



SAGAR & DHANANJAYA

Chartered Accountants

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**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]**

FORM - 1

CHARTERED ACCOUNTANT'S CERTIFICATE

KRERA Registration Number: ACK/KA/RERA/1250/301/PR/020222/005637

Project Name : LOTUS

Promoter Name : CHIDANANDA K S

Total Cost of Real Estate Project: 137,863,548/-

This certificate is being issued for the project LOTUS with RERA Registration Acknowledgement No. ACK/KA/RERA/1250/301/PR/020222/005637 in compliance with the provisions under Section 4(2) (I) (D) of the Real Estate (Regulation & Development) Act, 2016 read with Rule 4 (5) & 5 of the Karnataka Real Estate (Regulation & Development) Rules, 2017. we have verified the books of Accounts maintained and we are satisfied that the physical and financial progress of the project is in accordance with that of the RERA Registration application details. we have verified the certificates given by the Engineer and the Architect in this regard, based on the records and documents produced before us and explanations provided to us by the Promotor.

The Promoter has opened a RERA designated account for the purpose of deposit of all the collection made out of project. Details of designated bank account of the project is as below.

Name of the Account Holder: CR Properties RERA Designated A/c For LOTUS

Designated Account Number: 921020053541297

Bank Name: AXIS Bank

IFSC Code: UTIB0003267

Branch Name: Nagarbhavi 2nd Stage





Table A

Sl.No	Particulars	Cost as Estimated at the time of Registration INR in Rs.
1	Total Land Cost for Converted Land (As per sub registrar Guideline value)	5,39,46,750
2	Total Construction Cost (as per Estimated by Engineer and Architect)	7,50,00,000
3	Stamp duty, Scanning fees, Conversion & Approval Cost	89,16,798
Total Project Cost		13,78,63,548

Estimated cost is as per Engineer Certificate provided.

Note : This total Project cost is Excluding Marketing Expenses.

Table B

Sl.No	Particulars	INR in Rs.
1	Opening Balance in the designated account	Nil
2	Total Amount collected from allottees	Nil
3	Total Amount invested by Promoter (Own Fund)	Nil
4	Total Borrowings(If Applicable)	NA
	a. Name of the lender	
	b. Amount	
5	Mortgage Details (If Applicable)	NA
	a. Name of the lender	
	b. Amount	
6	Closing Balance	Nil

Date: 24/02/2022

Place: Bengaluru

Yours Faithfully,

For Sagar & Dhananjaya
Chartered Accountants

Partner, 
FRN 014007S



UDIN: 22224563ADONOR2881