



C.R. MOHNOT & CO.

Chartered Accountants

1/1106, Vijay Galaxy,
Ghodbunder Road,
Near Suraj Water Park,
Thane west -400 615.

Tel : 022-41008319
Mob : 9768166973
Mob : 7045951960
E-mail : crmohnot@rediffmail.com

Form-S

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30 th Sep 2023			
Certification work Assigned vide letter No.-		Dated :-	21.06.2018
Subject: Certificate of amount incurred on Kalpataru Vista for Construction of 2 building(s)/wing(s) namely North Tower and South Tower situated on Khasra no./Plot No.B-24C wishtown sector 128 Noida ,UP,demarcated by its boundaries (latitude and longitude of the end-points) to the North-Latitude 28°31'13.65"N Longitude 77°21'38.44"E, to the South Latitude 28°31'9.70"N Longitude 77°21'39.12"E, to the East Latitude 28°31'11.53"N Longitude 77°21'40.64"E ,to the West Latitude 28°31'11.57"N Longitude 77°21'37.11"E, of Tehsil-Gautam Buddha Nagar Competent Authority/Development Authority, District ,Gautam Buddha Nagar , PIN 201304, admeasuring 10920.00sq. meter area, being developed by Kalpataru Urbanscape LLP. having RERA Registration No.UPRERAPRJ14980, Designated A/C No.1612041894-Bank Name:Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai.			
S.No.	Particulars	Rs.in lacs Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) up till now
1	2	3	4
1	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction;***	18,527	18,527
	(b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	-	-
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	-	-
	(d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above);	925	925
	(e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to, Competent Authority.**/***	7,100	7,100
	SUB TOTAL LAND COST (in Rs.)	26,552	26,552
2	Project Clearance Fees		
	(a) Fees paid to RERA	2	1
	(b) Fees paid to Local Authority	494	47
	(c) Consultant/Architect Fees (directly attributable to project)	905	791
	(d) Any other (specify)	-	-
	SUB TOTAL FEES PAID (in Rs.)	1,401	839
3A	Cost of Development and Construction		
	(a) Cost of services* (water, electricity to construction site), Site Overheads;	36,728	15,776
	(b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	25	-
	(c) Cost of material actually purchased;	2,842	115
	(d) Cost of Salary and Wages(excluding cost of salaries of employees of the company not directly attached to project); ***	1,273	1,273
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3A)	40,867	17,164
3B	Cost of construction incurred (As Certified by Project Engineer)		21,149
3C	Total Construction Cost (Lower of 3A and 3B.)	40,867	17,164
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks , NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)**/***	4,717	4,717
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	45,584	21,881
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	73,537	49,272





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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	51.75%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of Row 4/Col.3 of Row 4)%	67.00%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	31,399
8	70% Amount to be deposited in Designated Account (0.7 * Row 7)	21,979
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * Row 6)	49,272
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	21,919
11	Balance available in Designated A/c.	-
	Amount refunded on account of cancellation of flats (70% of Collection)	7
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	27,360

This certificate is being issued on specific request of M/s Kalpataru Urbanscape LLP for UP RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

* Includes Cost of composite contracts and Project Management consultancy

** Interest paid/payable to Financial Institution, Scheduled Banks, NBFC are considered at actuals. Interest paid/payable on unsecured loans are restricted to SBI-MCLR as stipulated.

*** Actual cost restricted to estimated cost.

For C. R. Mohnot & Co.
Chartered Accountants
Firm Registration Number 144750W

Chander Raj Mohnot

Chander Raj Mohnot
Proprietor
Membership Number : 059594
Mumbai, 12th October 2023
UDIN: 23059594BGUGGF5289





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Chartered Accountants

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As requested by management, KOTAK MAHINDRA BANK has provided "NO LIEN CERTIFICATE" for designated account No. 1612041894 maintained with Bank for their project named Kalpataru Vista as at 30 September 2023, which is further verified by me and certified.

