



FORM 5
[see Regulation 4]
ANNUAL REPORT ON STATEMENT OF ACCOUNTS

Lokhandwala Kataria Construction Pvt. Ltd.

72, Gandhi Nagar,

Dainik Shivner Marg,

Worli, Mumbai – 400 018.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Lokhandwala Kataria Construction Pvt. Ltd. for the period from 1st April 2020 to 31st March 2021 with respect to MahaRERA Regn. Number P51900008204 (Project 'Minerva')

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 Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate, except specifically mentioned in this report.
3. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Lokhandwala Kataria Construction Pvt. Ltd. for the period ended from 1st April 2020 to 31st March 2021 and hereby certify that:



- i. Lokhandwala Kataria Construction Pvt. Ltd. have completed the constructions the project titled 'MINERVA' MahaRERA Regn. No. P51900008204 located at C.S. No 1PT, 2PT, Mahalaxmi, Mumbai – 400011 in percentage, as per the Architect Certificate attached to this report, which is self-explanatory and not verified by us of.
 - ii. Amount collected against the sale of flats during the period (from 1st April 2020 to 31st March 2021) for this project is Rs. 19,45,69,848/- (Net amount after providing the rebate and discount to the flat buyers) and amount collected till date (i.e. 31st March 2021) inclusive of the rebate and discount given to the flat buyers is Rs.10,70,15,34,040/-. (Please refer to the note attached to this report).
 - iii. Amount utilized during the period (from 1st April 2020 to 31st March 2021) for this project is Rs.2,68,52,26,882/- and amount utilized till date (i.e. 31st March 2021) is Rs.21,48,74,97,057/-. (Please refer to the note attached to this report)
4. We certify that the Lokhandwala Kataria Construction Pvt. Ltd has utilized the amounts collected for 'MINERVA' 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 (Please refer to the note attached to this report).

For Hare K Panda & Co.
Chartered Accountants



H. K. Panda

Membership No. – 105641

Firm Reg. No. – 143768W

UDIN No. 21105641AAAAAZ6965

Mumbai, 17th September 2021

206, Kshamalaya, 37, New Marine Lines, Mumbai - 400020

Contact No.: 022 – 22089200, Email – harekpandaco@gmail.com

Encl. – 1. Note to Form 5

Encl. – 2. Architects Certificate regarding percentage completion.

Note to Form – 5 of RERA for the Financial Year 2020-21

1. Lokhandwala Kataria Construction Pvt. Ltd obtained the RERA registrations on 18th August 2017. The amount collected against the sale of flats during the period from 1st April 2020 to 31st March 2021 from the project is deposited both in designated bank account(s) and other bank account(s) maintained by the company. Out of the total amount collected, Rs. 4,43,39,171.28/- was deposited in the designated bank account(s) and Rs.15,02,30,676/- was deposited in other bank account(s).
2. The amount spent for the project from 1st April 2020 to 31st March 2021 from designated bank account(s), other bank account(s), increasing the liabilities of the company and from disbursements of secured loan from the lender(s) is Rs. 2,68,52,26,882/-.
3. The total amount received in both designated and non-designated bank accounts against the sale of flats during the period from 1st April 2020 to 31st March 2021 for the project is Rs. 19,45,69,848/- after providing Rebate and Discounts amounting to Rs. 3,08,52,843/-.



AR.SANIKA CHAVAN

FORM 1

ARCHITECT CERTIFICATE

Date: 31st Mar 2021

To,
The Lokhandwala Kataria Construction Pvt. Ltd.
72, Gandhi Nagar, Dainik Shivner Road,
Worli, Mumbai- 400 018.

Subject : Certificate of Percentage of Completion of Construction Work of 01 (one) No. of Building Constructed in three (3) parts of the Project Minerva 1a, 1b & 1c (MahaRERA Registration no P51900008204) Situated on the plot bearing CTS. No. 1(pt) & 2 (pt) demarcated by its boundaries (latitude and longitude of the end points) 18 59 16.072N -72 49 31.140E to the North East-Apollo Mill, 18 59 12.780N- 72 49 40.360E to the south East Rehab Buildings, 18 59 12.580N-72 49 39.554E to the South West-J.R. Boricha Marg 18 59 15.700N- 72 49 38.420E to the North West J.R. Boricha Marg of Division Lower Parel, Village Lower Parel, Taluka Worli, District Mumbai, PIN 400 011 being developed by M/s Lokhandwala Kataria Construction Pvt. Ltd.

