered to be blank.

Place : Navi Mumbai

Date : 29-11-2023

UDIN : 23618490BGZXY7426

Name of Signatory : M/s. Gaurav S Rajpal & Co

Full Address : 901, Elite Tower , Sector 10,
Kharghar, 410210

Membership No : 618490

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