For C. R. Mohnot & Co.
Chartered Accountants
Firm Registration Number 144750W

Chander Raj Mohnot

Chander Raj Mohnot
Proprietor
Membership Number : 059594
Date:-12 October 2023.





Kotak Mahindra Bank

Date: 06/10/2023

To whom so ever it may concern

Sub: Confirmation of "No Lien on Account 1612041894"

We confirm the following RERA Account is having no lien as on 30th Sep 2023 and now.

Name Of Entity	Bank Location	Bank Branch	A/c. Type	Account No.
Kalpataru Urbanscape LLP	Mumbai	Mittal Court, Nariman Point	RERA A/c.	1612041894

Thanking You,

VICKY SALVI

BRANCH OPERATION MANAGER

Employee ID- 144492

Kalina Branch

Yours Truly,

Kotak Mahindra Bank Ltd.

Authorised Signatory

Kotak Mahindra Bank Ltd.

CIN: L65110MH1985PLC038137

INGS Point, Kalina

Mumbai - 400 098

Maharashtra

Registered Office:

27 BKC, C 27, G Block,

Bandra Kurla Complex,

Bandra (E), Mumbai 400051,

Maharashtra, India.

T +91 022 66944964

www.kotak.com

Account Statement

KALPATARU URBANSCAPE LLP PROJECT I RERA ACCOUNT

101 KALPATARU SYNERGY

OPP GRAND HYATT

SANTACRUZ EAST

Mumbai

MAHARASHTRA

INDIA

400055

Cust. ReIn. No.

13989398

Account No.

1612041894

Period

From 01/07/2023 To 31/07/2023

Currency

INR

Branch

MUMBAI-KALINA

Nomination Regd

N

Nominee Name

Sl. No.	Date	Description	Chq / Ref number	Amount	Dr / Cr	Balance	Dr /
1	01/07/2023	SWEEP TRF FROM 1612044680		9,887,315.20	CR	9,887,315.20	CF
2	01/07/2023	SWEEP TRF TO 4811963875		9,887,315.20	DR	0.00	CF
3	05/07/2023	SWEEP TRF FROM 1612044680		959,414.40	CR	959,414.40	CF
4	05/07/2023	SWEEP TRF TO 4811963875		959,414.40	DR	0.00	CF
5	06/07/2023	SWEEP TRF FROM 1612044680		8,113,000.00	CR	8,113,000.00	CF
6	06/07/2023	SWEEP TRF TO 4811963875		8,113,000.00	DR	0.00	CF
7	07/07/2023	SWEEP TRF FROM 1612044680		700,000.00	CR	700,000.00	CF
8	07/07/2023	SWEEP TRF TO 4811963875		700,000.00	DR	0.00	CF
9	08/07/2023	SWEEP TRF FROM 1612044680		1,831,242.70	CR	1,831,242.70	CF
10	08/07/2023	SWEEP TRF TO 4811963875		1,831,242.70	DR	0.00	CF



Sl. No.	Date	Description	Chq / Ref number	Amount	Dr / Cr	Balance	Dr /
20	21/07/2023	SWEEP TRF TO 4811963875		1,750,000.00	DR	0.00	CF
21	22/07/2023	SWEEP TRF FROM 1612044680		13,600,829.20	CR	13,600,829.20	CF
22	22/07/2023	SWEEP TRF TO 4811963875		13,600,829.20	DR	0.00	CF
23	25/07/2023	SWEEP TRF FROM 1612044680		10,186,459.50	CR	10,186,459.50	CF
24	25/07/2023	SWEEP TRF TO 4811963875		10,186,459.50	DR	0.00	CF
25	26/07/2023	SWEEP TRF FROM 1612044680		2,283,430.80	CR	2,283,430.80	CF
26	26/07/2023	SWEEP TRF TO 4811963875		2,283,430.80	DR	0.00	CF
27	27/07/2023	SWEEP TRF FROM 1612044680		630,000.00	CR	630,000.00	CF
28	27/07/2023	SWEEP TRF TO 4811963875		630,000.00	DR	0.00	CF
29	28/07/2023	SWEEP TRF FROM 1612044680		10,468,918.60	CR	10,468,918.60	CF
30	28/07/2023	SWEEP TRF TO 4811963875		10,468,918.60	DR	0.00	CF
31	29/07/2023	SWEEP TRF FROM 1612044680		8,297,193.10	CR	8,297,193.10	CF
32	29/07/2023	SWEEP TRF TO 4811963875		8,297,193.10	DR	0.00	CF

