

Form 5 (See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

M/s. Unitree India Realty LLP

Address: Office No.311, City Tower, Dhole Patil Road, Pune - 411001

Sub: Report on Statement of Accounts on project fund utilization and withdrawal by **Unitree India Realty LLP** for the period from 01/04/2020 to 31/03/2021 with respect to **MahaRERA Reg. No. P52100023200**

We, Shah Khandelwal Jain & Associates, Chartered Accountants (Firm Registration No.142740W), Auditors under the Real Estate (Regulation and Development) Act, 2016, of **M/s. Unitree India Realty LLP** having its registered office at Office No.311, City Tower, Dhole Patil Road, Pune - 411001, have, for the purpose of issuing this certificate, examined the RERA Designated Bank Account No. 919020059756393 for the period 01/04/2020 to 31/03/2021 and other relevant information/documents and explanations provided to us by the management of M/s. Unitree India Realty LLP that were considered necessary in connection with issue of this certificate which after the verification have been handed over to partners of the said partnership firm.

Auditors' Responsibility

We have examined the RERA Designated Bank Account No. 919020059756393 (Axis bank) for the period 01/04/2020 to 31/03/2021 and other relevant information/documents maintained by the said partnership firm in the normal course of its business for the purpose of providing reasonable assurance on the particulars mentioned in the opinion part of the certificate.

Opinion

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. We have obtained all 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. Unitree India Realty LLP** for the period ended 31st March 2021 and hereby certify that:



- i. **M/s. Unitree India Realty LLP** have completed **% as specified** in the Architect Certificate attached as **Annexure A** to this report, of the project titled "**ARV REGALIA**" bearing MahaRERA Reg. No. **P52100023200** located at **39/5,39/6/2/4/2,39/6/2/4/1,39/6/2/3/1,39/6/2/3/2 Pisoli, Haveli, Pune, 411060.**
 - ii. Amount collected during the year for this project **Rs. 6,73,04,534/-** amounts collected till 31st March 2021 is **Rs. 7,18,68,819/-** (Please refer Point No. 4 of Notes to Audit Report)
 - iii. Amount withdrawn during the year for this project is **Rs 4,71,02,507/-** and amount withdrawn till 31st March 2021 is **Rs.5,02,14,720 /-** (Please refer Point No. 7 of Notes to Audit Report)
4. We certify that the **M/s. Unitree India Realty LLP** has utilized the amounts collected for Real Estate Project "**ARV REGALIA**" 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.
 5. The said utilization is based on the basis of review of the said Designated Bank Account and Certificates issued by the chartered accountant in Form 3 from time to time and management certificate for utilization of funds.
 6. This report has to be read along with the Notes to Form 5 annexed herewith in Annexure B.

Exceptions:

The certificate has been drawn on the basis of total amount of money received from allottees of "**ARV REGALIA**" since the inception of the project until 31st March 2021 and amount expended since inception of the project until 31st March 2021.

It is not possible for us to certify whether the amount received on daily basis from the allottees has been utilized for the project. Hence the method followed is the total amount of money received during F.Y 2020-21 from the allottees of the project and the total amounts deposited in the RERA designated account and the total withdrawals made from the RERA designated account during the F.Y 2020-21.

Further the said certificate has been issued on the basis of limited review of the books of accounts and not on the basis of any site visit done as we are not technically qualified to perceive the progress of work on site for which we rely on the Architect certificate dated 31st March, 2021 for completion of work on site.



Restriction on Use

This certificate has been issued at the specific request of the said partnership firm and as per the statutory requirement of third proviso to sub section 2 of Section 4 clause (I) of Real Estate (Regulation and Development) Act, 2016 read with Regulation 4 (a) of the Maharashtra Real Estate Regulatory Authority (General) Regulation, 2017 requiring for submission to Maha Rera Authorities and is not to be used for any other purpose or to be distributed to any other parties. Accordingly, we do not accept or assume any liability or any duty of care or for any other purpose or to any other party to whom it is shown or into whose hands it may come without our prior written consent.

