



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
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Form-S

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Information as on 31 st March 2024			
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	833
	(d) Any other (specify)	-	-
	SUB TOTAL FEES PAID (in Rs.)	1,401	881
3A	Cost of Development and Construction		
	(a) Cost of services* (water, electricity to construction site), Site Overheads;	36,728	18,158
	(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	395
	(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	19,826
3B	Cost of construction incurred (As Certified by Project Engineer)		27,229
3C	Total Construction Cost (Lower of 3A and 3B.)	40,867	19,826
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	24,543
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)#	73,537	51,976





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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	66.63%
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)%	70.68%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	36,665
8	70% Amount to be deposited in Designated Account (0.7 * Row 7)@	25,665
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)	51,976
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)@	25,663
11	Balance available in Designated A/c.	-
12	Amount refunded on account of cancellation of flats (70% of Collection)	7
	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 - Row 10)	26,320

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.

The above estimated costs has been considered at the time of registration of the project.

@ Project loan of Rs 25,56,00,000/- has been disbursed by bank directly in RERA designated account on 6th Feb.2024 and withdrawn on the same day. This amount has not been considered in actual withdrawal of amount received from allottees in serial no- 8 & 10.

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

Chander Raj Mohnot

Chander Raj Mohnot
Proprietor
Membership Number : 059594
Mumbai, 15th April 2024
UDIN: 24059594BKDPIR3716





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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 31 March 2024, 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 : 15 April 2024





Kotak Mahindra Bank

Date: 04-04-2024

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 31st March 2024 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,

Yours Truly,

Kotak Mahindra Bank Ltd.

 **Vicky Salvi**
Service Manager
Emp ID- 144492
Kalyan Branch
Authorised Signatory

Kotak Mahindra Bank Ltd.

CIN: L65110MH1985PLC038137

27BKC, 1st Floor, C 27, G Block
Bandra Kurla Complex
Bandra (East)
Mumbai - 400 051
Maharashtra

T +91 22 43360481
www.kotak.com

Registered Office:

27 BKC, C 27, G Block,
Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.

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 01/01/2024 To 31/01/2024

Currency

INR

Branch

MUMBAI-KALINA

Nomination Regd

N

Nominee Name

Sl. No.	Date	Description	Chq / Ref number	Amount	Dr / Cr	Balance	Dr / Cr
1	04/01/2024	SWEEP TRF FROM		2,310,000.00	CR	2,310,000.00	CR
		1612044680					
2	04/01/2024	SWEEP TRF TO		2,310,000.00	DR	0.00	CR
		4811963875					
3	05/01/2024	SWEEP TRF FROM		490,000.00	CR	490,000.00	CR
		1612044680					
4	05/01/2024	SWEEP TRF TO		490,000.00	DR	0.00	CR
		4811963875					
5	06/01/2024	SWEEP TRF FROM		700,000.00	CR	700,000.00	CR
		1612044680					
6	06/01/2024	SWEEP TRF TO		700,000.00	DR	0.00	CR
		4811963875					
7	07/01/2024	SWEEP TRF FROM		98,984.90	CR	98,984.90	CR
		1612044680					
8	07/01/2024	SWEEP TRF TO		98,984.90	DR	0.00	CR
		4811963875					
9	09/01/2024	SWEEP TRF FROM		1,750,000.00	CR	1,750,000.00	CR
		1612044680					
10	09/01/2024	SWEEP TRF TO		1,750,000.00	DR	0.00	CR
		4811963875					
11	10/01/2024	SWEEP TRF FROM		1,400,000.00	CR	1,400,000.00	CR
		1612044680					
12	10/01/2024	SWEEP TRF TO		1,400,000.00	DR	0.00	CR
		4811963875					
13	11/01/2024	SWEEP TRF FROM		2,258,143.30	CR	2,258,143.30	CR
		1612044680					
14	11/01/2024	SWEEP TRF TO		2,258,143.30	DR	0.00	CR
		4811963875					
15	12/01/2024	SWEEP TRF FROM		392,132.30	CR	392,132.30	CR
		1612044680					
16	12/01/2024	SWEEP TRF TO		392,132.30	DR	0.00	CR
		4811963875					
17	13/01/2024	SWEEP TRF FROM		204,969.80	CR	204,969	CR
		1612044680					
18	13/01/2024	SWEEP TRF TO		204,969.80	DR	0.00	CR
		4811963875					
19	14/01/2024	SWEEP TRF FROM		490,000.00	CR	490,000	CR
		1612044680					



