

FORM-4 C C
CHARTERED ACCOUNTANT'S CERTIFICATE
[KARNATAKA REAL ESTATE REGULATORY AUTHORITY]

Date: 20-01-2024

KRERA Registration Number: PRM/KA/RERA/1251/308/PR/181122/005471

Project Name: PENINSULA PARK ELITE PHASE III

Project Address: Sy No 20/1,20/2,20/3,21,22,23,25/1,25/2,26/1, 26/2,28,29/1,29/2,30,32/1,32/2,33/1,33/2,34,44,45/1 & 45/2 Mahal Chowdenahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

Promoter Name & Address: M/s. Peninsula Infra Developments Pvt Ltd,
#127, 3rd Cross, 13th Main, Bank Officer' cooperative Housing Society
Aicoba Nagar, 1st Stage, BTM Layout
Bangalore – 560 029

Subject: - Report and certification of completion with respect to K RERA registered project PENINSULA PARK ELITE PHASE III developed by M/s. Peninsula Infra Developments Pvt Ltd, having RERA Registration Number PRM/KA/RERA/1251/308/PR/181122/005471

1. This report and certificate is issued in accordance with the provisions of the Real estate (Regulation & Development) Act, 2016 read along with the Karnataka Real estate (Regulation & Development) Rules, 2017
2. I/we have obtained all necessary information and explanation from the promoter, during the course of our review, which in my/our opinion are necessary for the purpose of this review and certificate.
3. I/we hereby confirm that I/We have examined the prescribed registers, reports, books, documents, agreements and the relevant records of M/s. Peninsula Infra Developments Pvt Ltd, for the project for the period from 18/09/2022 to 31/12/2023.
4. I/we are relied on the work of external professional certificate of engineer, architects, Chartered accountants, licensed surveyors, structural engineers, valuears' etc to form the opinion and issue of this report and certificate.



5. Details of the project and observation / qualifications

Sl No	Details	Details / Observation / Qualification			
1	Type and Nature of the project	Plotted Development			
2	Number of units / Inventory as per sanctioned plan	205			
3	Date of RERA Registration as per registration certificate	18-11-2022			
4	End date as per RERA registration certificate	30-09-2024			
	4(a) Extension End date	NO			
	4(b) Covid Extension end date	NO			
5	Project Start date as per registration application	01-10-2022			
6	Nature of Ownership of Land	Own/ Joint Development			
7	Total Estimate cost of Construction as per registration.	19,39,00,000/-			
8	Total Estimate land cost as per registration	65,50,28,654/-			
9	Total Cost of the project as per registration	84,89,28,654/-			
10	Project Designated Bank Account as per RERA registration	HDFC Bank Ltd			
11	Has the promoter deposited (Minimum) 70 % of the money realized from the allottees into the project designated bank account from time to time in accordance with Sec 4(2)(L)(D) of the Promoter.	Yes			
12	Details of Application Quarterly Update as per the sec 11 (e) of the act and rules 15 (D) and submission made by the promoter	Quarter	Due Date	Actual Filing Date	Delay Yes/No
		Sep-22 to Dec- 22	15-01-2023	18-01-2023	Yes
		Jan-23 to Mar-23	15-04-2023	26-05-2023	Yes
		Apr-23 to Jun-23	15-07-2023	26-07-2023	Yes
		July-23 to sep-23	15-10-2023	07-11-2023	Yes
		Oct-23 to Dec-23	15-01-2023	13-01-2024	No
13	Details of Applicable Audit of Statement of Accounts and submission of accounts and report thereon as per the proviso 3 to Sec 4(2)(L)(D) of the Act	Year Ended	Due Date	Actual Filing Date	Delay Yes/No
		31.12.2023	15.01.2024	20-01-2024	No

14	Details of borrowings on the project – (In case of multiple borrowers, please add additional table	Details	Details [amount in Rs.]
		Name of the Lender	Vistra ITCL India Ltd
		Amount Borrowed	57,00,00,000/-
		Balance Amount outstanding/payable as on date of certificate	57,00,00,000/-
		Security details against the borrowings as per sanction letter/conditions	Attached
		Attach the copy of the hypothecation/mortgage of the project land	Attached
		If the amount is repaid and settled. Attach copy of release/discharge letter/NOC from the Lender	NO
15	Details of encumbrance on the project land- [In case of multiple encumbrances, please add additional table	Details of encumbrance	Details
		Nature of pending Encumbrance on the project land	NA
		Name of person having charge on property	NA
		Additional Details	NA
		Any liability due to such encumbrance – if so, amount there on	NA
		Attach copy of release/ discharge letter/ NOC from the interested party	NA
16	Summary of amount Realised, incurred In case of Ongoing Project as per Sec 4[2][L][D] of the Act	Refer Table – A Mention any observation of qualification	
17	Summary of Money Realised, Incurred for the project from the inception of the Project (Pre and Post RERA period)	Refer Table – B Mention any observation of qualification	
18	Details of commission/ brokerage paid to Real Estate Agents -	Refer Table – C Mention any observation of qualification	
19	Details of pending work in the project and estimated cost to complete such pending work	Nature of pending work	Estimated cost to complete the pending work
		NO	NO

