

SNEHA MAHAVIR AGARWAL
Chartered Accountant

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,

Unique Buildcon

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 Buildcon** for the period from **01/04/2022 to 31/03/2023** with respect to project **Unique Legacy Majestic** MahaRERA Regn. Number **P52100022437**.

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 Buildcon** 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	30,45,54,807/-	68,34,91,128.14/-
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	21,31,88,364.90/-	47,84,43,789.70/-
4	Total amount deposited in the Designated Bank Account	20,97,13,371/-	47,49,64,665.79/-
5	% of Amount deposited in Designated Bank Account $[(4)/(1)*100]$	68.86%	69.49%
6	Shortfall / Excess deposit (3-4)	34,74,993.90/-	34,79,123.90/-

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? **No**

If No, Please mention the amount not deposited - **34,74,993.90/-**

(The amount not deposited is due to non-transfer of amount from collection account to RERA designated account as the amount is received on 31st March 2023. The pending amount is transferred to RERA designated account on 1st April 2023.)

B. Withdrawals:



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		For this Fiscal Year	Total for this project till date
1	Opening Balance of Designated Bank Account	1,21,71,777.79/-	0/-
2	Total Deposits	20,97,13,371/-	47,49,64,665.79/-
3	Total amount withdrawn	14,86,41,935/-	40,17,21,452/-
4	Closing balance	7,32,43,213.79/-	7,32,43,213.79/-

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. Utilization:

I certify that **Unique Buildcon** 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

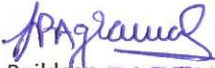
Membership number: 170639



Name: Sneha Mahavir Agarwal

Udin: 23170639BGVLCI1142

Agreed & Accepted by:
FOR UNIQUE BUILDCON


For Unique Buildcon PARTNER
Date: 29/09/2023