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Project - Quarterly Progress Report

Promoter's Name	**:**	**SILVERSKY BUILDERS LLP**
Project Name	**:**	**LAKESIDE3**
Project Registration No	**:**	**TN/29/Building/0401/2021**
Quarter Ending	**:**	**MAR 2025**

A. Sales

Sl. No.	Description	Cumulative No. of Units upto the Quarter	Total Area
1.	Plots/Flats Booked size wise (As given in Carpet Area Statement while registering)	404	456682 Sqft
2.	Parking Lots	allotted	
3.	UDS Registered in Sq.m.	408165 Sqft	

B. Construction

Sl. No.	Description	Block/Tower No.	Status
1.	Stage of construction of each Block/Tower, Floor wise	Block A Block B Block C Block D Block E	All Blocks Completed.
2.	Status of common Amenities for each Block/Tower, Item wise	Common Area work completed	

Sl.No.	Description	Percentage
1.	Percentage of Completion	**100%**
	i) Physical	**100%**
	ii) Financial (Enter Anticipated Project Cost in Lakhs)	**%**

C. Details of Clearances

1. Completion Certificate No. EC/North-II/375/2024, dated 30/10/2024.
2. Compliance Report, if any (Kindly Specify)- **Chartered Accountant Report and Chartered Engineer Report.**
3. Annual Audit Report of Special Account in Form 7 – **N.A**

D. Latest Photo with Date (Atleast from 2 angles) --------------- (in PDF Format) – **Enclosed.**

Note: Mail the above particulars to "reg.tnrera@tn.gov.in"

N BAFNA & CO.
CHARTERED ACCOUNTANTS

No.106-F1, First Floor, Govindappa Naicken Street, Chennai - 600 001
Contacts: 044 - 42061944 |+91 98407 96032 | nbafnaco@gmail.com

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHRAWAL OF MONEY)

Cost of Real Estate Project TN RERA Registration Number **TN/29/Building/0401/2021**

Sr No.	Particulars	Amount Rs.	
		Estimated (Column A)	**Incurred (Column B)**
1. i) Land Cost:			
a)	Acqusition Cost of Land or Development Rights, lease Premium lease rent, interst cost incurred or payable on Land Cost and legal cost	25,52,08,650	25,52,08,650
b)	Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority.	2,71,69,326	2,71,69,326
c)	Acquisition cost of TDR (if any)		
d)	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, resgistration fees etc; and		
f)	Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities		
g)	Under Rehabilitation scheme:		
i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer		
ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA		
	Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		
iii)	Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost,		
iv)	Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.		
	Sub Total of LAND COST Rs	**28,23,77,976**	**28,23,77,976**

N. BAFNA & CO Chartered Accountants

ii) Development Cost / Cost of Construction:				
a	(i)	Estimated Cost of Construction as certified by Engineer	1,75,58,50,981	
	(ii)	Actual Cost of construction incurred as per the books of accounts as verified by the CA		1,66,12,34,637
		Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be consudered)		
	a.) (iii)	On-site expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), cost of machineries and equipment including its hire and maintenance costs, consumables etc.		9,46,16,344
		All costs directly incurred to complete the construction of the buildings/ wings of the project registered.		
	b)	Payment of Taxes, cess, fees, charges, premiums interst etc to any statutory Authority.		
	c)	Principal sum and interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
		Sub Total of Development Cost	**1,75,58,50,981**	**1,75,58,50,981**

2	**Total Estimated Cost of the Real Estate Project [1(I + 2(ii)] of Estimated Column**		2,03,82,28,957
3	**Total Cost Incurred of the Real Estate Project [1(I + 1(ii)] of Incurred Column**		2,03,82,28,957
4	% completion of Construction Work (as per Project Architect's Certificate)		100.0%
5	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (3/2 %)		100.0%
6	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 5)		2,03,82,28,957
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and Bank Statement		1,86,44,77,894
8	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		**17,37,51,064**

Note : The project's initial plan included a commercial block, which has since been excluded from the revised project. This certification pertains solely to the updated project details, reflecting the necessary modifications.

This certificate is being issued for RERA compliance for M/s. Silversky Builders LLP and is based on the records and documents produced before me and explanations provided to me by the management of the company and based on the books of accounts.

