



M/s. Gaurav S. Rajpal & Co.
Chartered Accountants

901, Elite Towers, Sector-10, Kharghar - 410210
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FORM 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Date : 09-11-2023

To,
JPV Realtors Private Limited,
7th & 8Th Floor, Jet Prime,
Suren Road, Near Gurunank 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 2022 to 31st March 2023 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 **31.03.2023** and hereby certify that:
 - i. **JPV Realtors Private Limited (Promoter of the project "Pratap Oasis")** have completed **59.72%** of the project titled **"Pratap Oasis"** MahaRERA Registration No. **P51800023003** located at **CTS No 307/86, CTS No 307/87 at Borivali, Borivali, Mumbai Suburban, 400064.**
 - ii. Amount collected during the year **(01st April 2022 to 31st March 2023)** for this project is **Rs. 5,27,13,035/-** and amounts collected till date **(31st March 2023)** is **Rs. 17,72,14,567/-**.
 - iii. Amount withdrawn during the year **(01st April 2022 to 31st March 2023)** for this project is **Rs. 5,27,13,035/-** and amount withdrawn till date **(31st March 2023)** is **Rs. 17,72,14,567/-**.
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



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designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.

Notes:

- The commencement date of the period (i.e. **13th November 2019**) is considered as the MahaRERA Certificate.
- The percentage completion of the project has been extracted from Form 3 (CA Certificate) as on 31.03.2023 certified by Rutuja Narsingh & Associates.
- It has been observed that promoter has maintained Distinct Project Account being the Saraswat Co-Op Bank Ltd bearing account no. 0324.
- The collection amounts have been extracted from the Distinct Project Account statement being the Saraswat Co-Op Bank Ltd bearing account no. 0324.
- The withdrawal amounts during the year are considered to be same as collection amounts as all the booking advances are received in Distinct Project Account and such account is enforced for day-to-day business activities of the project.
- Form 3 has been prepared as per unaudited data provided by management while this certificate has been prepared after finalization of Books of Accounts. Therefore, there is a difference in the amount received from customers of Rs. 10,43,421/-.

GAURAV Digitally signed
SATISH by GAURAV
RAJPAL SATISH RAJPAL
Date: 2023.11.09
13:15:58 +05'30'

Place : Navi Mumbai

Date : 09-11-2023

UDIN : 23618490BGZWYS7202

Name of Signatory : M/s. Gaurav S Rajpal & Co.

Full Address : 901, Elite Tower ,
Sector 10, Kharghar,
410210.

Membership No. : 618490

Contact No : 9867776629

Email : cagauravrajpal@gmail.com



For JPV REALTORS PVT. LTD.

h.v.s.
DIRECTOR