



Annexure F
FROM 5
(See Regulation 4)
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT CERTIFICATE

Date: 10/06/2023

To,
M/s Unity Builders & Developers
3-001, A/s Mukund Apartment,
Manpada Road,
Dombivli - 421201

Subject : Report on statement of Accounts on project fund deposit, utilization and withdrawal by M/s.Unity Builders & Developers for the period from 01/04/2021 to 31/03/2022 with respect to Maha RERA Regn number P51700019674.

1. This Certificate is issued in accordance with provisions of the real estate (Regulation and development) Act 2016 read along with 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 promoter, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I/We examined the prescribed registers, books and document, and the relevant records of M/s. Unity Builders & Developers for the period ended 31/03/2022 and here by certify that:

A. Deposits:

Sr No.	Particular	For the fiscal year	Total for this project till date
1	Total amount collected from allottees	4,10,63,975	4,92,20,333
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposit as per act (1*2)	2,87,44,783	3,44,54,233
4	Total amount deposited in Designated Bank account	1,76,11,276	2,14,59,679
5	% of Amount Deposited in Designated Bank account [(4)/(1)*100]	43%	44%
6	Shortfall/(Excess) deposit (3-4)	1,11,33,506	1,29,94,554

Amount collected/deposited at Sr No. 1 & 4 includes 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? No

Amount Not deposited - 1,29,94,554

B. Withdrawals

Sr No.	Particular	For the fiscal year	Total for this project till date
1	Opening Balance of Designated Bank Accounts	10,745	-
2	Total Deposits	1,76,11,276	2,14,59,679
3	Total amount withdrawn	1,76,20,350	2,14,58,008
4	Closing Balance	1,671	1,671

As specified in the Act, All the amount withdrawn during the year from RERA Bank Account were within withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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

C.Utilisation

I certify that, the M/s. Unity Builders & Developers has utilized the amount withdrawn from designated bank account towards project cost only, as specified in the act.

Dombivli Branch: 213, Jagannath Commerce Plaza, Next to Godrej Showroom, Dombivli (E) Pin: 421 201
•Phone 0251-2440701 Mob No. 9892566988 •Email:harshal@cndindia.com

HO: Andheri, Mumbai | Branches: • Ahmedabad • Bengaluru • Delhi • Marine Lines





CHHAJED & DOSHI
CHARTERED ACCOUNTANTS

D. Any Qualification/Observation of CA

1. The promoter deposited Rs. 1,29,94,554 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.

Yours Faithfully,
For CHHAJED & DOSHI
(Firm Registration No.: 101794W)

Harshal Jain

Name : Harshal Sanjay Jain
Membership No : 191667
UDIN: 23191667BGTWEK3015
Place: Dombivli



Agreed and Accepted by:

Signature of promoter
Name: Ravi Choudhary
Designation: Partner
Date: 10 June 2023

Dombivli Branch: 213, Jagannath Commerce Plaza, Next to Godrej Showroom, Dombivli (E) Pin: 421 201
●Phone 0251-2440701 Mob No. 9892566988 ●Email:harshal@cndindia.com

HO: Andheri, Mumbai | **Branches:** ● Ahmedabad ● Bengaluru ● Delhi ● Marine Lines

NOTES TO RERA ANNUAL REPORT STATEMENT OF ACCOUNTS
FOR F.Y.2021-22

- 1 Total amount collected from allottees for the fiscal year means total amount received towards sale of flats/shops during the FY 2021-22.
- 2 Total amount collected from allottees for this project means amount collected till 31/03/2022 towards sale of flats/shops .
- 3 Total Deposits for the fiscal year means customer receipts deposited into the RERA Designated account (70% Account) during the year FY 2021-22.
- 4 Total Deposits for the the project till date means customer receipts deposited into the RERA Designated account (70% Account) till 31/03/2022.
- 5 Total Amount withdrawn for the fiscal year is calculated as under:
 - Total amount withdrawn from the RERA Designated (70% Account) account during the FY 2021-22, including withdrawals made for payment of Stamp Duty, GST, and loan repayment / capital repayment, if any received in the RERA Designated (70% Account).
- 6 Amount withdrawn for the project till date is calculated as under :
 - Total amount withdrawn from the RERA Designated (70% Account) account till 31/03/2022, including withdrawals made for payment of Stamp Duty, GST, and loan repayment / capital repayment, if any received in the RERA Designated (70% Account).
- 7 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.

