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Chartered Accountants
(formerly Khimji Kunverji & Co LLP)

Form 5 (See Regulation 4)
Annual Report on Statement of Accounts
Chartered Accountant's Certificate

Certificate No: 0934/2022/OmTa

To
Kalpataru Properties (Thane) Pvt Ltd,
92, Kalpataru Synergy,
Opp. Grand Hyatt,
Santacruz (E),
Mumbai - 400 055.

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by the Kalpataru Properties (Thane) Pvt Ltd ('The Promoter') for the period from March 30, 2022 (being the date of registration under Maha RERA) to March 31, 2022 ('the Period'), pertaining to Kalpataru Oceana ('The Project') with respect to MahaRERA Registration Number P51900034316.

1. This certificate is issued in accordance with the applicable provisions of the Real Estate (Regulation and Development) Act, 2016 ('RERA') 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.

   The maintenance and preparation of the Statement of accounts of the Project is the responsibility of the Management of the Promoter including compilation of the financial information pertaining to deposit, utilization and withdrawal of the project fund in compliance with the provisions of RERA and rules made thereunder.

   The accompanying ***"Annexure"*** stating details in respect of Deposit, Withdrawal and Utilisation of the project fund, prepared by the management of the Promoter have been initialed/ stamped by us for authentication purpose only.

   Our responsibility for the purpose of this certificate is to verify the financial information provided in the Annexure is extracted from the audited financial statements, books of account and other relevant records maintained by the management of the promoter and trace the figures/details pertaining thereto. We have carried out the aforesaid verification in accordance with the 'Guidance Note on Reports or Certificates for Special Purposes (Revised 2016)' and Standards on Auditing issued by the Institute of Chartered Accountants of India ('ICAI') in so far as applicable for the purpose of this Certification. This Guidance Note requires that we comply with the ethical requirements of the Code of Ethics issued by the ICAI. 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.

2. We have obtained the necessary information and explanation from the Promoter, during the course of our verification/ audit, based on data/details or financial information which in our opinion are necessary for the purpose of this certificate.

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3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of the Promoter for the period ended March 31, 2022. Based on our verification as aforesaid, we certify that:

    A. the details pertaining to Deposits as mentioned in the Annexure is correct.

    B. the details pertaining to withdrawal as mentioned in the Annexure is correct.

    C. We certify, based on our verification as aforesaid, since there is no withdrawal during the period the question of utilizing the amount withdrawn from the designated bank account towards the project cost as specified in the Act does not arise.

    D. To the best of our knowledge and belief and in accordance with the information and explanations received from the management of the Promoter, there are no qualifications/ observations required to be reported.

This certificate is issued solely to enable the Promoter to comply with the requirements of RERA and rules made there under and it should not be used, copied or circulated to any other person for any other purpose without our prior written consent.

For KKC & Associates LLP
Chartered Accountants
(formerly Khimji Kunverji & Co LLP)
Firm Registration No: 105146W/ W100621

HASMUKH BHAVANJI DEDHIA
Digitally signed by HASMUKH BHAVANJI DEDHIA
Date: 2022.09.30 20:48:38 +05'30'

kkc & associates llp
Chartered Accountants

Hasmukh B Dedhia
Partner
Membership No.: 033494
UDIN: 22033494AXLVTY2733

Place: Mumbai
Date: 30 September 2022

Annexure

A. Deposits:

Sr. no	Particulars	For the period	Total till date
1	Total amount collected from allottees in Sales Collection Account	-	-
2	% of amount to be deposited as per Act	70%	70%
3	Amount to be deposited as per Act (1*2)	-	-
4	Total amount deposited in the Designated RERA Bank Account	-	-
5	% of amount deposited in Designated RERA Bank Account [(4/1)*100]	-	-
6	Shortfall/ Excess deposit (3-4)	-	-

No amount was collected from the allottees of the project unit during the period. Hence, no amount was required to be deposited in Designated RERA Bank Account.

B. Withdrawals:

Sr. no	Particulars	For the period	Total till date
1	Opening Balance of Designated RERA Bank Account	-	-
2	Total Deposits	-	-
3	Total amount withdrawn	-	-
4	Closing Balance	-	-

Since no amount was withdrawn during the period from the Designated RERA Bank Account the question of withdrawing the same within the withdrawal limit as certified under relevant Form 1, Form 2 and Form 3 issued during the period does not arise.

C. Since no amount was withdrawn during the period from the Designated RERA Bank Account the question of utilizing the amount withdrawn from designated RERA bank account towards project cost as specified in the Act does not arise.

Agreed and Accepted by:
Kalpataru Properties (Thane) Pvt Ltd.

LOKESH BANSILAL JAIN
Digitally signed by LOKESH BANSILAL JAIN
Date: 2022.09.30 16:29:15 +05'30'

Name: Lokesh B. Jain
Date: 30 September 2022.

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