



C.R. MOHNOT & CO.

Chartered Accountants

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

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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 December 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.256003600003-Bank Name: IndusInd Bank Limited., N 10-11, Sector 18, Noida, UP, 201301.			
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	176
	(c) Consultant/Architect Fees (directly attributable to project)	905	863
	(d) Any other (specify)	-	-
	SUB TOTAL FEES PAID (in Rs.)	1,401	1,040
3A	Cost of Development and Construction		
	(a) Cost of services* (water, electricity to construction site), Site Overheads;	36,728	22,237
	(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	2,075
	(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	25,585
3B	Cost of construction incurred (As Certified by Project Engineer)		35,880
3C	Total Construction Cost (Lower of 3A and 3B.)	40,867	25,585
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	30,302
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)#	73,537	57,894





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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	87.80%
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)%	78.73%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	44,762
8	70% Amount to be deposited in Designated Account (0.7 * Row 7)	31,333
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)	57,894
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)	31,281
11	Balance available in Designated A/c.	7
	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)	26,620

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.

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

Chander Raj Mohnot

Chander Raj Mohnot
Proprietor
Membership Number : 059594
Mumbai, 15th Jan 2025
UDIN: 25059594BMMAUF6641





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As requested by management, INDUSIND BANK LIMITED has provided "NO LIEN CERTIFICATE" for designated account No. 256003600003 maintained with Bank for their project named Kalpataru Vista as at 31 December 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 January 2025.



Account Statement

Customer Name (Account Name)		Account No :256003600003		IndusInd Bank			
From Date		01-Oct-24	To Date		31-Oct-24		
Bank Reference	Value Date	Transaction Date & Time	Type	Payment Narration	Debit	Credit	Available Balance
M1655584	01 Oct 2024	'01-OCT-24 22:00:01	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		8029984.9	48172537
M1600651	03 Oct 2024	'03-OCT-24 22:00:01	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		350000	48522537
M1872385	04 Oct 2024	'04-OCT-24 22:00:01	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		10038385	58560922
M1994624	08 Oct 2024	'08-OCT-24 21:59:58	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		1750000	60310922
M1734291	09 Oct 2024	'09-OCT-24 21:59:54	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		8745924.6	69056846.6
M1695677	10 Oct 2024	'10-OCT-24 21:59:57	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		490000	69546846.6
M1475619	11 Oct 2024	'11-OCT-24 21:59:56	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		2559687.2	72106533.8
M1736557	16 Oct 2024	'16-OCT-24 21:59:52	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		2067527.7	74174061.5
M772716	18 Oct 2024	'18-OCT-24 07:59:53	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	74174061.5		
M1431727	18 Oct 2024	'18-OCT-24 21:59:54	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		910000	910000
M996964	21 Oct 2024	'21-OCT-24 07:59:49	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	910000		
M2462712	21 Oct 2024	'21-OCT-24 21:59:51	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		1052612.4	1052612.4
M902748	22 Oct 2024	'22-OCT-24 07:59:50	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	1052612.4		
M1733162	22 Oct 2024	'22-OCT-24 21:59:51	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		1517.6	1517.6
M944107	23 Oct 2024	'23-OCT-24 07:59:46	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	1517.6		
M1738124	23 Oct 2024	'23-OCT-24 21:59:50	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		1743436.8	1743436.8
M859337	24 Oct 2024	'24-OCT-24 07:59:45	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	1743436.8		
M1699324	24 Oct 2024	'24-OCT-24 21:59:51	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L///		1650494.3	1650494.3



M858466	25 Oct 2024	'25-OCT-24 07:59:45	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	1650494.3		
M1749230	29 Oct 2024	'29-OCT-24 21:59:51	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		2443210	2443210
M922138	30 Oct 2024	'30-OCT-24 07:59:43	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	2443210		
M1814148	30 Oct 2024	'30-OCT-24 21:59:47	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		1260000	1260000
M849412	31 Oct 2024	'31-OCT-24 07:59:42	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	1260000		
M1467618	31 Oct 2024	'31-OCT-24 21:59:49	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		1624386.4	1624386.4



