

Saurabh S Patil & Co.
Chartered Accountants

Office No. 102-103, Laxmi Vinyak Building, Sinhgad Road, Pune - 4110411

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANTS CERTIFICATE

To,
M/S UNITY ASSOCIATES
Sr.No: -18/4B,19/3/1,19/2,
Plot No.A-30, Village: - DHANORI,
Taluka: - HAVELI, District: - PUNE. PIN-411015

Subject - : Report on Statement of Accounts on project fund deposit, utilization and withdrawal by M/S Unity Associates for the period from 01/04/2018 to 31/03/2019 with respect to MahaRERA Reg No P52100018003

- 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, Rate of Interest and Disclosures on Website) Rules, 2017.
- 2 I/ We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in my /our opinion are necessary for the purpose of this certificate.
- 3 I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of M/S Unity Associates for the period ended 31/03/2019 and hereby certify that -

A. Deposits :

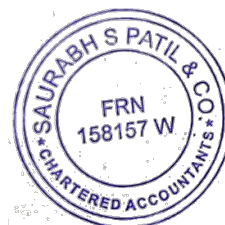
Sr No	Particulars	For the Financial year 01/04/2018 - 31/03/2019	Total for this project till date (upto 31/03/2019)
1	Total Amount Collected from Allottees	71,05,400.00	71,05,400.00
2	% of amount to be deposited as per act	70	70
3	Amount to be deposited as per act [1*2]	49,73,780.00	49,73,780.00
4	Total amount deposited in the Designated Bank Account	71,05,400.00	71,05,400.00
5	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	100.00	100.00
6	Shortfall/(Excess Deposit) [3-4]	-21,31,620.00	-21,31,620.00

Note - Amount Collected/deposited at Sr No 1 & 2 is including 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?

(YES / NO)

If No, please mention the amount not deposited :

Sr No	Date of Deposit	Amount of Deposits
1		



B. Withdrawals :

Sr No	Particulars	For the Financial year 01/04/2018 - 31/03/2019	Total for this project till date (upto 31/03/2019)
1	Opening Balance of Designated Bank Account	-	-
2	Total Deposits	71,05,400.00	71,05,400.00
3	Total Amount Withdrawn	64,55,863.40	64,55,863.40
4	Closing Balance	6,49,536.60	6,49,536.60

As specified in the Act, all the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting period ? (YES/NO)

If No, please provide the details below :

Sr No	Date of Withdrawal	Amount of Excess Withdrwal
1		

C. Utilisation :

I/We certify that, M/S Unity Associates has utilised the amounts withdrawn from designated bank account towards project cost only, as specified in the act.

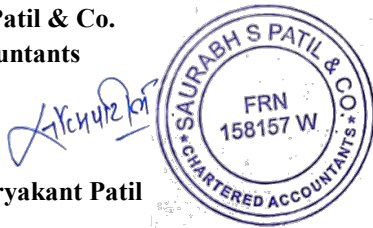
If No, please provide the details below :

Sr No	Date of Withdrawal	Amount not utilised for Project Cost

D. Any Qualifications / Observations of CA :

- 1 The amounts withdrawn during the year from RERA account are withdrawn by the promoter without obtaining certificate from an engineer,an architect,and a chartered accountant in practice.
- 2 There are deposits of amount other than receipts from customer.

For Saurabh S Patil & Co.
Chartered Accountants
MRN - 615302



CA Saurabh Suryakant Patil
Proprietor
UDIN - 23615302BGSRTB7963
Date - 26/12/2023
Place - Pune