



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

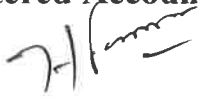
To
Lokhandwala Kataria Construction Pvt. Ltd.
72, Gandhi Nagar,
DainikShivner Marg,
Worli,
Mumbai – 400 018.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by Lokhandwala Kataria Construction Pvt. Ltd. for the period from 1st July 2017 to 31st March 2018 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 alongwith 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.
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 30th July 2017 to 31st March 2018 and hereby certify that:

- i. Lokhandwala Kataria Construction Pvt. Ltd. have completed of % (as per the Architect Certificate) of the project titled 'MINERVA' MahaRERA Regn. No. P51900008204 located at C.S. No 1PT, 2PT, Mahalaxmi, Mumbai – 400011.
- ii. Amount collected during the period (from 30th July 2017 to 31st March 2018) for this project is Rs.5,17,03,831/- and amounts collected till date (i.e. 31st March 2018) is Rs.5,17,03,831/- (designated account only).
- iii. Amount withdrawn during the period (from 30th July 2017 to 31st March 2018) for this project is Rs.5,17,03,831/- and amount withdrawn till date (i.e. 31st March 2018) is Rs.5,17,03,831/- (designated account only)
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.

For Hare K Panda & Co.
Chartered Accountants



H. K. Panda
Membership No. 105641
206, Kshamalaya
37, New Marine Lines
Mumbai - 400020
Contact No.: 022 – 22089200
Email – harekpandaco@gmail.com

Mumbai, 29th September, 2018

Note Attached

Note: Lokhandwala Kataria Construction Pvt. Ltd obtained the RERA registrations on 18th August 2018. The amount collected during the period from 30th July 2017 to 31st March 2018 for the project are deposited both in designated bank account(s) and other bank account(s). Out of the total amount collected, Rs.5,17,03,831/- deposited in the designated bank account(s) and Rs.26,88,06,761/- are deposited in other bank account(s). The amount spent for the project from 30th July 2017 to 31st March 2018 from both designated account and other accounts is Rs.112,85,96,398/-.



AR.SANIKA CHAVAN

FORM 1

ARCHITECT CERTIFICATE

Date : 31st March, 2018

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 Ingsophy 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	97	28	0
6	Internal Walls, Internal Plaster, Flooring within flats/ premises, Doors and windows to each of the flat / premises	31	0	0
7	Sanitary fittings within the flat/ premises, Electrical fittings within the flat/ premises	2	0	0
8	Staircases, Lifts wells and lobbies at each floor level connecting staircases and lifts, Overhead and underground water tanks	98	13	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/ Wing	8	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.	1	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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Email ID: sanika.chavan@gmail.com