This certificate should not be construed as utilization certificate of said loan borrowed for construction of the project as this certificate is merely for the utilization of money received from allottees of the project.

Enclosures:

1. Annexure A: Form 1: Architect Certificate dated 31st March 2021.
2. Annexure B: Notes to Form 5

Place: Pune

Date: 23-12-2021

UDIN- 21049278AAAASO3168

**For Shah Khandelwal Jain & Associates
Chartered Accountants**

AC Khandelwal



**CA. Ashish C. Khandelwal
Partner**

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ARCHITECT'S CERTIFICATE

Date: 31.03.2021

To

The Unitree India Realty LLP

Office No- 311, City Tower, Dhole Patil Road Pune - 411001

Subject : Certificate of Percentage of Completion of Construction Work of ARV Regalia No. of Building(s) 3 Wing(s) of the 1st Phase of the Project [Maha RERA Registration Number : P52100023200] situated on the Plot bearing Sr.No.39/5,39/2/3/1,39/6/2/3/2,39/6/2/4/1,39/6/4/4/2 demarcated by its boundaries (latitude and longitude of the end points) the North by Undri - Pisoli, Shiv Road to the South by land bearing Sr.No. 39/5, Pisoli to the East by land bearing Sr.No. 39/2/3/2 & 39/6/3/1 Pisoli to the West by Punyadham Ashram of Division - village - Pisoli, Taluka- Haveli, District - Pune PIN 411060 admeasuring 1910.70-sq. mtr (A,E,F & Commercial part) area being developed by Unitree India Realty LLP
Sir,

I Cubix Architect have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of the ARV Regalia Building(s) 3 Wing(s) of the 1st Phase of the Project, situated on the plot bearing Sr.No.39/5,39/2/3/1,39/6/2/3/2,39/6/2/4/1,39/6/4/4/2 of Division - village - Pisoli, Taluka - Haveli, District - Pune PIN -411060 admeasuring -1910.70 sqmtr (A,E,F & Commercial) area being developed by The Unitree India Realty LLP.

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

- (i) **Cubix Architects Associates** as L.S. / Architect;
- (ii) **G.A.Bhilare** as Structural Consultant
- (iii) **Mclin** as MEP Consultant
- (iv) **Mr.Santosh Mankar** as Project Manager

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

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Table A

Building /Wing Number A (to be prepared separately for each Building /Wing of the Project)

Sr No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100%
3	0 number of Podiums	0%
4	Stilt Floor	0%
5	9 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0 %
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
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	0%

Building /Wing Number E (to be prepared separately for each Building /Wing of the Project)

Sr No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100 %
3	2 number of Podiums	100%
4	Stilt Floor	0%
5	13 number of Slabs of Super Structure	30%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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	0%

Building /Wing Number F (to be prepared separately for each Building /Wing of the Project)

Sr No	Tasks /Activity	Percentage of work done
1	Excavation	100 %
2	1 number of Basement(s) and Plinth	100 %
3	2 number of Podiums	100%
4	Stilt Floor	0%
5	14 number of Slabs of Super Structure	45%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing.	0%
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	0%

Building /Wing Number **Commercial** Part (to be prepared separately for each Building /Wing of the Project)

Sr No	Tasks /Activity	Percentage of work done
1	Excavation	100%
2	1 number of Basement(s) and Plinth	100 %
3	0 number of Podiums	0%
4	Stilt Floor	0%
5	4 number of Slabs of Super Structure	0%
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0%
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0%
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	0%