Sl. No.	Date	Description	Chq / Ref number	Amount	Dr / Cr	Balance	Dr / Cr
20	14/01/2024	SWEEP TRF TO 4811963875		490,000.00	DR	0.00	CR
21	16/01/2024	SWEEP TRF FROM 1612044680		15,626,122.40	CR	15,626,122.40	CR
22	16/01/2024	SWEEP TRF TO 4811963875		15,626,122.40	DR	0.00	CR
23	17/01/2024	SWEEP TRF FROM 1612044680		4,616,717.00	CR	4,616,717.00	CR
24	17/01/2024	SWEEP TRF TO 4811963875		4,616,717.00	DR	0.00	CR
25	18/01/2024	SWEEP TRF FROM 1612044680		1,750,000.00	CR	1,750,000.00	CR
26	18/01/2024	SWEEP TRF TO 4811963875		1,750,000.00	DR	0.00	CR
27	19/01/2024	SWEEP TRF FROM 1612044680		15,874,279.40	CR	15,874,279.40	CR
28	19/01/2024	SWEEP TRF TO 4811963875		15,874,279.40	DR	0.00	CR
29	25/01/2024	SWEEP TRF FROM 1612044680		992,450.20	CR	992,450.20	CR
30	25/01/2024	SWEEP TRF TO 4811963875		992,450.20	DR	0.00	CR
31	30/01/2024	SWEEP TRF FROM 1612044680		611,872.80	CR	611,872.80	CR
32	30/01/2024	SWEEP TRF TO 4811963875		611,872.80	DR	0.00	CR

Opening balance

as on 01/01/2024 INR 0.00

Closing balance

as on 31/01/2024 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 01/02/2024 To 29/02/2024

Currency

INR

Branch

MUMBAI-KALINA

Nomination Regd

N

Nominee Name

Sl. No.	Date	Description	Chq / Ref number	Amount	Dr / Cr	Balance	Dr / Cr
1	03/02/2024	SWEEP TRF FROM 1612044680		2,100,000.00	CR	2,100,000.00	CR
2	03/02/2024	SWEEP TRF TO 4811963875		2,100,000.00	DR	0.00	CR
3	04/02/2024	SWEEP TRF FROM 1612044680		2,811,387.60	CR	2,811,387.60	CR
4	04/02/2024	SWEEP TRF TO 4811963875		2,811,387.60	DR	0.00	CR
5	06/02/2024	RTGS INDBR32024020600183778 KALPATARU URBANSCAP	RTGSINW-0069696504	255,600,000.00	CR	255,600,000.00	CR
6	06/02/2024	SWEEP TRF TO 4811963875		255,600,000.00	DR	0.00	CR
7	08/02/2024	SWEEP TRF FROM 1612044680		380,232.30	CR	380,232.30	CR
8	08/02/2024	SWEEP TRF TO 4811963875		380,232.30	DR	0.00	CR
9	14/02/2024	SWEEP TRF FROM 1612044680		1,039,500.00	CR	1,039,500.00	CR
10	14/02/2024	SWEEP TRF TO 4811963875		1,039,500.00	DR	0.00	CR
11	20/02/2024	SWEEP TRF FROM 1612044680		350,000.00	CR	350,000.00	CR
12	20/02/2024	SWEEP TRF TO 4811963875		350,000.00	DR	0.00	CR
13	23/02/2024	SWEEP TRF FROM 1612044680		0.70	CR	0.70	CR
14	23/02/2024	SWEEP TRF TO 4811963875		0.70	DR	0.00	CR
15	24/02/2024	SWEEP TRF FROM 1612044680		20,665,711.50	CR	20,665,711.50	CR
16	24/02/2024	SWEEP TRF TO 4811963875		20,665,711.50	DR	0.00	CR
17	27/02/2024	SWEEP TRF FROM 1612044680		1,750,000.00	CR	1,750,000.00	CR
18	27/02/2024	SWEEP TRF TO 4811963875		1,750,000.00	DR	0.00	CR
19	28/02/2024	SWEEP TRF FROM 1612044680		700,000.00	CR	700,000.00	CR



