



A. T. JAIN & Co.
CHARTERED ACCOUNTANTS

FORM 5[see Regulation 4]
ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (WHO IS STATUTORY AUDITOR OF THE
PROMOTER'S COMPANY/FIRM)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To Dharmesh Constructions Private Limited
Tehsil: Andheri, District:Mumbai Suburban, Pin: 400093.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by **Dharmesh Constructions Private Limited** for the period from **01.04.18 to 31.03.19** with respect to MahaRERAREgn. Number **P51800002030**

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/We have obtained all necessary information and explanation from the Company, 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 **Dharmesh Constructions Private Limited** for the period ended 31.03.19 and hereby certify that:
 - i. M/s. **Dharmesh Constructions Private Limited** have completed % as stated in the Annexure 1 and 2 of the project titled **Avenue Wing A** MahaRERAREgn.No.**P51800002030** located at **Plot Bearing / CTS / Survey / Final Plot No.: 3A/1pt,village charkop,CTS no 467 pt at Borivali,Borivali, Mumbai Suburban, 400067;**
 - ii. Amount collected during the year for this project is **Rs.15,52,12,936** and amounts collected till date is **Rs.134,82,97,475**
 - iii. Amount withdrawn during the year for this project is **Rs. 15,52,12,936** and amount withdrawn till date is **Rs. 127,29,08,323**
4. I/We certify that the **Dharmesh Constructions Private Limited** has utilized the amounts collected for **Avenue Wing A** 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.

For A.T.Jain & Co.
Firm Reg No. 103886W
Chartered Accountants

H.B. Sarvaiya
Hiten Sarvaiya
(Partner)

Membership No:- 164094
Contact No. : 022-22035151/5252
Email : hiten@atjain.net



Place : Mumbai
Date : 28.09.2019
UDIN :- 19164094AAAACG3760



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Annexure 2

We have relied on Independent Architect certificate of Pankaj Kumaria dated 31.03.219 for percentage completion of Project.

TO THE MEMBERS OF THE BOARD OF DIRECTORS OF THE PROJECTS OF THE COMPANY
PROJECTS OF THE COMPANY
ANNEXURE 2 ON STATEMENT OF ACCOUNTS

To Chartered Accountants, Pankaj Kumaria
1000, Jaypee, Durgam Chattri, Mumbai 400 019



PROJECTS OF THE COMPANY
CONSTRUCTION PROJECTS OF THE COMPANY
ANNEXURE 2 ON STATEMENT OF ACCOUNTS

1. This certificate is issued to certify that the percentage of the work done (percentage completion) of the project as on 31.03.2019 is 100% (percentage completion) and the same is 100% (percentage completion) of the total project cost of Rs. 100.00 Lakhs (percentage completion) as on 31.03.2019.

2. This work is done in accordance with the plan and specifications of the project and the same is 100% (percentage completion) of the total project cost of Rs. 100.00 Lakhs (percentage completion) as on 31.03.2019.

3. The work done is in accordance with the plan and specifications of the project and the same is 100% (percentage completion) of the total project cost of Rs. 100.00 Lakhs (percentage completion) as on 31.03.2019.

4. The work done is in accordance with the plan and specifications of the project and the same is 100% (percentage completion) of the total project cost of Rs. 100.00 Lakhs (percentage completion) as on 31.03.2019.

5. Amount collected during the year for the project is Rs. 100.00 Lakhs and amount collected is Rs. 100.00 Lakhs (percentage completion) as on 31.03.2019.

6. Amount collected during the year for the project is Rs. 100.00 Lakhs and amount collected is Rs. 100.00 Lakhs (percentage completion) as on 31.03.2019.

7. We certify that the Chartered Accountants Pankaj Kumaria has verified the accounts collected for the project and the same is 100% (percentage completion) of the total project cost of Rs. 100.00 Lakhs (percentage completion) as on 31.03.2019.

For A.T. Jain & Co.
Chartered Accountants
1000, Jaypee, Durgam Chattri, Mumbai 400 019

For A.T. Jain & Co.
Chartered Accountants
1000, Jaypee, Durgam Chattri, Mumbai 400 019



PANKAJ KUMARIA

Architect & Interior Designer

Building No:88, flat no 102,poonam complex Shantipark. Mira road (E) Pin 401107. kumaria.pankaj@gmail.com

FORM 1

ARCHITECT'S CERTIFICATE

Date: 31/03/2019

To,

Dharmesh Constructions Pvt Ltd,
Building NO.10,5th floor.
Solitaire corporate Park,
Guru Hargovindji Road,
Chakala.Andheri (E).
Mumbai-400093

