Shah Khandelwal Jain & Associates
Chartered Accountants

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Wellesley Road, Near RTO,
Pune - 411 001, (MH), India

FORM 5
(Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

M/s. Unique Associates

Address: Shop No. 1, 2, 3 Sr.No. 111/1, Shree Darshan Appt., Tank Road, Shantinagar, Yerwada, Pune- 411006.Subject: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **M/s. Unique Associates, Project- Unique Youtopia Phase I** for the period from 01/04/2022 to 31/03/2023 with respect to Maha RERA Regn. Number **P52100032483.**

We, Shah Khandelwal Jain & Associates, Chartered Accountants (Firm Registration No.142740W), Auditors under the Real Estate (Regulation and Development) Act, 2016 of "M/s. Unique Associates", have, for the purpose of issuing this certificate, examined the RERA Designated Bank Account No. 2445874901 maintained with Kotak Mahindra Bank for the period 01/04/2022 to 31/03/2023 and other relevant information/documents and explanations provided to us by the management that were considered necessary in connection with issue of this certificate which after the verification have been handed over to promoter.

Management Responsibility for preparation of information on Collection from Allottees, Deposits in bank accounts, Withdrawals, Cost incurred

The preparation of information and statement on Collection from Customers, Deposits in Bank Collection Accounts, Withdrawals from Designated Bank Accounts, project cost incurred and other disclosures as mentioned in Certificate is the responsibility of the Management of the firm, including the preparation and maintenance of all accounting and other relevant supporting registers, records and documents.

This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation and presentation of Annexure II and applying an appropriate basis of preparation, and making estimates that are reasonable in the circumstances.

The management of the firm is also responsible for ensuring that the firm complies with the requirements of the Act read with rules.

Auditors Responsibility
Pursuant to the requirement of third proviso of Section 4(2) (l) (D) of the Act read with the Rules, our responsibility is to provide a reasonable assurance whether,

The amount of collections, withdrawals and utilization in respect of the project reported under in Para 3A, 3B, have been accurately extracted from the audited books of accounts and other relevant records and documents of the firm for the respective periods thereof.

The Promoter Name, Project name, RERA Registration Number and other relevant information for the purpose of this report have been accurately extracted from the RERA Registration Certificate No. **P52100032483.**

The total estimated Cost and the total actual cost incurred by the firm from the date of inception till March 31, 2023 have been accurately extracted from audited books of accounts and other relevant records and documents of the firm for the year ended March 31, 2023.

The total collections for the project, as specified in Annexure 3A of form 5 for the current period from the bank statement of M/s. Unique Associates and the cumulative period have been accurately extracted from audited bank books of M/s. Unique Associates maintained by the said partnership firm and have been verified on test check basis.

The total withdrawals for the project as specified in A for the current period from the bank statement of M/s. Unique Associates for the cumulative period have been accurately extracted from audited bank books of M/s. Unique Associates maintained by the said partnership firm and have been verified on test a check basis.

Utilization of the collections and withdrawal from designated bank account is only for the purpose of the Project and verified on test check basis, and

The withdrawal from the designated bank account is in accordance with the proportion to the percentage of completion of the Project as on March 31, 2023.

We conducted our examination of the information in accordance with the Guidance Note on Reports or Certificates for Special Purpose (Revised 2016) issued by The Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the requirements of Code of Ethics issued by the Institute of Chartered Accountants of India.

Opinion

Based on our examination, information, explanation and representations received from the Firm's Management, and the work performed, we have issued a certificate as given below:

1. This certificate is issued accordance with 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. 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. Unique Associates** for the period ended **31/03/2023** and hereby certify that:

Shah Khandelwal Jain & Associates
Chartered Accountants
Pune-1

A. Deposits:

Sr. No.	Particulars	Total for this period till date	From commencement of Project
1	Opening Balance	21,60,989	Nil
2	Total amount collected from Allottees	68,77,09,168	79,68,71,631
3	% of amount to be deposited as per act	70	70
4	Amount to be deposited as per act ((1+2-8)*3)	47,92,46,915	55,93,22,834
5	Total Amount deposited in the designated bank account	47,92,46,916	55,56,78,140
6	% of Amount deposited in the designated bank account [(4)/(1)*100]	70%	70%
7	Shortfall/Excess Deposit (3-4)	36,62,194	36,44,694
8	Closing Balance	52,31,706	52,31,706

Majority Amounts collected/deposited at Sr. No. 1 & 2 do not include pass through charges and indirect taxes except few collections/deposition which were inclusive of pass through charges.

Amount collected includes receipts w.r.t flats cancelled amounting Rs.46,68,705. The said amount was transferred to RERA 70% and Rera 30% account. Amount collected for cancelled flats has been returned to unit holder via Current A/c 4313

The required proportion of money collected from allottees of the project units, as specified in the act has been deposited in the Designated RERA read with Sr. No. 6.

Shah Khandelwal Jain
Chartered Accountants
ACK
Pune-1

B. Withdrawals:

Sr. No.	Particulars	Total for this period till date	From commencement of Project
1	Opening Balance of Designated Bank Account	2,75,695	Nil
2	Total Deposits	47,92,46,915	55,56,78,140
3	Total amount withdrawn	42,55,73,682	50,01,99,020
4	Closing Balance	5,39,48,928	5,39,48,928

As specified in the act, all the amounts withdrawn during the year from RERA bank account are within the withdrawal limit as certified under the relevant Form1, Form 2 & Form 3 issued during the reporting period.