20	Weather all agreed services, facilities, amenities are completed including all phases in case of phase wise construction of the project in accordance with the Agreement for sale, Marketing collaterals and promises made by the promoter.	If not completed, mention the details there on Facilities, Amenities as per agreement for sale and Marketing Collaterals- List 100% Completion Yes As confirmed by the management its completed
21	Sold and Unsold units/ inventory	Refer Table – D
22	Has Promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	NA
23	Insurance on the project – has promoter obtained any insurance on the project, if so, whether it is transferred to the association	No
24	Whether promoter enabled formation/ registered association of allottees in accordance with the local laws	No
	Attach copy of such Insurance policy	No
25	Whether promoter registered the Deed of Declaration [DOD]	No
26	Maintenance charges collected from the allottees, spend and balance there on	Refer Table – E As per the information and books of accounts produced before me. Its NIL
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	Refer Table – F NA
28	Has Promoter paid any penalty/ delay filing fees to RERA Authority during the tenure of the Project	As per the information and books of accounts produced before me. It NIL
29	Any other information in relation to the promoter and project which may be of importance to the Authority	NA



TABLE A-

In case of Ongoing Project –

Summary of amount Realised, incurred and in case of Ongoing Project as per U/s. 4(2)(L)(D) of the Act –

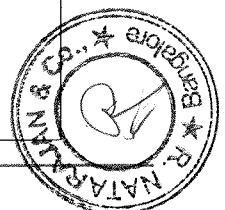
Details	Note	Amount In Rs. (100%)
Total Money Realised from the allottees since inception of the project till the date of application for registration of project (applicable in case of ongoing project)	A	10,31,26,413.00
70% of the amount realized	B=A*70%	7,21,88,489.10
Money incurred/utilized towards for construction of the project or the land cost for the project as required U/s. 4(2)(L)(D) of the Act till the date of application for registration of project	C	7,21,88,489.10
Excess /(Short)	D=B-C	0
Amount deposited in accordance with Rule 4(5)- (Promoter has deposited 70% of the excess money collected within 3 Months from application date is in accordance with Rule 4(5) of the K RERA Rule -	NIL	NIL

If amount is not deposited within 3 months from the date of application, mention such non-compliance/quality in Bold and Italics –

TABLE B –

Summary of Money Realised, incurred for the project from the inception of the project –

Details	Note	Amount In Rs.
Total 70% of Money Realised from the allottees since inception of the project till the date of application for registration of project (applicable in case of ongoing project)	A	NIL
Total 70% Money realised from the allottees from the date of registration of the project till the date of this certificate	B	7,21,88,489.10
TOTAL	C=A+B	7,21,88,489.10
Money incurred/ utilized for construction of the project and the land cost of the project as required U/s.4(2)(L)(D) of the Act till date – a. Land Cost b. Approval/NOC's	D	7,21,88,489.10



c. On site costs		
d. Off Site costs including Architect, Engineer, consultants cost		
e. Administrative Costs		
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)		
g. Financial cost – interest etc		
h. Any other costs		
Surplus/(Deficit)	E=C-D	0

I/We certify that the PENINSULA INFRA DEVELOPMENTS PVT. LTD has utilized the amounts collected for M/S PENINSULA PARK ELITE PHASE II 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.

(if not, please specify the amount withdrawn in excess of eligible amount or any other expectations).

TABLE C- NA

TABLE D –

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory

Sl. No.	Plot No.	Sold / Unsold	Site Area (Sq. ft.)	Sale Cost	Received	Balance
1	011B	Sold	1,505	45,15,713	13,65,000	31,50,713
2	012B	Sold	1,500	64,10,800	64,10,800	-
3	023B	Sold	1,200	35,99,912	10,30,000	25,69,912
4	024B	Sold	1,500	44,99,890	14,07,500	30,92,390
5	032B	Sold	1,500	44,99,890	2,00,005	42,99,885
6	033B	Sold	1,500	65,00,200	2,00,000	63,00,200
7	039B	Sold	1,500	44,99,890	13,70,000	31,29,890
8	041B	Sold	1,500	44,99,890	2,00,000	42,99,890
9	042B	Sold	1,500	44,99,890	2,00,000	42,99,890
10	063B	Sold	1,500	44,99,890	2,00,000	42,99,890
11	064B	Sold	1,500	53,60,000	53,60,000	-
12	069B	Sold	1,500	44,99,890	2,00,001	42,99,889
13	077B	Sold	1,200	40,80,000	40,80,000	-
14	078B	Sold	1,200	40,80,000	40,80,000	-
15	079B	Sold	1,200	35,99,912	10,30,000	25,69,912
16	080B	Sold	1,200	36,00,000	10,45,000	25,55,000
17	081B	Sold	1,600	61,30,000	61,30,000	-
18	082B	Sold	1,600	48,00,000	16,35,001	31,64,999
19	084B	Sold	1,200	48,01,180	48,01,180	-
20	087B	Sold	1,200	35,99,912	2,00,000	33,99,912
21	092B	Sold	1,200	35,99,912	2,00,000	33,99,912

