



SAMBASIVA & Co.,

Chartered Accountants

15/1, New No 48, Lakvin Building, Kanakapura Main Road, Yediyur Circle,
Basavanagudi, Bangalore - 560 004. Off : 080-26769342, Mob : 9916592985,
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**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]**

FORM-4

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head for
Quarterly Update)**

Date : 11/07/2022

Date: 11.07.2022

KRERA Registration Number: PRM/KA/RERA/1251/446/PR/210813/004266
Project Name : DB LAKVEN GARDEINA
Promoter Name: DB INFRA DEVELOPERS
Cost of Real Estate Project: 23,75,00,000/-

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.

The Promoter in compliance with section 4(2)(I)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: DB INFRA DEVELOPERS
Designated Account Number: 21650200003686
Bank Name: FEDERAL BANK
IFSC Code: FDRL0002165
Branch Name: DOMMASANDRA BRANCH, BANGALORE

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. BBMP/Ad.Com/MDP/0276/20-21.

Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	i. Land Cost: a. The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc. b. Amount paid for Acquisition/ purchase of TDR (if any) c. Amount paid to the Competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, Registration charges, conversion charges,	18,04,450/-	18,04,450/-



	change, taxes, statutory payments to state and Central Government.		
Sub – Total Land Cost		18,04,450/-	18,04,450/-
ii.	Development Cost/ Cost of Construction:	23,56,95,550/-	15,85,20,548/-
a.	(i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		
	Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered) (iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. all costs directly incurred to complete the construction of the entire phase of the project registered.		
b.	Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority.		
c.	Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
Sub – Total Development Cost			
2.	Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.	Rs 23,75,00,000/-	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	Rs 23,56,95,550/-	
4.	Percentage of completion of construction work (as per Project Architect's Certificate)	100.00%	
5.	Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.	0.76%	
6.	Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.	100.00%	



	7. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportion of cost incurred as per (2 & 5)	Rs 23,75,00,000/-
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs 6,85,10,000/-
	9. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs 89,24,510/-
2	Borrowings / Mortgage Details (If Applicable)	
	A. Borrowing Details	
	1. Name of the Lender:	-----NIL-----
	2. Amount Disbursed:	-----NIL-----
	3. Amount pending for disbursement from Lender:	-----NIL-----
	4. Amount to be repaid to lender:	-----NIL-----
	B. Mortgage Details	
	1. Mortgaged to (Name of the Entity/ Institution) :	-----NIL-----
	2. Amount Disbursed:	-----NIL-----
	3. Amount pending for disbursement:	-----NIL-----
	4. Amount to be repaid to lender:	-----NIL-----

This certificate is being issued for the project **DB LAKVEN GARDENIA** with RERA Registration No. **PRM/KA/RERA/1251/446/PR/210813/004266** in compliance of the provisions of section 4(2) (I) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Yours Faithfully,




Signature of the Chartered Accountant

Name: R.SAMBASIVA NAIDU

Membership Number: 217519

Address: No 15/1, New NO 48,
Kanakapura Main Road, yadiyur Circle,
Basavanagudi, Bangalore-560004.

Contact Details: 99165 92985

Email id: sambasivanaidu@gmail.com.

Date: 11.07.2022

Place: Bangalore