If No, Please provide the below details - Not Applicable

Sr. No.	Date of Withdrawal	Amount of Excess Withdrawals

C. Utilization:

We certify that, M/s. Unique Associates 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 -No such instances

Sr. No.	Date	Amount not utilized for project cost

D. Any Qualifications/Observations of CA:

1	Observations /Notes given in Notes to Form 5 in Annexure B attached are forming part of the Report and to be read along with this Report

Shah Khandelwal Jain & Associates Chartered Accountants Pune-1

Restrictions on use

This certificate and its notes is addressed to and provided to the said partnership firm solely for the purpose of submission of Maharashtra Real Estate Regulatory in compliance with the third proviso to Section 4(1)(l)(D) of the Act read with the Rules and it should not be used by any other person or for any other purpose. Accordingly we do not accept or assume any liability or any duty of care for any other purpose to whom this certificate is shown or into whose hands it may come without prior consent in writing.

Yours faithfully,

For Shah Khandelwal Jain & Associates
Chartered Accountants
FRN: 142740W

ACKhandelwal

Ashish Khandelwal
Membership Number- 049278
UDIN- 23049278BGVNEU5440
Date: 30|09|2023

Encl; Notes to Form 5

Shah Khandelwal Jain Chartered Accountants

Agreed & Accepted by:

M/s. Unique Associates
Promoter

UNIQUE ASSOCIATES

Annexure B

Unique Associates

Project: Unique Youtopia Phase I

Notes to Form 5:

1. In clause 3 above, the word 'prescribed registers' is used which is not been defined in the Act, Rules and Regulations thereto. On this background, we have verified the documents, registers, bank accounts and other evidences on sample check basis as per the standards of auditing which, as per our opinion, are relevant for reporting under the Act. The procedures selected to obtain audit evidence depends on ones' judgement with respect to the risk of material misstatement in the accounts. We have verified the documents, registers and bank accounts verified relating to the real estate project tilted "Unique Youtopia Phase I" only.

2. The cost of construction and onsite development expenditure identified by the Engineer based on their estimate figures related to cost incurred till 31st March 2023. The same are taken as certified by the Management. The total project cost incurred as stated in above, is solely and exclusively for the purpose of reporting the cost incurred as per Real Estate (Regulation and Development) Act 2016 and Rules thereunder.

3. The percentage completion of the project of cost incurred in relation to total estimated cost of the project as on 31/03/2023 as specified in Point No. 2 above, is computed on the basis of the records and documents produced for our verification and the relevant information and explanation provided to us by the promoter enterprise.

4. The promoter has considered land cost as per Annual Statement of Rate (ASR) as per provisions of Maharashtra Stamp Act for the purpose of arriving at the amount eligible for withdrawal from designated account.

5. For total estimated cost of the real estate project, we have relied on the certificate issued by Chartered Accountant at the time of registration of real estate project under RERA and as confirmed and certified by the Management.

6. Management of the promoter enterprise, has represented that all the amounts collected from the allottees of the Real Estate Project towards the cost of the units, agreement value and Infrastructure charges (if any) are deposited only in the following Bank Accounts and our report is based on verification of these bank Accounts only:

Sr. No.	Name of the Bank	Account No.
A	Kotak Mahindra Bank	2445874895

Shah Khandelwal Jain & Associates Chartered Accountants Pune

7. The Management has represented to us that majority total collections except few collections as mentioned in Clause 3A are exclusive of stamp duty, registration charges and GST collected from allottees of the real estate project under consideration.

8. Tax Deducted at Source ("TDS") by the customer and directly deposited on behalf of the Promoter under statutory obligation with the Central Government are neither considered as collections nor withdrawals by the Promoters. For the purpose reporting in Form No 5, amount collected and amounts withdrawn are based on amounts deposited in 100% Collections and amounts withdrawn from Designated Account i.e. 70%.

9. In clause 3B of the Form 5, the amounts stated as "withdrawn during the year", and the portion of the amounts withdrawn post RERA registration, in "Amounts withdrawn till date" pertains to the withdrawals made by the Promoter, from RERA designated bank account only. Details of bank account designated with RERA for the above mentioned Real Estate Project is:

Sr. No.	Name of the Bank	Account No.
A	Kotak Mahindra Bank	2445874901

10. As per 3C of Form 5 above, it has been stated that the Promoter enterprise, has utilized the amounts collected from Unique Youtopia Phase I only, for the project and withdrawal from the designated bank account(s) of the said project, has been in accordance with the proportion of the percentage of completion of the project therein. Further, in order to verify whether withdrawals are made from time to time from the designated bank account is in proportion of the percentage of completion of the project, we have placed our reliance on the certificate issued by the Chartered Accountant from time to time, certifying the eligible withdrawal from designated bank Account.

For Shah Khandelwal Jain & Associates
Chartered Accountants
Firm Registration No. 142740W

Shah Khandelwal Jain & Associates
Chartered Accountants
* Pune-1 *

A CKhandelwal

Ashish Khandelwal
Partner
Membership No. 049278
Date: 30/09/2023
Place: Pune