Sl. No.	Date	Description	Chq / Ref number	Amount	Dr / Cr	Balance	Dr / Cr
20	28/02/2024	SWEEP TRF TO 4811963875		700,000.00	DR	0.00	CR
21	29/02/2024	SWEEP TRF FROM 1612044680		7,745,547.60	CR	7,745,547.60	CR
22	29/02/2024	SWEEP TRF TO 4811963875		7,745,547.60	DR	0.00	CR

Opening balance

as on 01/02/2024 INR 0.00

Closing balance

as on 29/02/2024 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 01/03/2024 To 31/03/2024

Currency

INR

Branch

MUMBAI-KALINA

Nomination Regd

N

Nominee Name

Sl. No.	Date	Description	Chq / Ref number	Amount	Dr / Cr	Balance	Dr / Cr
1	01/03/2024	SWEEP TRF FROM		350,000.00	CR	350,000.00	CR
		1612044680					
2	01/03/2024	SWEEP TRF TO		350,000.00	DR	0.00	CR
		4811963875					
3	05/03/2024	SWEEP TRF FROM		3,091,169.90	CR	3,091,169.90	CR
		1612044680					
4	05/03/2024	SWEEP TRF TO		3,091,169.90	DR	0.00	CR
		4811963875					
5	07/03/2024	SWEEP TRF FROM		700,000.00	CR	700,000.00	CR
		1612044680					
6	07/03/2024	SWEEP TRF TO		700,000.00	DR	0.00	CR
		4811963875					
7	13/03/2024	SWEEP TRF FROM		2,806,580.00	CR	2,806,580.00	CR
		1612044680					
8	13/03/2024	SWEEP TRF TO		2,806,580.00	DR	0.00	CR
		4811963875					
9	19/03/2024	SWEEP TRF FROM		0.70	CR	0.70	CR
		1612044680					
10	19/03/2024	SWEEP TRF TO		0.70	DR	0.00	CR
		4811963875					
11	20/03/2024	SWEEP TRF FROM		1,951,432.00	CR	1,951,432.00	CR
		1612044680					
12	20/03/2024	SWEEP TRF TO		1,951,432.00	DR	0.00	CR
		4811963875					
13	21/03/2024	SWEEP TRF FROM		700,000.00	CR	700,000.00	CR
		1612044680					
14	21/03/2024	SWEEP TRF TO		700,000.00	DR	0.00	CR
		4811963875					
15	24/03/2024	SWEEP TRF FROM		560,000.00	CR	560,000.00	CR
		1612044680					
16	24/03/2024	SWEEP TRF TO		560,000.00	DR	0.00	CR
		4811963875					
17	26/03/2024	SWEEP TRF FROM		1,400,000.00	CR	1,400,000.00	CR
		1612044680					
18	26/03/2024	SWEEP TRF TO		1,400,000.00	DR	0.00	CR
		4811963875					
19	27/03/2024	SWEEP TRF FROM		3,410,068.20	CR	3,410,068.20	CR
		1612044680					



Sl. No.	Date	Description	Chq / Ref number	Amount	Dr / Cr	Balance	Dr / Cr
20	27/03/2024	SWEEP TRF TO 4811963875		3,410,068.20	DR	0.00	CR
21	28/03/2024	SWEEP TRF FROM 1612044680		700,000.00	CR	700,000.00	CR
22	28/03/2024	SWEEP TRF TO 4811963875		700,000.00	DR	0.00	CR
23	29/03/2024	SWEEP TRF FROM 1612044680		1,271,667.60	CR	1,271,667.60	CR
24	29/03/2024	SWEEP TRF TO 4811963875		1,271,667.60	DR	0.00	CR
25	30/03/2024	SWEEP TRF FROM 1612044680		128,332.40	CR	128,332.40	CR
26	30/03/2024	SWEEP TRF TO 4811963875		128,332.40	DR	0.00	CR
27	31/03/2024	SWEEP TRF FROM 1612044680		1,050,070.00	CR	1,050,070.00	CR
28	31/03/2024	SWEEP TRF TO 4811963875		1,050,070.00	DR	0.00	CR

Opening balance

as on 01/03/2024 INR 0.00

Closing balance

as on 31/03/2024 INR 0.00

