



FORM 5
[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To

M/s. Unity Builders & Developers
3-001, A/s Mukund Apartment,
Manpada Road,
Dombivli (E) - 421 201

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by M/s. Unity Builders & Developers for the period from 01/04/2020 to 31/03/2021 with respect to MahaRERA Regn. Number: P51700019674.

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. I have obtained all necessary information and explanation from the Company, during the course of our audit, which in our 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 M/s. Unity Builders & Developers for the period ended 31/03/2021 and hereby certify that:

i. M/S Unity Builders & Developers completed 15% of the project titled 'Dream Home' MahaRERA Registration No: P51700019674 located at CTS No 121 HISSA NO 14 at Dawadi Tal. Kalyan Dist. Thane – 421201.

ii. Amount collected during the year for this project is **Rs. 55,53,058/-** and amounts collected till date is **Rs.80,74,358.**

iii. Amount withdrawn during the year for this project is **Rs. 56,50,408/-** and amount withdrawn till date is **Rs.80,63,612.**

4. I certify that the M/s. Unity Builders & Developers has utilized the amounts collected for Dream Home project only for that project and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of completion of the project.

Observation:

The promoter deposited Rs. 42,61,656 collected from customers in Non-RERA Designated Bank Account. However, based on our audit and the issuance of Form 3 by an independent chartered accountant, we confirm that the funds deposited in a non-RERA Designated Account were also used for the construction of the project.

For **CHHAJED & DOSHI**,
Chartered Accountants
(Firm Registration No.: 101794W)

Harshal Jain

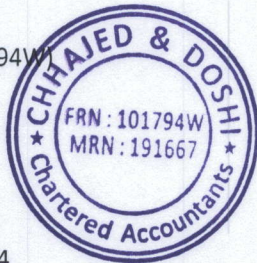
CA Harshal Jain

Membership No.: 191667

UDIN: 23191667BGTWEJ7704

Place: Dombivli

Date: 10th June 2023



Dombivli Branch: 213, Jagannath Commerce Plaza, Next to Godrej Showroom, Dombivli (E) Pin: 421 201

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NOTES TO RERA ANNUAL REPORT STATEMENT OF ACCOUNTS
FOR F.Y.2020-21

1. The percentage of work completed is based on as per the Engineer Certificate
2. Amounts collected during financial year total amount received towards sale of flats/shops
3. Amount collected till 31/03/2021 means total amount collected till 31/03/2021 towards sale of flats/shops less amounts returned, if any, against cancellation of booking
4. Amount withdrawn during the year for this project is calculated as under:
 - Total amount received from customers during the year less closing balance of RERA Designated Bank Account.
5. Amount withdrawn till 31/03/2021 is calculated as under:
Total amount received from customers less closing balance of RERA Designated Bank Account.
6. We are not able to recognize/match project cost applied for out of advances received from customers since there were loans borrowed and capital introduced during the phase of project.