TABLE-B

Internal & External Development Works in Respect of the entire Registered Phase

Sr. No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage of Work done	Details
1	Internal Roads & Footpaths	YES	0%	
2	Water Supply	YES	0%	
3	Sewerage (chamber, lines, Septic Tank, STP)	YES	0%	
4	Storm Water Drains	YES	0%	
5	Landscaping & Tree planting	YES	0%	
6	Street Lighting	YES	0%	
7	Electrical meter room, sub-station, receiving station	YES	0%	
8	Aggregate area of recreational open space	YES	0%	
9	Open Parking	YES	0%	
10	Community Buildings & swimming pool	YES	0%	
11	Treatment and disposal of sewage and sullage water	YES	0%	
12	Solid Waste management & Disposal / OWC	YES	0%	
13	Water conservation, Rain water harvesting	YES	0%	
14	Energy management	YES	0%	
15	UGWT	YES	50%	
16	Compound wall / Retaining wall	YES	75 %	
17	Podium	YES	0%	

Yours Faithfully


 Imran Shaikh
 (CA/2001/28514)



Annexure B
Unitree India Realty LLP
ARV Regalia

Notes to Form 5:

1. In clause 3 above, the word 'prescribed registers' is used which is nowhere defined in the Act, Rules and Regulations thereto. In such a scenario, 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 titled **"ARV Regalia"** only.
 - a. In clause 3(i) above, percentage of the project completed as per Architect Certificate is reported. As per the Statement of Accounts maintained by the promoter in relation to the real estate project, Proportion of the Cost incurred on Land Cost and Development Cost / Cost of Construction till 31/03/2021 to the Total Estimated Cost of the project comes to **23.74%**. Details of which are as follows:

Sr. No	Particulars	Estimated Cost (Rs.)	Cost Incurred till 31/03/2021 (Rs.)
A	Land Cost	4,21,59,826	3,89,60,724
B	Development Cost / Cost of Construction	34,78,04,862	5,35,99,213
C	Total Estimated Cost of the Real Estate Project (A+B of Estimated cost column)	38,99,64,688	NA
D	Total Cost Incurred till 31/03/2021 (A+B of Cost incurred till 31/03/2021 column)	NA	9,25,59,937
E	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (D/C *100)		23.74%



The percentage completion of the project as on 31/03/2021 as specified in Point No. 2 above, is computed on the basis of the records and documents produced before us and the information and explanation provided to us by the promoter enterprise.

2. 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 which has also been confirmed by the management.
3. 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 apartment (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	Bank Account Number
1	Axis Bank Account	919020059311000

4. For computing the amounts collected till date, please refer to the working below:

Sr. No.	Particulars	Amount (Rs.)
A	Amounts collected till 31 st March 2020(upto FY 19-20) in collection account	45,64,285/-
B	Amount received for FY 2020-21	6,73,04,534/-
C	Amounts collected till date 31/03/2021 (A+B)	7,18,68,819/-

5. Total collections as mentioned above are exclusive of stamp duty, registration charges and GST collected from allottees of the real estate project under consideration.
6. Amounts collected from the allottees of the project for booking of the units in the real estate project which were further cancelled are not considered in computing collections made during the year.
7. For computing the amounts withdrawn till date, Please refer to the working below:

Sr. No	Particulars	Amount (Rs.)
A	Amounts withdrawn till 31 st March 2020 from designated bank account	31,12,213/-
B	Amount withdrawn in FY 2020-21	4,38,02,508/-
C	Amounts withdrawn till date 31/03/2021	4,69,14,721/-



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 3(iii) above, the amounts stated as "withdrawn during the year" and the portion of amounts withdrawn post RERA registration in "amount 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 abovementioned real estate project:

Sr. No	Name of the Bank	Account No.
A	Axis Bank Account	919020059756393



10. As per clause 4 of Form 5 above, it has been stated that the promoter enterprise has utilized the amounts collected for "**ARV Regalia**" 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. Further, in order to verify whether the withdrawals made from time to time from the designated bank account is in proportion to 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 the designated bank account.

Place: Pune
Date: 23-12-2021

Shah Khandelwal Jain & Associates
Chartered Accountants



CA. Ashish C. Khandelwal
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