



VIKAS SHUKLA & COMPANY
Chartered Accountants

VIKAS SHUKLA

FCA, CS, M.Com,

Mobile: 9619324432

Email: cavikas.vsc@gmail.com

Add: Office No. 36, 01st Floor, Centrium Mall, Lokhandwala Township, Kandivali- East, Mumbai - 400 101

Annexure - I

Statement of Cost Incurred and Other Additional Information of Project Clover Villa as at 25.08.2023.

KRERA Registration Number: PRM/KA/RERA/1250/303/PR/191025/002959

Project Name : Clover Villa

Promoter Name: Lakepoint Builders Private Limited

Cost of Real Estate Project: 27.34 Crs.

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 from the date of registration of the project:

Name of the Account Holder: Lakepoint Builders Private Limited – Clover Villa

Designated Account Number: 919020005181767

Bank Name: Axis Bank

IFSC Code: UTIB00003054

Branch Name: Vidyavihar





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Sl. No	Particulars	Amount (Rupees in Crores)	
		Total Estimated Cost (Certified by Engineer/Management)	Cost Incurred till 25.08.2023 (Certified by Chartered Accountant except point 1 (ii)(a)(i))
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, change, taxes, statutory payments to state and Central Government.	2.59 NA NA	2.59 NA NA
Sub – Total Land Cost		2.59	2.59
	Development Cost/ Cost of Construction: (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified 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,	14.55 - 9.00	8.51 8.58 8.40





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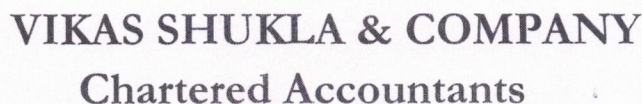
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	electricity, sewerage, drainage, layout roads etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. all costs directly incurred to complete the construction of the entire phase of the project registered.(Note: Indirect cost allocation for the period from 1.04.2018 till 31.12.2018 is based on overhead cost allocation working provided by the management)	0.20	-
	a. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority.	1.00	-
	b. 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		24.75	16.91
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.		27.34
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		19.50
	4. Percentage of completion of construction work (as per Project Architect's Certificate)		%
	5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.		9.47%
	6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.		71.32%
	7. Amount which can be withdrawn from Designated Account(Total Cost Incurred)		19.50
	8. Less: Amount withdrawn till date 15.08.2023 of this certificate as per the Books of Accounts and Bank Statement.		17.56
	9. Net Amount which can be withdrawn from 16.08.2023 the Designated Bank Account under this certificate.		1.94





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This certificate is being issued for the project CLOVER VILLA with RERA Registration No. PRM/KA/RERA/1250/303/PR/191025/002959 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.

FRN: 154886W

Place: Mumbai



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(Additional Information for Ongoing Projects)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	7.84
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (Includes Bank Balance) (as certified by Chartered Accountant as verified from the records and books of Accounts)	7.28
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure B to this certificate	3,283 0.67
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	7.95
5.	Amount to be deposited in Designated Account – 70% or 100% IF Sl.No4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account. IF Sl.No4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	Yes No





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Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory (as on 25th August 2023)

Sr.No	Wing	RERA Carpet (in Sq.ft)	No. Of Units	Total RERA Carpet (in Sq.Ft)	Total Sold Inventories		Amount (Rs. In Crores)		
					Units	RERA Carpet (in Sq. Ft)	Sale Value	Received	Receivable
1	50	3283	1	3283	1	3283	4.31	4.01	0.30
2	51	3283	1	3283	1	3283	3.82	2.87	0.95
3	52	3283	1	3283	1	3283	2.88	2.54	0.34
4	54	2204	1	2204	1	2204	2.47	1.83	0.64
5	55	2204	1	2204	1	2204	2.52	1.86	0.66
6	56	2204	1	2204	1	2204	2.52	1.63	0.89
7	57	2204	1	2204	1	2204	2.57	1.80	0.77
8	58	2204	1	2204	1	2204	2.57	1.79	0.78
9	59	2204	1	2204	1	2204	2.52	1.87	0.65
10	60	2204	1	2204	1	2204	2.50	1.87	0.63
11	61	2204	1	2204	1	2204	2.64	1.97	0.67
			11	27,481	11	27,481	31.32	24.04	7.28





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Annexure B

Unsold Inventory Valuation (as on 25th August 2023)

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs.22000 per sq.mts

Sr.No	Wing	No. Of Units	Total RERA Carpet (in Sq.Ft)	Total Sold Inventories		Amount (Rs. In Crores)		
				Units	RERA Carpet (in Sq. Ft)	Unsold Area (in Sq. Ft)	Guideline Sales Price Per Sq. Ft in Rupees	Total (in Crs.)
1	53	1	3283	-	-	3283	2044	0.67
		1	3,283			3,283		0.67

This certificate is being issued for RERA compliance for the Company Lakepoint Builders Private Limited and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

For, Vikas Shukla & Company

Chartered Accountants

FRN: 154886W

Vikas Shukla

Proprietor

Membership No.: 132411

UDIN: 23132411BGXBON9172

Date: 25th Aug 2023

Place: Mumbai

