S T P & ASSOCIATES LLP

Chartered Accountants

Office No. 1060, S wing, 1st Floor, Akshar Business Park, Plot 3, Sector-25, Vashi Navi Mumbai-400703.

Certificate No.: STP/FY2223/607
Date issued : 23rd February, 2023

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 23/02/2023

To,
JPV Realtors Private Limited,
7th & 8Th Floor, Jet Prime,
Suren Road, Near Gurunanak Petrol Pump,
Andheri – 400093.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by JPV Realtors Private Limited (Promoter of the project "Pratap Oasis") for the period from 13th November 2019 to 31st March 2020 with respect to MahaRERA Registration No. P51800023003.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along 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.

2. I have obtained all necessary information and explanation from the Company, during the course of our audit, which in my opinion are necessary for the purpose of this certificate.

3. I hereby confirm that I have examined the prescribed registers, books and documents, and the relevant records of **JPV Realtors Private Limited (Promoter of the project "Pratap Oasis")** for the period ended **31.03.2020** and hereby certify that:

i. **JPV Realtors Private Limited (Promoter of the project "Pratap Oasis")** have completed **7.11%** of the project titled "**Pratap Oasis**" MahaRERA Registration No. **P51800023003** located at **CTS No 307/86, CTS No 307/87at Borivali, Borivali, Mumbai Suburban, 400064.**

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ii. **Amount** collected during the year (13th November 2019 to 31st March 2020) for this project is **Rs. 1,66,17,366/-** and amounts collected till date (31st March 2020) is **Rs. 1,66,17,366/-**

iii. Amount withdrawn during the year (13th November 2019 to 31st March 2020) for this project is **Rs. 1,66,17,366/-** and amount withdrawn till date (31st March 2020) is **Rs. 1,66,17,366/-**

4. I certify that the **JPV Realtors Private Limited (Promoter of the project "Pratap Oasis")** utilized the amounts collected for **"Pratap Oasis"** 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.

Notes:

a. The commencement date of the project is considered as per RERA Certificate issued by Maha RERA (i.e., 13th November 2019)
b. Amount withdrawal till the date of this certificate is considered to be the same as collection amounts as company does not maintain separate RERA A/c.
c. The percentage completion of the project has been extracted from Form 3 (CA Certificate) as on 31.03.2020 certified by Rutuja Narsingh & Associates.

BHARAT PREMJI VAVIYA

Digitally signed by BHARAT PREMJI VAVIYA
Date: 2023.02.23 12:48:23 -05'00'

CA Bharat Vaviya
S T P & Associates LLP
Partner

Membership Number : 175824
UDIN : 23175824BGWFPJ9827
Firm Reg. Number : 144629W