Sir,

I the undersigned, **Ar. Sanika Chavan** has undertaken assignment as Architect of certifying Percentage of Completion of Construction work of the 01 (one) building constructed in 3 parts of the project **Minerva 1a, 1b, 1c**, situated on the plot bearing CTS. No. 1 (pt) & 2 (pt) of Division Lower Parel, Village Lower Parel, Taluka Worli, District Mumbai, PIN 400 011 being developed by **M/s Lokhandwala Kataria Construction Pvt. Ltd.**

1. Following technical professionals are appointed by Owner / Promoter :-
 - (i) M/s Spaceage Consultant as Architect on Record;
 - (ii) M/s Arch. Hafeez Contractor as Design Architect;
 - (iii) M/s JW Consultant LLP as Structural Consultant
 - (iv) M/s Ingsofity Consultant Pvt. Ltd as MEP Consultant.
 - (v) Shri. Kasbe Mahehdra T. as Site Supervisor.

Based on site Inspection, with respect to each of the building /wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of work done for each stage of the building /stages of the Real Estate Project as registered vide number **P51900008204** is as per table A herein below. The Percentage of the Internal & External Development work executed with respect to each of the activity of the entire phase is detailed in Table B:



Address: | Flat No 1104, Himgiri Building, Cosmos Hills, Opp Upvan Lake, Thane west

Email ID: sanika.chavan@gmail.com

AR.SANIKA CHAVAN

Table A

The Percentage of Work done for each stage of construction at Minerva -1a, 1b, 1c.

Sr. No.	Tasks/Activity	Percentage of Work done in		
		Minerva -1a (Up to 39 th Floors)	Minerva -1b (From 40 th to 68 th Floors)	Minerva -1c From 68 th to 78 th floors (prop.)
1	Excavation	100	NA	NA
2	X number of Basement(s) and Plinth	99	NA	NA
3	X number of Podiums	98	NA	NA
4	Stilt Floor	98	NA	NA
5	X number of Slabs of super Structure	100	83	0
6	Internal Walls, Internal Plaster, Flooring within flats/ premises, Doors and windows to each of the flat / premises	76	0	0
7	Sanitary fittings within the flat/ premises, Electrical fittings within the flat/ premises	19	0	0
8	Staircases, Lifts wells and lobbies at each floor level connecting staircases and lifts, Overhead and underground water tanks	98	68	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	40	0	0
10	Installation of Lifts, water pumps, fire fighting fittings and Equipment as per CFO NOC, electrical fittings to common areas, electro, Mechanical equipment, compliance to conditions of environment /CRZ NOC, Finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building /Wing, compound wall and all other requirements as may be required to obtain Occupation /Completion Certificate.	32	0	0

Address: | Flat No 1104, Himgiri Building, Cosmos Hills, Opp Upvan Lake, Thane west

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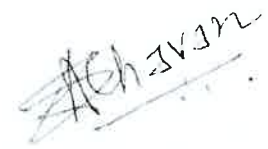
AR.SANIKA CHAVAN

TABLE -B

Internal & External Development Works in Respect of the entire Registered Phase.

S. No.	Common Area and Facilities, Amenities	Proposes (Yes/ No.)	Percentage of Work done	Details
1	Internal Roads & Footpaths	NO	0	
2	Water Supply	YES	0	
3	Sewerage (Chamber, lines, Septic Tank, STP)	YES	0	
4	Strom Water Drains	YES	0	
5	Landscaping & Tree Plating	YES	0	
6	Street Lighting	NO	0	
7	Community Buildings	NO	0	
8	Treatment and disposal of sewage and sullage water	YES	0	
9	Solid Waste management & Disposal	YES	0	
10	Water conservation, Rain water harvesting	YES	0	
11	Energy management	YES	0	
12	Fire protection and fire safety requirements	YES	0	
13	Electrical meter room, sub-station, receiving station	YES	0	
14	Swimming Pool	YES	0	
15	Multi Purpose Hall	YES	0	
16	Creche	YES	0	
17	Fitness Centre	YES	0	
18	Welfare Centre	YES	0	

Yours Faithfully,



Ar.Sanika Chavan

(Reg. No CA/2001/28139)

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