Opening balance as on 01/07/2023 INR 0.00

Closing balance as on 31/07/2023 INR 0.00



Account Statement

KALPATARU URBANSCAPE LLP PROJECT I RERA ACCOUNT

101 KALPATARU SYNERGY

OPP GRAND HYATT

SANTACRUZ EAST

Mumbai

MAHARASHTRA

INDIA

400055

Cust. ReIn. No.

13989398

Account No.

1612041894

Period

From 01/08/2023 To 31/08/2023

Currency

INR

Branch

MUMBAI-KALINA

Nomination Regd

N

Nominee Name

Sl. No.	Date	Description	Chq / Ref number	Amount	Dr / Cr	Balance	Dr /
1	01/08/2023	SWEEP TRF FROM 1612044680		15,626,040.50	CR	15,626,040.50	CI
2	01/08/2023	SWEEP TRF TO 4811963875		15,626,040.50	DR	0.00	CI
3	02/08/2023	SWEEP TRF FROM 1612044680		14,588,375.20	CR	14,588,375.20	CI
4	02/08/2023	SWEEP TRF TO 4811963875		14,588,375.20	DR	0.00	CI
5	03/08/2023	SWEEP TRF FROM 1612044680		3,349,500.00	CR	3,349,500.00	CI
6	03/08/2023	SWEEP TRF TO 4811963875		3,349,500.00	DR	0.00	CI
7	04/08/2023	SWEEP TRF FROM 1612044680		9,065,000.70	CR	9,065,000.70	CI
8	04/08/2023	SWEEP TRF TO 4811963875		9,065,000.70	DR	0.00	CI
9	05/08/2023	SWEEP TRF FROM 1612044680		31,912,653.50	CR	31,912,653.50	CI
10	05/08/2023	SWEEP TRF TO 4811963875		31,912,653.50	DR	0.00	CI



Sl. No.	Date	Description	Chq / Ref number	Amount	Dr / Cr	Balance	Dr /
20	10/08/2023	SWEEP TRF TO 4811963875		33,806,465.70	DR	0.00	CI
21	11/08/2023	SWEEP TRF FROM 1612044680		51,448,355.00	CR	51,448,355.00	CI
22	11/08/2023	SWEEP TRF TO 4811963875		51,448,355.00	DR	0.00	CI
23	12/08/2023	SWEEP TRF FROM 1612044680		45,770,769.10	CR	45,770,769.10	CI
24	12/08/2023	SWEEP TRF TO 4811963875		45,770,769.10	DR	0.00	CI
25	15/08/2023	SWEEP TRF FROM 1612044680		16,485,700.70	CR	16,485,700.70	CI
26	15/08/2023	SWEEP TRF TO 4811963875		16,485,700.70	DR	0.00	CI
27	16/08/2023	SWEEP TRF FROM 1612044680		700,000.00	CR	700,000.00	CI
28	16/08/2023	SWEEP TRF TO 4811963875		700,000.00	DR	0.00	CI
29	17/08/2023	SWEEP TRF FROM 1612044680		3,766,578.90	CR	3,766,578.90	CI
30	17/08/2023	SWEEP TRF TO 4811963875		3,766,578.90	DR	0.00	CI
31	18/08/2023	SWEEP TRF FROM 1612044680		6,678,000.00	CR	6,678,000.00	CI
32	18/08/2023	SWEEP TRF TO 4811963875		1,208,951.94	DR	5,469,048.06	CI
33	19/08/2023	SWEEP TRF FROM 1612044680		11,771,419.80	CR	17,240,467.86	CI
34	20/08/2023	SWEEP TRF FROM 1612044680		10,675,521.50	CR	27,915,989.36	CI
35	22/08/2023	SWEEP TRF FROM 1612044680		11,557,325.50	CR	39,473,314.86	CI
36	23/08/2023	SWEEP TRF FROM 1612044680		14,741,862.46	CR	54,215,177.32	CI
37	24/08/2023	SWEEP TRF FROM 1612044680		10,140,217.50	CR	64,355,394.82	CI
38	25/08/2023	SWEEP TRF FROM 1612044680		5,445,545.70	CR	69,800,940.52	CI
39	26/08/2023	SWEEP TRF FROM 1612044680		8,563,334.50	CR	78,364,275.02	CI
40	29/08/2023	SWEEP TRF FROM 1612044680		11,604,138.00	CR	89,968,413.02	CI
41	30/08/2023	SWEEP TRF FROM 1612044680		86,713.90	CR	90,055,126.92	C
42	30/08/2023	SWEEP TRF TO 1612044680		90,055,126.92	DR	0.00	C



