Annexure F
FORM 5
(*See* Regulation 4)

ANNUAL REPORT OF STATEMENT OF ACCOUNTS CHARTERED ACCOUNTANT'S CERTIFICATE

Date 22.02.2024

To,
Shailesh Daulatkar
SSR Developers
Nagpur

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal of work of **"UNIQUE PARK 4"** by **SSR DEVELOPERS** for the period from **FY 22-23** with respect of MahaRERA Registration Number **P50500049889**

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. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that We have examined the prescribed registers, books and documents and the relevant records of Sailesh Daulatkar and hereby certify that:

A. Deposits:

Sr.No.	Particulars	For this Fiscal Year	Total for this Project till 31.12.2023
1.	Total amount collected from allottees	5,67,08,393	9,57,34,873
2.	70% of amount to be deposited as per act	70%	70%
3.	Amount to be deposited as per act(1*2)	3,96,95,875	6,70,14,411
4.	Total amount deposited in the Designated Bank Account	**See Observation 04**	**See Observation 04**
5.	% of Amount deposited in Designated Bank Account [(4)/(1)*100]	**See Observation 04**	**See Observation 04**
6.	Shortfall/Excess deposit (3-4)	**See Observation 04**	**See Observation 04**

Amount collected/deposited at Sr.No.1 & 2, shall not include 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**

If No, Please mention the amount not deposited.

B. Withdrawals:

Sr.No.	Particulars	For this Fiscal Year	Total for this Project 31.12.2023
1.	Opening Balance of Designated Bank Account	11,006.00	**1,09,826.00**
2.	Total Deposits	1,00,000	**3,38,41,411.00**
3.	Total amount withdrawals	1,180	**3,25,37,988.98**
4.	Closing Balance	1,09,826	**14,13,248.02**

As specified in the Act, All the amounts withdrawn during the year from RERA Bank Account were within the withdrawal limit as certified under the relevant Form 1, Form 2 and Form 3 issued during the reporting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? **We are unable to comment as Promoter has not deposited the amount received from allottees during fiscal year 2022-2023 in designated bank account.**

If No, Please provide the below details:-

Sr.No.	Date of Withdrawal	Amount of Excess Withdrawals
1	----------NIL----------	----------NIL----------

C. Utilisation:

I/We certify that, the **SSR Developers** 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:-

Promoter has spent Rs 5,92,16,922/- for project cost during the fiscal year.

Sr.No.	Date	Amount not utilized for Project Cost
1	----------NIL----------	----------NIL----------

D. Any Qualifications/ Observations of CA:

1	"Unique Park 4" was registered with RERA from 06-03-2023, hence the fiscal year considered for reporting in Form 5 is FY 22-23.
2	Designated bank is maintained with Bank of Baroda & account number of the same is 04670200002627. Promoter has not opened separate designated bank account but has converted his existing bank account to designated bank account. There is no separate 70 % or 30 % account maintained by the promoter.
2.	Actual amount received from allottees during the fiscal year 22-23 is Rs 5,67,08,393/- and said amount was not deposited in designated bank account by the promoter.
3.	Total Development Cost incurred for fiscal year 22-23 was Rs 5,92,16,922/-. The said cost was incurred by promoter not from designated bank account but from his other bank account
4	Additionally it is seen from books of accounts & other Form 03 of the project that Promoter has not deposited amount received from allottees to designated bank account only he has deposited amount to other banks accounts also. Due to this we are unable to comment in report **"A Deposits- Total for this Project till 31.12.2023 in columns mentioned at Serial Number 04,05 & 06 & In point B-Withdrawals – Total For this Project till 31.12-2023**

Agreed and Accepted by:

For SSR Developers

SSR DEVELOPERS
PARTNER

Signature of Promoter
(Shailesh Daulatkar)
Date: 22.02.2024

Yours Faithfully,
For MUNDHADA & ASSOCIATES
Chartered Accountants
Regn. No. 153901W

CA MOHIT MUNDHADA
Membership No. 192543
UDIN : 24192543BKEKMR8305
Date: 22.02.2024

MUNDHADA & ASSOCIATES ★ FRN 153901W ★ Chartered Accountants