



C.R. MOHNOT & CO.

Chartered Accountants

1/1106, Vijay Galaxy,
Ghodhunder 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 March 2025			
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	878
	(d) Any other (specify)	-	-
	SUB TOTAL FEES PAID (in Rs.)	1,401	1,055
3A	Cost of Development and Construction		
	(a) Cost of services* (water, electricity to construction site), Site Overheads;	36,728	23,600
	(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	2,842
	(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	27,715
3B	Cost of construction incurred (As Certified by Project Engineer)		38,072
3C	Total Construction Cost (Lower of 3A and 3B.)	40,867	27,715
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	32,432
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)#	73,537	60,039





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5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	93.16%
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)%	81.64%
7	Total amount received from allottees till date since Inception of the Project (in Rs.)	47,492
8	70% Amount to be deposited in Designated Account (0.7 * Row 7)	33,245
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)	60,039
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)	33,192
11	Balance available in Designated A/c.	113
	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)	26,854

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 April 2025
UDIN: 25059594BMMAZQ8508





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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 March 2025, 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 2025.

Account Statement

Customer Name (Account Name)		KALPATARU URBANSCAPE LLP (KALPATARU URBANSCAPE LLP SEPARATE BANK ACCOUNT FOR KALPATARU VISTA)		Account No :2560036000003			IndusInd Bank	
From Date		01-Jan-25		To Date		31-Jan-25		
Bank Reference	ValueDate	Transaction Date & Time	Type	Payment Narration	Debit	Credit	Available Balance	
M128736	01 Jan 2025	01-JAN-25 08:00:46	Debit	100 FT TO 2560036000004 KALPATARU	700000.70			
M2026170	07 Jan 2025	07-JAN-25 22:00:52	Credit	70 FT FROM 2560036000002		700000.00	700000.00	
M295398	08 Jan 2025	08-JAN-25 08:00:35	Debit	100 FT TO 2560036000004 KALPATARU	700000.00			
M1090865	08 Jan 2025	08-JAN-25 22:00:52	Credit	70 FT FROM 2560036000002		4537540.00	4537540.00	
M222809	09 Jan 2025	09-JAN-25 08:00:36	Debit	100 FT TO 2560036000004 KALPATARU	4537540.00			
M1032189	09 Jan 2025	09-JAN-25 22:00:55	Credit	70 FT FROM 2560036000002		1871593.50	1871593.50	
M271697	10 Jan 2025	10-JAN-25 08:00:42	Debit	100 FT TO 2560036000004 KALPATARU	1871593.50			
M1122648	13 Jan 2025	13-JAN-25 22:01:00	Credit	70 FT FROM 2560036000002		5593000.00	5593000.00	
M303754	14 Jan 2025	14-JAN-25 08:00:44	Debit	100 FT TO 2560036000004 KALPATARU	5593000.00			
M1410671	15 Jan 2025	15-JAN-25 22:00:57	Credit	70 FT FROM 2560036000002		639242.80	639242.80	
M260876	16 Jan 2025	16-JAN-25 08:00:46	Debit	100 FT TO 2560036000004 KALPATARU	639242.80			
M1001438	16 Jan 2025	16-JAN-25 22:00:57	Credit	70 FT FROM 2560036000002		2709793.80	2709793.80	
M249070	17 Jan 2025	17-JAN-25 08:00:47	Debit	100 FT TO 2560036000004 KALPATARU	2709793.80			
M1036695	17 Jan 2025	17-JAN-25 22:01:00	Credit	70 FT FROM 2560036000002		2802632.00	2802632.00	
M263919	20 Jan 2025	20-JAN-25 08:00:52	Debit	100 FT TO 2560036000004 KALPATARU	2802632.00			
M1017740	20 Jan 2025	20-JAN-25 22:01:01	Credit	70 FT FROM 2560036000002		4389283.50	4389283.50	
M312050	21 Jan 2025	21-JAN-25 08:00:51	Debit	100 FT TO 2560036000004 KALPATARU	4389283.50			
M1753930	21 Jan 2025	21-JAN-25 22:01:01	Credit	70 FT FROM 2560036000002		1794657.90	1794657.90	
M308417	22 Jan 2025	22-JAN-25 08:00:51	Debit	100 FT TO 2560036000004 KALPATARU	1794657.90			
M1163095	24 Jan 2025	24-JAN-25 22:01:15	Credit	70 FT FROM 2560036000002		1790933.90	1790933.90	
M281530	27 Jan 2025	27-JAN-25 08:01:11	Debit	100 FT TO 2560036000004 KALPATARU	1790933.90			
M1124747	29 Jan 2025	29-JAN-25 22:01:03	Credit	70 FT FROM 2560036000002		700000.00	700000.00	
M265323	30 Jan 2025	30-JAN-25 08:00:57	Debit	100 FT TO 2560036000004 KALPATARU	700000.00			
M1057596	30 Jan 2025	30-JAN-25 22:00:53	Credit	70 FT FROM 2560036000002		910000.00	910000.00	
M240249	31 Jan 2025	31-JAN-25 08:00:55	Debit	100 FT TO 2560036000004 KALPATARU	910000.00			
M1133439	31 Jan 2025	31-JAN-25 22:01:08	Credit	70 FT FROM 2560036000002		35215075.70	35215075.70	