For N Bafna & Co.
Chartered Accountants
FRN No. 016221S

N. BAFNA & CO. Chartered Accountants
NERAV BAFNA Membership No: 237085 Chartered Accountant

NERAV BAFNA
Mem. No. 237085
UDIN: 25237085BMLIBM9680
Date: 22-04-2025

Office: 044 - 48650584
Mobile: 94440 20105
98843 69625

V. DINAKARAN & ASSOCIATES

G6D, Cee Dee Yes Regal Palm Gardens,
383, Velachery - Tambaram Main Road, Velachery, Chennai - 600 042.
E-Mail : ve.dinaharaan@gmail.com

15.04.2025
Chennai.

To

M/s. Silversky Builders LLP.,
52, Puzhal Ambattur Road,
Puzhal,
Chennai – 600066.

Sir,

This is to certify that I have inspected the property Under Construction by the Name **"THE LAKESIDE 3"** belongs to M/s. Padmavathy Developers Pvt. Ltd., at Old S.No. 461, Currently S.No. 461/1A1A, No. 52, Ambattur – Puzhal Road, Puzhal Village, Ambattur Taluk, Thiruvallur District, Chennai – 600066. The Present stage of the construction as on 02.04.2024 is as follows:

Block A,B,C,D & E:

Block A,B,D & E comprises stilt plus 8 Floors accommodating 88 Dwelling units (Total 352 units) & Block C comprises stilt plus 8 Floors accommodating 78 Dwelling units.

Stage:

- **Pile Foundation works completed.**
- **Roof work Completed.**
- **Block Work Completed.**
- **Internal & External Plastering completed.**
- **Plumbing, Electrical, Painting & other works Completed.**
- **Overall about 100% Works of the work has been completed.**
- **STP Work Completed.**

To Sum up, 100% of the Overall Civil & Other works has been completed.

Place: Chennai

Date: 15.04.2025

Er.V.DINAKARAN, M.E., FIE., FIV.,C.Engr.

IBBI Regd. Valuer
Regn.No. IBBI/RV/05/2019/12223
Chartered Engineer (F – 114966-7)

V. Dinakaran 15/4/25
V. DINAKARAN, M.E.,F.I.E.,FIV.,
IBBI Regd. Valuer
Regn.No. IBBI/RV/05/2019/12223
Chartered Engineer (F -114966-7)
Mobile : 9444020105

PHOTOS

PHOTOGRAPHS TAKEN DURING THE INSPECTION

V. DINAKARAN & ASSOCIATES CHENNAI - 42

Typical Block A & B					
Block- A					
S.No.	Descriptions	Plinth Area in Sq.M	Plinth Area in Sq.ft	Cost per Sq.ft	Total Amount
	Pile Foundation	1415.87	15240.42468		17365645.55
1	Stilt Floor	1415.87	15240.42468	1400	21336594.55
2	First Floor	1090.74	11740.72536	2200	25829595.79
3	Second Floor	1086.96	11700.03744	2200	25740082.37
4	Third Floor	1086.96	11700.03744	2200	25740082.37
5	Fourth Floor	1086.96	11700.03744	2200	25740082.37
6	Fifth Floor	1086.96	11700.03744	2200	25740082.37
7	Sixth Floor	1086.96	11700.03744	2200	25740082.37
8	Seventh Floor	1086.96	11700.03744	2200	25740082.37
9	Eighth Floor	1086.96	11700.03744	2200	25740082.37
10	Total	10115.33	108881.4121		244712412.5
					100%

Block- B					
S.No.	Descriptions	Plinth Area in Sq.M	Plinth Area in Sq.ft	Cost per Sq.ft	Total Amount
	Pile Foundation	1415.87	15240.42468		17365645.55
1	Stilt Floor	1415.87	15240.42468	1400	21336594.55
2	First Floor	1090.74	11740.72536	2200	25829595.79
3	Second Floor	1086.96	11700.03744	2200	25740082.37
4	Third Floor	1086.96	11700.03744	2200	25740082.37
5	Fourth Floor	1086.96	11700.03744	2200	25740082.37
6	Fifth Floor	1086.96	11700.03744	2200	25740082.37
7	Sixth Floor	1086.96	11700.03744	2200	25740082.37
8	Seventh Floor	1086.96	11700.03744	2200	25740082.37
9	Eighth Floor	1086.96	11700.03744	2200	25740082.37
10	Total	10115.33	108881.4121		244712412.5
					100%