Subject: Certificate of Percentage of Completion of Construction Work of 1 No. of A Wing of the On-going Real Estate Project "**Avenue – Wing A**" application for MahaRERA Registration Number **P51800002030** situated on the Plot bearing CTS No. 3A/1 (pt),467 (pt), at bhabrekar nagar demarcated by its boundaries (latitude and longitude of the end points) 19-12'19.40"N,72-49'19.31"E

to the North 19-12'18.59" N,72-49'19.00"E to the South 19-12'19.40"N,72-49'19.84" E to the East 19-12'18.88"N,72-49'18.12" E to the West of Division - Konkan, Village Borivali, Taluka Borivali District-Mumbai Suburban PIN Code 400067 admeasuring 739.76 sq.mts.(Plinth area of **Wing A**) area being developed by Dharmesh constructions Pvt Ltd.

Sir,

I Pankaj kumaria have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of 1 No. of A Wing of the On-going Real Estate Project "**Avenue – Wing A**" application for MahaRERA Registration Number **P51800002030** situated on the Plot bearing CTS No. 3A/1 pt,467 (pt), at bhabrekar nagar of Division- Konkan, Village Borivali, Taluka Borivali District - Mumbai Suburban PIN 400067 admeasuring 739.76 sqm (plinth area of Building/ Wing) area being developed by Dharmesh constructions Pvt Ltd.

1. Following technical professionals are appointed by Owner / Promoter:—

- (i) Shri Mukesh Bahadur of Consultant combined as L.S. / Architect ;
- (ii) Shri Nikhil Sanghvi of SACPL as Structural Consultant
- (iii) Shri Rupesh Gujarati of Electromech consultants as MEP Consultant
- (iv) Shri Zainuddin tole as Site Supervisor

Based on Site Inspection, with respect to the Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for the Wing of the Real Estate Project application for registration number under MahaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.



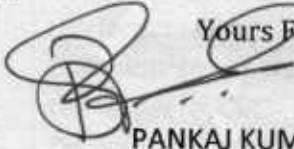
PANKAJ KUMARIA

Architect & Interior Designer

Building No:88, flat no 102,poonam complex Shantipark. Mira road (E) Pin 401107. kumaria.pankaj@gmail.com

4	Storm Water Drains	Yes	0%	Common to all users of the larger layout
5	Landscaping & Tree Planting	Yes	0%	Common to all users of the larger layout
6	Street Lighting	Yes	0%	Common to all users of the larger layout
7	Community Buildings	NO	NA	-
8	Treatment and disposal of sewage and sullage water	YES	0%	Common to all users of the larger layout.
9	Solid Waste management & Disposal	Yes	0%	Common to all users of the larger layout
10	Water conservation, Rain water harvesting.	YES	0%	Common to all users of the larger layout
11	Energy management	YES	0%	Common to all users of the larger layout
12	Fire protection and fire safety requirements	YES	0%	Common to all users of the larger layout
13	Electrical meter room, Sub-station, receiving station.	YES	0%	Common to all users of the larger layout
14	2 Level podium	Yes	100%	Common to all users of the larger layout
15	Stilt	Yes	100%	Common to all users of the larger layout
16	External Podium	Yes	17%	Common to all users of the larger layout
17	Amenities	Yes	0%	Common to all users of the larger layout
18	Aggregate area of recreation open space	Yes	0%	Common to all users of the larger layout
19	Open Parking	Yes	0%	Common to all users of the larger layout

(5) Details: These common areas and facilities, amenities are common part to the larger layout and not restricted to the real estate project applied for registration.


Yours Faithfully
PANKAJ KUMARIA.

Mumbai.

Reg No.CA/99/24683

PANKAJ KUMARIA

Architect & Interior Designer

Building No:88, flat no 102,poonam complex Shantipark. Mira road (E) Pin 401107. kumaria.pankaj@gmail.com

TABLE-A

Acme Avenue- WING A

Sr No.	Task/Activity	Percentage of work done
1	Excavation	100%
2	Plinth	100%
3	2 number of Podiums	100%
4	Stilt Floor	100%
5	31 number of Slabs of Super Structure	100%
6	Internal Walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises.	91%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises.	28%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	38%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	34%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to obtain Occupation/Completion Certificate.	9%

TABLE-B

Internal and External Development Works in respect of the entire Registered Phase.

S.N o.	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percent age of Work done %	Details
1	Internal Roads & Footpaths	Yes	0%	Common to all users of the larger layout
2	Water Supply	Yes	0%	Common to all users of the larger layout
3	Sewarage (chamber,lines,Septic Tank , STP).	Yes	0%	Common to all users of the larger layout