



To,
Salarpuria Real Estates Private Limited
Salarpuria Sattva Park Cubix
No. 2714, Devanahalli Village,
Devanahalli, Bengaluru,
Karnataka – 560 042

Dear Sir / Madam,

Subject: Issue of Certificate in connection with extension of project **Salarpuria Sattva Park Cubix** having Karnataka Registration Number **PRM/KA/RERA/1250/303/PR/171023/001749** being developed by **Salarpuria Real Estates Private Limited** ("Promoter" or "Developer" or "Company").

This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 as amended from time to time ("the Act"), read along with the Karnataka Real Estate (Regulation and Development) Rules, 2017, as amended from time to time ("the Rules") and further guided by various circulars, orders, etc. issued by the Karnataka Real Estate Regulatory Authority ('the Karnataka RERA Authority').

1. This certificate is issued in accordance with the terms of our correspondence.
2. The particulars, amounts and other details in respect of the Project Salarpuria Sattva Park Cubix ('the Project') required for reporting in Form Ex 3 have been compiled by the Company's Management.
3. This Certificate has been issued for the purpose of submitting Form Ex 3 ("the Form") to Karnataka RERA in respect of Company's Project Salarpuria Sattva Park Cubix in terms of provisions of Karnataka RERA.

Management's Responsibility

4. The details mentioned in the accompanying Form are the responsibility of the Management of the Company including the preparation and maintenance of all accounting and other relevant supporting registers, records and documents. This responsibility includes the design, implementation and maintenance of internal control relevant to the compilation of information required in the form and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.
5. The Management of the Company is also responsible for ensuring that the Company complies with the requirements of the Act read with the Rules and Circular issued from time to time.

Auditors' Responsibility

6. Pursuant to the requirements of Real Estate (Regulation and Development) Act, 2016 as amended from time to time ("the Act"), read along with the Karnataka Real Estate (Regulation and Development) Rules, 2017, as amended from time to time ("the Rules") and further guided by various circulars, orders, etc. issued by the Karnataka Real Estate Regulatory Authority ('the Karnataka RERA Authority') more particularly the Karnataka Bank Account Directions, 2020 issued vide circular no. RERA/Finance-Section/BAD/02/2020-21 dated January 07, 2020, our responsibility is to provide a limited assurance as to whether the particulars contained in the accompanying Form are in agreement with the unaudited books of accounts and other relevant records and documents maintained by the Company.

7. We conducted our examination of particulars mentioned in the accompanying Form in accordance with the Guidance Note on Reports or Certificates for Special Purposes (Revised 2016) issued by the Institute of Chartered Accountants of India. The Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the Institute of Chartered Accountants of India.
8. We have complied with the relevant applicable requirements of the Standard on Quality Control (SQC) 1, Quality Control for Firms that Perform Audits and Reviews of Historical Financial Information, and Other Assurance and Related Services Engagements.

Opinion

9. Based on the procedures performed and evidence obtained after examination of records, information, explanations and representations received from the Company's management, nothing has come to our attention that causes us to believe that the particulars reported in accompanying form are not correct in all material respects. Accordingly, we have issued a certificate in Form Ex 3 attached herewith.

Restriction on Use

10. This certificate is addressed to and provided to the Authorised Person of the Company solely for the purpose of submission to Karnataka Regulatory Real Estate Authority as required as per para 3 and it should not be used by any other person or for any other purpose. Accordingly, we do not accept or assume any liability or any duty of care for any other purpose or to any other person to whom this certificate is shown or into whose hands it may come without prior consent in writing.

For **Katariya Kiran & Associates**

Chartered Accountants

FRN: 021233S

Yash Jain Katariya C

Partner

Membership No. 248342

UDIN: 22248342BDYMZW5260

Place : Bangalore

Date : November 24, 2022

Form-Ex3

**Chartered Accountant's Fund Utilization Certificate
(Project Extension)
[Karnataka Real Estate Regulatory Authority]
(Real Estate (Regulation & Development) Rules, 2017)**

Date : 24th November 2022

RERA Registration Number : **PRM/KA/RERA/1250/303/PR/171023/001749**
Project Name : **Salarpuria Sattva Park Cubix**
Promoter Name : **Salarpuria Real Estates Private Limited**
Total Cost of Real Estate Project : **Rs.2,88,51,00,000**

To
Salarpuria Real Estates Private Limited
Salarpuria Sattva Park Cubix
No. 2714, Devanahalli Village,
Devanahalli, Bengaluru
Karnataka – 560 042

Subject: Certificate for Funds utilized for the Project **Salarpuria Sattva Park Cubix**

Dear Sir,

We M/s. Katariya Kiran & Associates., Chartered Accountants have undertaken assignment of certifying the funds utilized for Salarpuria Sattva Park Cubix bearing Registration Number PRM/KA/RERA/1250/303/PR/171023/001749.

The Promoter in compliance with section 4(2)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited **76.45%** of the amounts received from the allottees of this project in the following account:

Name of the Account Holder : Salarpuria Real Estates Private Limited
Designated Account Number : 2611835293
Bank Name : Kotak Mahendra Bank
IFSC Code : KKBK0008066
Branch Name : MG Road

Sl.No	Particulars	INR in Rs.
1	Opening Balance in the Designated Account	-
2	Total Amount collected from Allottees Till September 30, 2022 ^(*)	40,97,91,864
3	Total Amount invested by Promoter (Own Fund) till September 30, 2022	1,91,19,78,431
4	Total Borrowings till September 30, 2022	-
5	Total Amount utilized for Project till date till September 30, 2022	2,32,17,70,295
6	Closing Balance as at September 30, 2022	-

^(*) Total Amount collected from Allottees Till September 30, 2022 are reported exclusive of Taxes

Katariya Kiran & Associates

Based on the information and explanation received and procedures carried out by us and evidences obtained, we hereby certify that out of the total funds received (both from Allottees and promoters contribution) Rs. 2,32,17,70,295/- an amount of Rs. 2,32,17,70,295/- has been utilized for the construction purposes of the project Salarpuria- Sattva Park Cubix and Rs. 0/- remains unutilized as at Sept 30, 2022. Expenditures incurred for the purpose for which funds were received is verified with Books of accounts and Cash Flow reports generated from

Yours Faithfully,

For **Katariya Kiran & Associates**

Chartered Accountants

FRN: 0212335

Yash Jain Katariya C

Partner

Membership No. 248342

UDIN: 22248342BDYMZW5260

Place : Bangalore

Date : November 24, 2022