Block A:

Pile Foundation Work Completed.	17365645.6	
Completed	227346767	
Other work in Completed		**244712412.5**
	244712412	
	Say 100%	

Block B:

Pile Foundation Work Completed.	17365645.55	
Completed	227346766.9	
Other work in Completed	244712412.5	
	Say 100%	**244712412.5**

Block- C

S.No.	Descriptions	Plinth Area In Sq.M	Plinth Area In Sq.ft	Cost per Sq.ft	Total Amount
	Pile Foundation	1675.35	18033.4674		20548167.75
1	Stilt Floor	1675.35	18033.4674	1600	28853547.84
2	First Floor	1368.09	14726.1208	2500	36815301.9
3	Second Floor	1241.13	13359.5233	2500	33398808.3
4	Third Floor	1241.29	13361.2456	2500	33403113.9
5	Fourth Floor	1241.29	13361.2456	2500	33403113.9
6	Fifth Floor	1241.29	13361.2456	2500	33403113.9
7	Sixth Floor	1241.29	13361.2456	2500	33403113.9
8	Seventh Floor	1241.29	13361.2456	2500	33403113.9
9	Eighth Floor	1241.29	13361.2456	2500	33403113.9
10	Total	11732.31	126286.585		320034509.2
					100%

Block C:

- Pile Foundation Work Completed. 20548167.75
- Completed 299486341.4
- Other work in Completed 320034509.2

Say 100% **320034509.2**

Typical Block D & E					
Block- D					
S.No.	Descriptions	Plinth Area in Sq.M	Plinth Area in Sq.ft	Cost per Sq.ft	Total Amount
	Pile Foundation	1415.87	15240.4247		17365645.55
1	Stilt Floor	1415.87	15240.4247	1400	21336594.55
2	First Floor	1085.75	11687.013	2200	25711428.6
3	Second Floor	1086.38	11693.7943	2200	25726347.5
4	Third Floor	1086.38	11693.7943	2200	25726347.5
5	Fourth Floor	1086.38	11693.7943	2200	25726347.5
6	Fifth Floor	1086.38	11693.7943	2200	25726347.5
7	Sixth Floor	1086.38	11693.7943	2200	25726347.5
8	Seventh Floor	1086.38	11693.7943	2200	25726347.5
9	Eighth Floor	1086.38	11693.7943	2200	25726347.5
10	Total	10106.28	108783.998		244498101.2
					100%

