

# SNEHA MAHAVIR AGARWAL

Chartered Accountant

## FORM 5

### ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,  
Unique Chintamani Development LLP  
Shop No 1,2,3, S. No. 111/1,  
Shree Darshan Apartment, Tank Road,  
Shantinagar, Yerwada,  
Pune – 411006.

**SUBJECT:** Report on Statement of Accounts on project fund utilization and withdrawal by **Unique Chintamani Development LLP** for the period from **01/04/2022 to 31/03/2023** with respect to project **K Ville Phase III** MahaRERA Regn. Number **P52100031164**.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read alongwith 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 **Unique Chintamani Development LLP** for the period ended **31/03/2023** and hereby certify that:

**A. Deposits:**

		For this Fiscal Year	Total for this project till date
1	Total amount collected from allottees	27,57,17,007/-	31,65,30,352/-
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	19,30,01,904.90/-	22,15,71,246.40/-
4	Total amount deposited in the Designated Bank Account	19,30,01,904.90/-	22,15,71,246.40/-
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	70%
6	Shortfall / Excess deposit (3-4)	0/-	0/-

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**

If No, Please mention the amount not deposited.

SR NO 162, AGARSH COLONY, LANE NO 2, TINGRE NAGAR, PUNE 411015



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#### B. Withdrawals:

		For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	67,78,823/-	0/-
2	Total Deposits	19,30,01,904.90/-	21,91,08,372.90/-
3	Total amount withdrawn	19,97,80,727.90/-	21,91,08,372.90/-
4	Closing balance	0/-	0/-

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under its relevant Form 1, Form 2 and Form 3 issued during the reporting period? Yes

If No, Please provide the below details –

S. No.	Date of Withdrawal	Amount of Excess Withdrawals
-	-	-

C.

#### D. Utilization:

I certify that **Unique Chintamani Development LLP** 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 –

S. No.	Date	Amount not utilized for Project Cost
-	-	-

Yours Faithfully

Signature of Chartered Accountant

Membership number: 170639

For UNIQUE CHINTAMANI DEVELOPMENT LLP

*Agarwal*  
PARTNER



Name: Sneha Mahavir Agarwal

Udin: 23170639BGVLCG8457

Agreed & Accepted by:

For Unique Chintamani Development LLP

Date: 16/09/2023