

Form 5 (See Regulation 4)
Annual Report on Statement of Accounts

Certificate No: 0938/2020/PrVo

To
Kalpataru Property Ventures LLP
101, Kalpataru Synergy,
Opp. Grand Hyatt,
Santacruz (East),
Mumbai – 400 055.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Kalpataru Property Ventures LLP ('The Promoter') for the period from April 01, 2019 to January 13, 2020 (Date of Form 4) ('the Period'), pertaining to Kalpataru Yashodhan ('The Project') MahaRERA Registration Number P51800000442.

1. This certificate issued is in accordance with the applicable provisions of the Real Estate (Regulation and Development) Act, 2016 ('RERA') read 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 utilization and withdrawal of the project fund in compliance with the provisions of RERA and rules made thereunder.

Our responsibility for the purpose of this certificate is to verify the financial information pertaining to Project fund utilization and withdrawal 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 carried from remote locations i.e. other than the office of the Company, based on data/details or financial information which in our opinion are necessary for the purpose of this certificate, provided to us through digital medium, owing to lockdown imposed by the Governments to restrict the spread of COVID19.
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 January 13, 2020. Based on our verification as aforesaid, we certify as under:
 - i. Kalpataru Property Ventures LLP has completed 100 % of the aforesaid Project having MahaRERA Regn. No. P51800000442 located at Final Plot No 71 part, TPS Andheri VI of Village Vile Parle, Andheri, Mumbai Suburban, 400058.



- ii. Amount collected during the period for this Project is Rs. 99,48,09,341 and amounts collected till date is Rs. 1,69,62,17,334.
- iii. Amount withdrawn during the period for this Project is Rs. 99,48,09,341 and amount withdrawn till date is Rs. 1,69,62,17,334.

4. We certify, based on our verification ad aforesaid, that the Promoter has utilized the amounts collected for the project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

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

For Khimji Kunverji & Co LLP

Chartered Accountants

Firm Registration No.: 105146W/ W100621



Hasmukh B Dedhia

Partner

Membership No.: 033494

UDIN: 20033494AAAAJX3658

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Place: Mumbai

Date: September 30, 2020