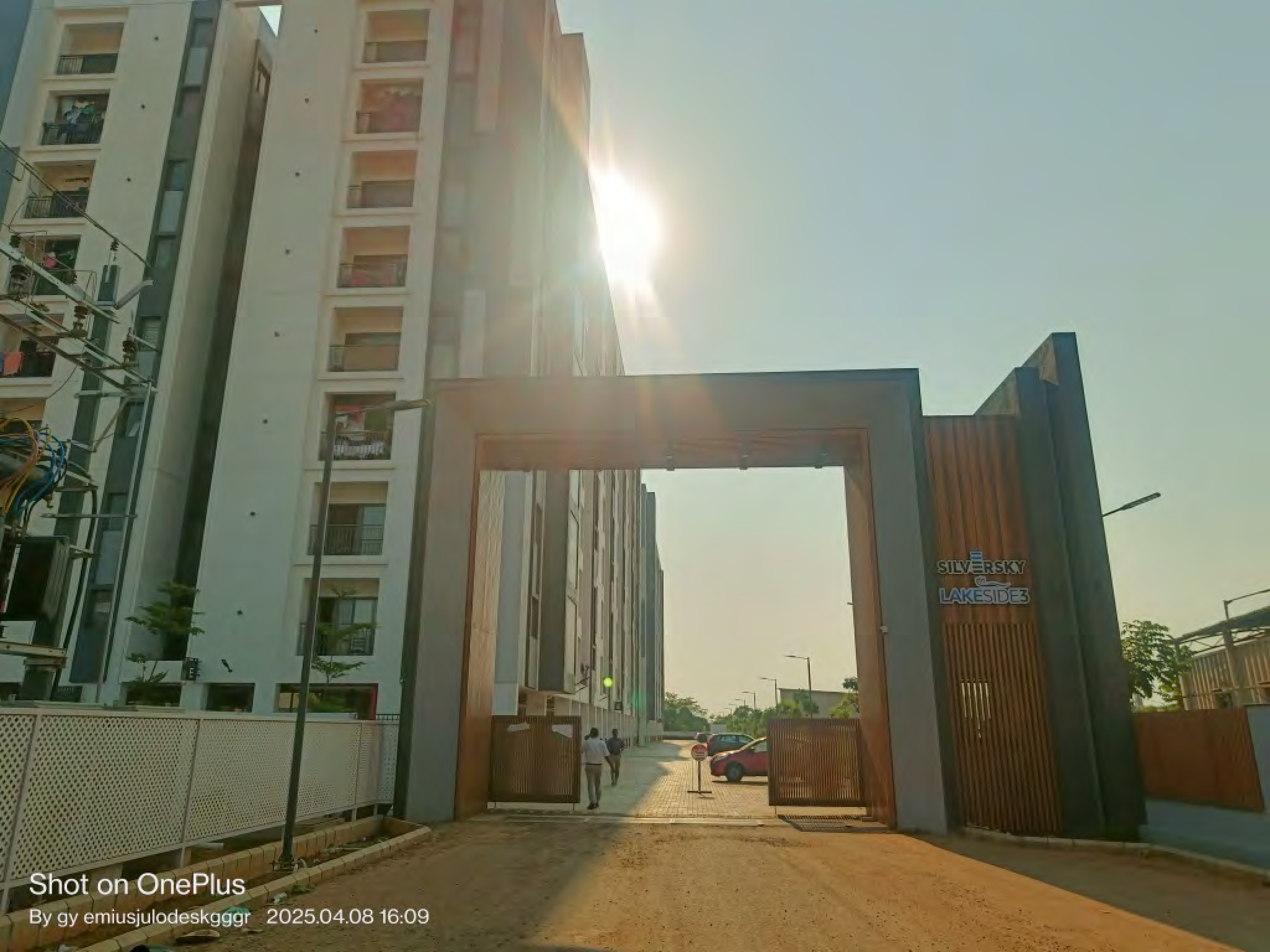
Block- E					
S.No.	Descriptions	Plinth Area in Sq.M	Plinth Area in Sq.ft	Cost per Sq.ft	Total Amount
	Pile Foundation	1415.87	15240.4247		17365645.55
1	Stilt Floor	1415.87	15240.4247	1400	21336594.55
2	First Floor	1085.75	11687.013	2200	25711428.6
3	Second Floor	1086.38	11693.7943	2200	25726347.5
4	Third Floor	1086.38	11693.7943	2200	25726347.5
5	Fourth Floor	1086.38	11693.7943	2200	25726347.5
6	Fifth Floor	1086.38	11693.7943	2200	25726347.5
7	Sixth Floor	1086.38	11693.7943	2200	25726347.5
8	Seventh Floor	1086.38	11693.7943	2200	25726347.5
9	Eighth Floor	1086.38	11693.7943	2200	25726347.5
10	Total	10106.28	108783.998		244498101.2
					100%

Block B:

Pile Foundation Work Completed.	17365645.55	
Completed	227132455.7	
Other work in Completed	244498101.2	**244498101.2**
	Say 100%	

Block E:

Pile Foundation Work Completed.	17365645.55	
Completed	227132455.7	
Other work in Completed	244498101.2	**244498101.2**
	say 100%	


SILVERSKY
LAKESIDE3
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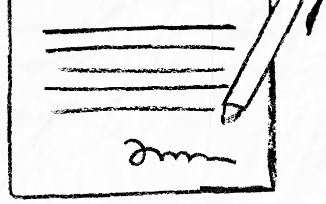
Shot on OnePlus
By gy emiusjulodeskgggr 2025.04.08 15:48



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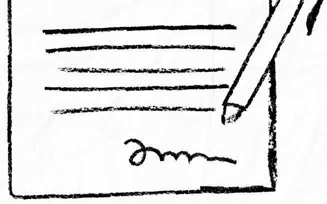

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