Account Statement

Customer Name (Account Name)		Account No :256003600003		IndusInd Bank		
From Date		01-Nov-24	To Date	30-Nov-24		
Bank Reference	Value Date	Transaction Date & Time	Type	Payment Narration	Debit	Credit Available Balance
M957415	04 Nov 2024	'04-NOV-24 07:59:41	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	1624386.4	
M2015461	11 Nov 2024	'11-NOV-24 21:59:40	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		32296462.1
M837324	12 Nov 2024	'12-NOV-24 07:59:36	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	32296462.1	
M1915561	18 Nov 2024	'18-NOV-24 21:59:35	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		5600000
M922625	19 Nov 2024	'19-NOV-24 07:59:33	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	5600000	
M1771363	22 Nov 2024	'22-NOV-24 21:59:37	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		31794840
M1048712	25 Nov 2024	'25-NOV-24 08:00:29	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	31794840	
M2063605	25 Nov 2024	'25-NOV-24 22:00:31	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		938385
M960237	26 Nov 2024	'26-NOV-24 08:00:27	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	938385	
M1972659	27 Nov 2024	'27-NOV-24 22:00:33	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		0.7
M875663	28 Nov 2024	'28-NOV-24 08:00:29	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	0.7	
M1814006	28 Nov 2024	'28-NOV-24 22:00:35	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		3986649.1
M849142	29 Nov 2024	'29-NOV-24 08:00:30	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	3986649.1	
M1775215	29 Nov 2024	'29-NOV-24 22:00:29	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		381647



Account Statement

Customer Name (Account Name)	KALPATARU URBANSCAPE LLP (KALPATARU URBANSCAPE LLP SEPARATE BANK ACCOUNT FOR KALPATARU VISTA)			Account No :256003600003	IndusInd Bank		
From Date	01-Dec-24			To Date	31-Dec-24		
Bank Reference	Value Date	Transaction Date & Time	Type	Payment Narration	Debit	Credit	Available Balance
M1043197	02 Dec 2024	'02-DEC-24 08:00:33	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	381647		
M1928495	02 Dec 2024	'02-DEC-24 22:00:37	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE LL//		693924	693924
M952747	03 Dec 2024	'03-DEC-24 08:00:39	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	693924		
M1766637	04 Dec 2024	'04-DEC-24 22:00:40	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE LL//		7000000	7000000
M1034844	05 Dec 2024	'05-DEC-24 08:00:39	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	7000000		
M1923536	09 Dec 2024	'09-DEC-24 22:00:38	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE LL//		3537.1	3537.1
M858950	10 Dec 2024	'10-DEC-24 08:00:40	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	3537.1		
M1801627	11 Dec 2024	'11-DEC-24 22:00:29	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE LL//		700000	700000
M927143	12 Dec 2024	'12-DEC-24 08:00:36	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	700000		
M1792966	12 Dec 2024	'12-DEC-24 22:00:33	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE LL//		4200000	4200000
M860329	13 Dec 2024	'13-DEC-24 08:00:37	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	4200000		
M1964395	17 Dec 2024	'17-DEC-24 22:00:45	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE LL//		11629.8	11629.8
M1032761	18 Dec 2024	'18-DEC-24 08:00:40	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	11629.8		
M2088193	18 Dec 2024	'18-DEC-24 22:00:46	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE LL//		1238962.2	1238962.2
M925587	19 Dec 2024	'19-DEC-24 08:00:43	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	1238962.2		
M1196252	20 Dec 2024	'20-DEC-24 22:00:46	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE LL//		2100000	2100000
M270958	23 Dec 2024	'23-DEC-24 08:00:51	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE LL//	2100000		
M1097309	23 Dec 2024	'23-DEC-24 22:00:45	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE LL//		8143100	8143100



M891687	24 Dec 2024	'24-DEC-24 08:00:45	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	8143100		
M2096814	24 Dec 2024	'24-DEC-24 22:00:48	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		3500000.7	3500000.7
M259310	26 Dec 2024	'26-DEC-24 08:00:46	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	3500000.7		
M1259395	26 Dec 2024	'26-DEC-24 22:00:49	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		5952835	5952835
M308331	27 Dec 2024	'27-DEC-24 08:00:48	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	5952835		
M1126529	30 Dec 2024	'30-DEC-24 22:00:52	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		1050000.7	1050000.7
M299426	31 Dec 2024	'31-DEC-24 08:00:45	Debit	100 FT TO 256003600004 KALPATARU URBANSCAPE L//	1050000.7		
M1205515	31 Dec 2024	'31-DEC-24 22:01:00	Credit	70 FT FROM 256003600002 KALPATARU URBANSCAPE L//		700000.7	700000.7