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Customer Name (Account Name)	KALPATARU URBANSCAPE LLP (KALPATARU URBANSCAPE LLP SEPARATE BANK ACCOUNT FOR KALPATARU VISTA)	Account No :2560036000003		IndusInd Bank			
From Date	01-Feb-25	To Date	28-Feb-25				
Bank Reference	ValueDate	Transaction Date & Time	Type	Payment Narration	Debit	Credit	Available Balance
M235361	03 Feb 2025	03-FEB-25 08:00:56	Debit	100 FT TO 2560036000004	35215075.70		
M1150604	03 Feb 2025	03-FEB-25 22:01:04	Credit	70 FT FROM 2560036000002		1330000.00	1330000.00
M300327	04 Feb 2025	04-FEB-25 08:00:55	Debit	100 FT TO 2560036000004	1330000.00		
M1163931	05 Feb 2025	05-FEB-25 22:01:06	Credit	70 FT FROM 2560036000002		1590971.20	1590971.20
M122347	06 Feb 2025	06-FEB-25 08:00:54	Debit	100 FT TO 2560036000004	1590971.20		
M1755549	07 Feb 2025	07-FEB-25 22:01:07	Credit	70 FT FROM 2560036000002		2100000.00	2100000.00
M279261	10 Feb 2025	10-FEB-25 08:00:31	Debit	100 FT TO 2560036000004	2100000.00		
M1166734	10 Feb 2025	10-FEB-25 22:00:36	Credit	70 FT FROM 2560036000002		42272010.90	42272010.90
M323052	11 Feb 2025	11-FEB-25 08:00:26	Debit	100 FT TO 2560036000004	42272010.90		
M1080632	11 Feb 2025	11-FEB-25 22:00:37	Credit	70 FT FROM 2560036000002		700000.00	700000.00
M270327	12 Feb 2025	12-FEB-25 08:00:28	Debit	100 FT TO 2560036000004	700000.00		
M1090718	12 Feb 2025	12-FEB-25 22:00:38	Credit	70 FT FROM 2560036000002		95634.00	95634.00
M92236	13 Feb 2025	13-FEB-25 08:00:27	Debit	100 FT TO 2560036000004	95634.00		
M1065387	27 Feb 2025	27-FEB-25 22:00:45	Credit	70 FT FROM 2560036000002		41524560.70	41524560.70
M249463	28 Feb 2025	28-FEB-25 08:00:36	Debit	100 FT TO 2560036000004	41524560.70		
M1267207	28 Feb 2025	28-FEB-25 22:01:23	Credit	70 FT FROM 2560036000002		3030384.00	3030384.00



Account Statement

Customer Name (Account Name)		KALPATARU URBANSCAPE LLP (KALPATARU URBANSCAPE LLP SEPARATE BANK ACCOUNT FOR KALPATARU VISTA)		Account No :2560036000003		IndusInd Bank	
From Date	01-Mar-25	To Date	31-Mar-25				
Bank Reference	ValueDate	Transaction Date & Time	Type	Payment Narration	Debit	Credit	Available Balance
M277468	03 Mar 2025	03-MAR-25	Debit	100 FT TO 2560036000004	3030384.00		
	05 Mar 2025	05-MAR-25	Credit	70 FT FROM		4255074.60	4255074.60
M288086	06 Mar 2025	06-MAR-25	Debit	100 FT TO 2560036000004	4255074.60		
	18 Mar 2025	18-MAR-25	Credit	70 FT FROM		70.00	70.00
M298188	19 Mar 2025	19-MAR-25	Debit	100 FT TO 2560036000004	70.00		
	21 Mar 2025	21-MAR-25	Credit	70 FT FROM		1540.00	1540.00
M272096	24 Mar 2025	24-MAR-25	Debit	100 FT TO 2560036000004	1540.00		
	25 Mar 2025	25-MAR-25	Credit	70 FT FROM		3680554.50	3680554.50
M289421	26 Mar 2025	26-MAR-25	Debit	100 FT TO 2560036000004	3680554.50		
	26 Mar 2025	26-MAR-25	Credit	70 FT FROM		15602569.50	15602569.50
M278482	27 Mar 2025	27-MAR-25	Debit	100 FT TO 2560036000004	15602569.50		
	28 Mar 2025	28-MAR-25	Credit	70 FT FROM		11290848.80	11290848.80

