



FORM 5

(See Regulation 4)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

CHARTERED ACCOUNTANT'S CERTIFICATE

Date : 23-01-2023

To,
UNIQUE SHANTI DEVELOPERS LLP
103-104, Rajshree Apartment,
Royal Complex, Eksar Road,
Borivali (W), Mumbai - 400 092

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdraw at by **Unique Shanti Developers LLP** for the period from **01-04-2020 to 31-03-2021** with respect to Maha RERA Regn Number **P51700020506** Dated 18-04-2019 for **"The Empress" Project**.

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/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 **Unique Shanti Developers LLP** for the period ended **31-03-2021** and hereby certify that:

A. Deposits:

		For this Fiscal year 2020-21	Total for this project till 31-03-2021
1.	Total amount collected from Allottees (In Rs.)	2,76,62,800/-	3,28,13,514/-
2.	% of amount to be deposited as per act	100%	100%
3.	Amount to be deposited as per act (1*2)	2,76,62,800/-	3,28,13,514/-
4.	Total amount deposited in the Designated Bank Account	1,93,63,960/-	2,29,69,460/-
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	70%	70%
6.	Shortfall/Excess deposit (3-4)	82,98,840/-	98,44,054/-

Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.

- Note : Out of Total Amount collected from allottees and deposited in Collection A/c., 70% of collected amount is automatically transferred to the Designated account and 30% of the same is transferred to Promoters Regular Current account by the bank itself, which is shown as short fall in Sr. No. 6 of the above chart.

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) **Yes**

If No, Please mention the amount not deposited.



Ajay Shah & Co.

Chartered Accountants



Regd. Off. E-1003, Orchid Suburbia, Off M.G. Road, Link Road, Kandivali (West), Mumbai - 400067.

B. Withdrawals

		For this Fiscal year 2020-21	Total for this project till 31.03.2021
1.	Opening Balance of Designated Bank Account	NIL	NIL
2.	Total Deposits	2,76,62,800/-	3,28,13,514/-
3.	Total amount withdrawn	2,16,62,800/-	2,68,13,514/-
4.	Closing Balance	60,00,000/-	60,00,000/-

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) - **Yes**

If No, Please provide the below details:-

S.No.	Date of withdrawal	Amount of Excess Withdrawals
1		NIL

C. Utilisation

I/We certify that, the (Name of Promoter) has utilized the amounts withdrawn from designated bank account towards project cost only, as specified in the act. - **Yes**

If No, please provide the below details:-

S.No.	Date	Amount not utilised for Project Cost
1		NIL

D. Any Qualifications / Observations of CA

1.	NIL
2.	NIL

Yours Faithfully,
For AJAY SHAH & CO
Chartered Accountants
FRN : 100208W



(Ajay Shah)
Proprietor
M. No. 038950

UDIN : 23038950BGRZBQ3102

Agreed and Accepted by:
For UNIQUE SHANTI DEVELOPERS LLP

Designated Partner
Signature of Promoter
Name : Dilesh C. Shah

Date : 23.01.2023