Opening balance

as on 01/08/2023 INR 0.00

Closing balance

as on 31/08/2023 INR 0.00



Account Statement

KALPATARU URBANSCAPE LLP PROJECT I RERA ACCOUNT

101 KALPATARU SYNERGY

OPP GRAND HYATT

SANTACRUZ EAST

Mumbai

MAHARASHTRA

INDIA

400055

Cust. Reln. No.

13989398

Account No.

1612041894

Period

From 01/09/2023 To 30/09/2023

Currency

INR

Branch

MUMBAI-KALINA

Nomination Regd

N

Nominee Name

Sl. No.	Date	Description	Chq / Ref number	Amount	Dr / Cr	Balance	Dr / Cr
1	01/09/2023	SWEEP TRF FROM 1612044680		27,372,031.40	CR	27,372,031.40	CR
2	01/09/2023	SWEEP TRF TO 4811963875		27,372,031.40	DR	0.00	CR
3	02/09/2023	SWEEP TRF FROM 1612044680		2,450,000.00	CR	2,450,000.00	CR
4	02/09/2023	SWEEP TRF TO 4811963875		2,450,000.00	DR	0.00	CR
5	06/09/2023	SWEEP TRF FROM 1612044680		3,241,038.50	CR	3,241,038.50	CR
6	06/09/2023	SWEEP TRF TO 4811963875		3,241,038.50	DR	0.00	CR
7	07/09/2023	SWEEP TRF FROM 1612044680		9,629,795.70	CR	9,629,795.70	CR
8	07/09/2023	SWEEP TRF TO 4811963875		9,629,795.70	DR	0.00	CR
9	08/09/2023	SWEEP TRF FROM 1612044680		3,036,072.90	CR	3,036,072.90	CR
10	08/09/2023	SWEEP TRF TO 4811963875		3,036,072.90	DR	0.00	CR
11	12/09/2023	SWEEP TRF FROM 1612044680		700,000.00	CR	700,000.00	CR
12	12/09/2023	SWEEP TRF TO 4811963875		700,000.00	DR	0.00	CR
13	13/09/2023	SWEEP TRF FROM 1612044680		2,167,021.50	CR	2,167,021.50	CR
14	13/09/2023	SWEEP TRF TO 4811963875		2,167,021.50	DR	0.00	CR
15	15/09/2023	SWEEP TRF FROM 1612044680		6,702,031.70	CR	6,702,031.70	CR
16	15/09/2023	SWEEP TRF TO 4811963875		6,702,031.70	DR	0.00	CR
17	16/09/2023	SWEEP TRF FROM 1612044680		1,252,365.80	CR	1,252,365.80	CR
18	16/09/2023	SWEEP TRF TO 4811963875		1,252,365.80	DR	0.00	CR
19	17/09/2023	SWEEP TRF FROM 1612044680		4,459,000.00	CR	4,459,000.00	CR



