S T P & ASSOCIATES

Chartered Accountants

B-504, Bramha Complex, Sec 15, CBD Belapur, Navi Mumbai-400614

Certificate No.: STP/FY2223/351
Date issued : 20th October, 2022

FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date: 20.10.2022

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 01st April 2021 to 31st March 2022 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 **31.03.2022** and hereby certify that:

i. **JPV Realtors Private Limited (Promoter of the project "Pratap Oasis")** have completed **36.60%** 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 (01st April 2021 to 31st March 2022) for this project is **Rs. 7,93,64,492/-** and amounts collected till date (31st March 2022) is **Rs. 13,40,34,160/-**

iii. Amount withdrawn during the year (01st April 2021 to 31st March 2022) for this project is **Rs. 7,93,64,492/-** and amount withdrawn till date (31st March 2022) is **Rs. 13,40,34,160/-**

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. 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.
b. The percentage completion of the project has been extracted from Form 3 (CA Certificate) as on 31.03.2022 certified by Rutuja Narsingh & Associates.

Arushi Singhal
Digitally signed by Arushi Singhal
Date: 2022.10.20 12:37:05 +05'30'

CA Arushi Singhal
S T P & Associates
Partner

Membership Number : 166002
UDIN : 22166002BAJVFF6038
Firm Reg. Number : 144629W