M/s. Pratiksha Tulshyan & Associates
Chartered Accountant
Firm Address : Vikas Complex, Castle Mill Naka, Thane West, 400601
+91 88281 27310
+91 89763 89308
pstulshyan@gmail.com

Form 5
ANNUAL REPORT ON STATEMENT OF ACCOUNTS
CHARTERED ACCOUNTANT'S CERTIFICATE

To
JPV Realtors Private Limited
7th & 8th Floor, Jet Prime,
Suren road, Near WEH Metro Station,
Andheri-Kurla Road, Andheri (E).
Mumbai-400093

SUBJECT: Report on Statement of Accounts on project fund deposit, utilization and withdrawal by **JPV Realtors Private Limited (promoter of the project "Pratap Legacy")** for the period from **11/09/2023 to 31/03/2024** with respect to MahaRERA Regn Number **- P51800052555.**

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. We have obtained all necessary information and explanation from the Promoter, during the course of our audit, which in our opinion are necessary for this certificate.

3. We hereby confirm that we have examined the prescribed registers, books and documents and the relevant records of **JPV Realtors Private Limited (promoter of the project "Pratap Legacy")** for the period ended **31/03/2024** and hereby certify that:

A. Deposits:

S. No.	Particulars	11/09/2023 to 31/03/2024	Till date i.e. (31/03/2024)
1	Total amount collected from allottees	39,04,762	39,04,762
2	% of amount to be deposited as per act	70%	70%
3	Amount to be deposited as per act (1*2)	27,33,333	27,33,333
4	Total amount deposited in the Designated Bank Account	-	-
5	% of amount deposited in the Designated Bank Account [(4)/(1)*100]	0.00%	0.00%
6	Shortfall/Excess deposit (3-4)	27,33,333	27,33,333

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Amount collected/deposited at Sr. No. 1 & 2, shall not include pass through charges and indirect taxes.
Has the required proportion of money collected from allottees of the project units, as specified in the act, deposited in the Designated RERA Bank Account? **No, the promoter has collected all the advances in its current account.**

If No, Please mention the amount not deposited. **Refer Qualification Number 2**.

B. Withdrawals:

S. No.	Particulars	11/09/2023 to 31/03/2024	Till date i.e. (31/03/2023)
1	Opening Balance of Designated BankAccount	-	-
2	Total Deposits	-	-
3	Total Amount withdrawn	-	-
4	Closing Balance	-	-

Due to the inadequate maintenance of the RERA Bank account as outlined in the Act, it becomes difficult to establish whether all the withdrawals made from the RERA Bank Account during the year adhered to the withdrawal limit, as certified under the relevant Form 1, Form 2, and Form 3 issued during the reporting period.

If No, please provide the below details:-

S. No.	Date of withdrawal	Amount of Excess Withdrawals
1	Refer Observation No. 3	-

C. Utilisation:

We certify that, determination of whether **JPV Realtors Private Limited** has utilized the amounts withdrawn from Designated Bank Account towards project cost only, as specified in the Act, cannot be ascertained.

If No, please provide the below details:-

S. No.	Date	Amount not utilized for Project Cost
1	Refer Observation No. 3	-

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D. Any Qualifications/Observations of CA:

1	The project's commencement date is established in accordance with the RERA Certificate issued by MahaRERA, dated **September 11th, 2023**.
2	The Total funds collected from allottees have been derived from the unaudited books of accounts, as presented by the management of the promoter. On a comprehensive assessment of the promoter's books of accounts, it has come to light that the promoter is not adhering to the stipulation of maintaining a distinct Designated RERA Bank account for the project, as mandated by Section 4(2)(l)(D) of the Act.
3	Due to the inadequate maintaince of the designated RERA bank account, the determination of amounts withdrawn during the year from designated RERA Bank Account were within the withdrawal limit and the assessment of how the withdrawn funds from the designated RERA Bank Account have been utilized cannot be ascertained.

For M/s Pratiksha Tulshyan & Associates
Chartered Accountant
FRN :-161148W

PRATIKSHA SANJAY TULSHYAN
Digitally signed by PRATIKSHA SANJAY TULSHYAN
Date: 2024.10.28 15:01:40 +05'30'

CA Pratiksha Tulshyan
M.No. 627790
Date : 28-10-2024
Place: Navi Mumbai
UDIN :- 24627790BKLTRG3132

For JPV Realtors Private Limited

JIGAR PRATAPRAY VORA
Digitally signed by JIGAR PRATAPRAY VORA
Date: 2024.10.29 12:35:50 +05'30'

Authorized Signatory