

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS OF M/s. Unique Chintamani Development LLP

Date : 08/06/2022

To,

Unique Chintamani Development LLP ,

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 Chintamani Development LLP for the period from 01/04/2021 to 31/03/2022 with respect to Project K Ville Phase III MahaRERA Regn. Number P52100031164.

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. I/We have obtained all the necessary information and explanation from the Promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of M/s. Unique Chintamani Development LLP for the period ended 31/03/2022 and hereby certify that:

A. Deposits :

Sr No.		For this Fiscal Year	Total for this period till date
1	Total amount collected from Allottees	4,08,13,345/-	4,08,13,345/-
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	2,85,69,341/-	2,85,69,341/-

Flat no A 501, Tierra, Near Amba Nagari, Anand Park, Dhanori, Pune -411015
MOBILE:-9689926955



CA SUMIT BANSAL
B COM, CA

4	Total Amount deposited in the designated bank account	2,61,06,468/-	2,61,06,468/-
5	% of Amount deposited in the designated bank account $[(4)/(1)*100]$	63.96%	63.96%
6	Shortfall/Excess Deposit (3-4)	24,62,873/-	24,62,873/-

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 / No)

If no please mention the amount not deposited _____

B. Withdrawals :

Sr No.		For this Fiscal Year	Total for this period till date
1	Opening Balance of Designated Bank Account	0/-	0/-
2	Total Deposits	2,61,06,468/-	2,61,06,468/-
3	Total amount withdrawn	1,93,27,645/-	1,93,27,645/-
4	Closing Balance	67,78,823/-	67,78,823/-

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, Form2 & Form 3 issued during the reporting period ? (Yes / No)

If No, Please provide the below details –

S.No.	Date of Withdrawal	Amount of Excess Withdrawals



C. Utilization :

I/We certify that, Unique Chintamani Development LLP has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

CA SUMIT BANSAL
B COM, CA

If No, Please provide the below details –

S.No.	Date	Amount not utilized for project cost

D. Any Qualifications/Observations of CA:

1	
2	
3	
4	

Your's Faithfully,

For Sumit Bansal
Chartered Accountants



CA Sumit Bansal
M No. 135053
UDin: 22135053AKPISI6787



Agreed & Accepted by ;

For UNIQUE CHINTAMANI DEVELOPMENT LLP


PARTNER

Unique Chintamani Development LLP

Date : 09/06/2022