

Mulin Devchand Vora
B.Com.(A/c & Fin) F.C.A.

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Next to Hotel Krishna Chhaya, Khar West, Mumbai 400 052.
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Annexure F
FORM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

Date: 15/04/2025

To,
Nidhaan Properties LLP
301, Nidhaan House,
Tejpal Scheme Road No.2,
Vile Parle (East),
Mumbai- 400057.

SUB :-Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **Nidhaan Properties LLP** for the period from 01-04-2024 to 31-03-2025 with respect to Maha RERA Regn. Number P51800078312, **Name of Project: Nidhaan Corporate Park located at MG Road, Near Waman Haripethe Jewellers, Rajawadi Junction, Ghatkoper E - 400077.**

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) Rule, 2017.
2. I have obtained all necessary information and 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 and documents, and the relevant records of Nidhaan Properties LLP for the period ended 31st March 2025 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	Rs.15,25,000/-	Rs.15,25,000/-
2.	% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act (1*2)	Rs.10,67,500/-	Rs.10,67,500/-
4.	Total amount deposited in the Designated Bank Account	Rs.10,67,500/-	Rs.10,67,500/-
5.	% of Amount deposit in Designated Bank Account [(4)/(1)*100]	70%	70%
6.	Shortfall / Excess deposit (3-4)	(0)	(0)

Amount collected / deposited at Sr. No. 1 & 2, does not include pass through charges and indirect taxes.

Has the required proportion of money collected from allottee's of the project units, as specified in the act, deposited in the Designated RERA Bank Account? (Yes/ No)

If No, please mention the amount not deposited. Not Applicable

B. Withdrawals

Sr. No.	Particulars	For this Fiscal year	Total for this project till date
1.	Opening Balance of Designated Bank Account	-	-
2.	Total Deposits	Rs.10,67,500/-	Rs.10,67,500/-
3.	Total amount withdrawn	Rs.10,67,500/-	Rs.10,67,500/-
4.	Closing balance	-	-

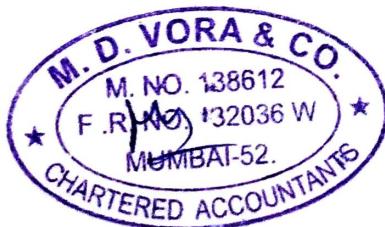
As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period? (Yes / No)

If No. Please provide the below details:-

Sr. No.	Date of withdrawal	Amount of Excess Withdrawals
	N.A.	N.A.

C. Utilization

I certify that, the Nidhaan Properties LLP has utilized the amounts withdrawn from designated bank account towards projects cost only, as specified in the act.



If No, please provide the below details:-

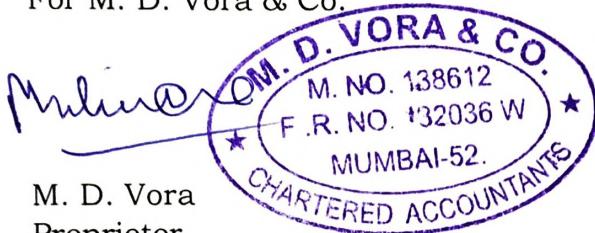
Sr. No.	Date	Amount not utilized for Project Cost
	N.A.	N.A.

D. Any Qualifications / Observations of CA

1.	The above certification is pursuant to a specific request made by the firm, and we have relied on the accounting data, Bank Statement, documents, other relevant information and explanations as provided to us by the management.
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Yours Faithfully,

For M. D. Vora & Co.



M. D. Vora

Proprietor

Place: Mumbai

UDIN: 25138612BMIMFM9328

Full Address: 504, Bhavya Plaza,

Chitrakar Dhurandar Marg,

Khar (W) Mumbai-400052.

Membership No.:138612

Firm No.: 132036W

Contact No.: 022 - 40236333

E mail: camulinvora@gmail.com

Agreed and Accepted by:

For Nidhaan Properties LLP

Deignated Partner

Name: Jagat Shah

Date: 15/04/2025