Sl. No.	Date	Description	Chq / Ref number	Amount	Dr / Cr	Balance	Dr / Cr
20	17/09/2023	SWEEP TRF TO 4811963875		4,459,000.00	DR	0.00	CR
21	19/09/2023	SWEEP TRF FROM 1612044680		16,419,894.40	CR	16,419,894.40	CR
22	19/09/2023	SWEEP TRF TO 4811963875		16,419,894.40	DR	0.00	CR
23	20/09/2023	SWEEP TRF FROM 1612044680		2,580,730.60	CR	2,580,730.60	CR
24	20/09/2023	SWEEP TRF TO 4811963875		2,580,730.60	DR	0.00	CR
25	22/09/2023	SWEEP TRF FROM 1612044680		420,000.00	CR	420,000.00	CR
26	22/09/2023	SWEEP TRF TO 4811963875		420,000.00	DR	0.00	CR
27	23/09/2023	SWEEP TRF FROM 1612044680		37,843.40	CR	37,843.40	CR
28	23/09/2023	SWEEP TRF TO 4811963875		37,843.40	DR	0.00	CR
29	24/09/2023	SWEEP TRF FROM 1612044680		700,000.00	CR	700,000.00	CR
30	24/09/2023	SWEEP TRF TO 4811963875		700,000.00	DR	0.00	CR
31	26/09/2023	SWEEP TRF FROM 1612044680		717,500.00	CR	717,500.00	CR
32	26/09/2023	SWEEP TRF TO 4811963875		717,500.00	DR	0.00	CR
33	27/09/2023	SWEEP TRF FROM 1612044680		4,098,500.00	CR	4,098,500.00	CR
34	27/09/2023	SWEEP TRF TO 4811963875		4,098,500.00	DR	0.00	CR
35	28/09/2023	SWEEP TRF FROM 1612044680		7,336,017.50	CR	7,336,017.50	CR
36	28/09/2023	SWEEP TRF TO 4811963875		7,336,017.50	DR	0.00	CR
37	30/09/2023	SWEEP TRF FROM 1612044680		2,296,260.40	CR	2,296,260.40	CR
38	30/09/2023	SWEEP TRF TO 4811963875		2,296,260.40	DR	0.00	CR

Opening balance as on 01/09/2023 INR 0.00
Closing balance as on 30/09/2023 INR 0.00





KALPA-TARU®

Subject: Encumbrances on the Project Kalpataru Vista ("the Project") (Registration No. UPRERARJ14980) for Securing Financial Facilities

TO WHOMSOEVER IT MAY CONCERN

This is in furtherance to the Encumbrance Report dated January 16, 2018, submitted at the time of application for RERA Registration and subsequent disclosure dated 27 August, 2021 by the Kalpataru Urbanscape LLP ("the Promoter"), the Promoter of the aforementioned project is registered with UP RERA under Section 4(2) of the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder, as applicable in the state of Maharashtra ("the Act"), we hereby disclose and submit as under:

The Promoter has availed additional financial credit facility (top-up) from the existing lender and an existing charge has been extended on the Project for securing such additional facility.

In pursuance to Section 11(4)(h) of the Act, the Promoter hereby further states that aforesaid charge created on the Project shall not affect the rights and interest of the allottee(s) who has taken or agreed to take apartment(s) in the aforementioned Project.

For Kalpataru Urbanscape LLP

Authorised Signatory
Date: 15-March-2023

KALPATARU URBANSCAPE LLP

Registered with Limited Liability (LLPIN: AAI-5472)

101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055. India.

Tel + 91 22 3064 5000 ■ Fax : + 91 22 3064 3131 ■ www.kalpataru.com

(Formerly, known as Kalpataru Urbanscape Private Limited, CIN No. : U45200MH2008PTC178795; converted into LLP with effect from 13.02.2017)