22	106B	Sold	1,200	35,99,912	1,90,000	34,09,912
23	107B	Sold	1,200	42,40,000	42,40,000	-
24	108B	Sold	1,200	35,99,912	9,95,000	26,04,912
25	113B	Sold	1,500	57,78,005	57,78,005	-
26	114B	Sold	1,500	66,00,000	66,00,000	-
27	115B	Sold	1,500	44,99,890	13,60,000	31,39,890
28	116B	Sold	1,500	44,99,890	12,90,000	32,09,890
29	117B	Sold	2,000	60,00,177	18,60,000	41,40,177
30	119B	Sold	1,500	45,00,000	2,00,000	43,00,000
31	120B	Sold	1,500	52,50,174	52,50,174	-
32	125B	Sold	1,500	44,99,890	7,01,004	37,98,886
33	126B	Sold	1,500	44,99,890	2,00,000	42,99,890
34	128B	Sold	1,500	52,80,150	52,80,150	-
35	131B	Sold	1,200	36,00,000	36,00,000	-
36	132B	Sold	1,200	35,99,912	2,00,000	33,99,912
37	137B	Sold	1,500	44,99,890	2,00,000	42,99,890
38	139B	Sold	1,500	44,99,890	44,99,890	-
39	140B	Sold	1,500	50,80,000	50,80,000	-
40	169B	Sold	1,200	35,99,912	10,35,000	25,64,912
41	181B	Sold	898	26,92,830	7,85,000	19,07,830
42	185B	Sold	1,200	44,77,500	44,77,500	-
43	186B	Sold	1,200	35,99,912	3,40,000	32,59,912
44	187B	Sold	1,200	35,99,912	9,00,101	26,99,811
45	188B	Sold	1,200	35,99,912	9,00,101	26,99,811
46	191B	Sold	2,162	64,86,000	2,00,000	62,86,000
47	192B	Sold	1,915	57,44,101	8,20,000	49,24,101
48	194B	Sold	1,200	35,99,912	2,00,000	33,99,912
49	195B	Sold	1,200	42,00,000	42,00,000	-
50	197B	Sold	1,200	36,00,000	2,00,000	34,00,000
51	198B	Sold	1,356	40,68,469	2,00,000	38,68,469
Total			71,235	22,95,72,816	10,31,26,412	12,64,46,404

Unsold Inventory Valuation – As on 31/12/2023.

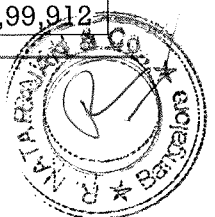
Ready Recknor Rate as on the date of certificate of the Residential/ Commercial premised Rs 3,000 per sq.ft

Sl. No.	Plot No.	Sold / Unsold	Site Area (Sq. ft.)	Unit Consideration as per Ready Reckoner Rate (ASR) (B)
1	001B	Unsold	1,836	55,08,369
2	002B	Unsold	2,000	60,00,177
3	003B	Unsold	2,402	72,06,606
4	004B	Unsold	1,712	51,36,000
5	005B	Unsold	2,000	60,00,177
6	006B	Unsold	2,000	60,00,177

7	007B	Unsold	1,500	44,99,890
8	008B	Unsold	2,082	62,45,596
9	009B	Unsold	1,892	56,75,319
10	010B	Unsold	1,690	50,70,000
11	013B	Unsold	1,500	44,99,890
12	014B	Unsold	1,500	44,99,890
13	015B	Unsold	1,500	44,99,890
14	016B	Unsold	1,500	44,99,890
15	017B	Unsold	2,000	60,00,177
16	018B	Unsold	2,000	60,00,177
17	019B	Unsold	1,200	35,99,912
18	020B	Unsold	1,200	35,99,912
19	021B	Unsold	1,200	35,99,912
20	022B	Unsold	1,200	35,99,912
21	025B	Unsold	1,500	44,99,890
22	026B	Unsold	1,500	44,99,890
23	027B	Unsold	1,500	44,99,890
24	028B	Unsold	1,500	44,99,890
25	029B	Unsold	2,000	60,00,177
26	030B	Unsold	2,000	60,00,177
27	031B	Unsold	1,500	45,00,000
28	034B	Unsold	1,500	44,99,890
29	035B	Unsold	1,500	44,99,890
30	036B	Unsold	1,670	50,10,000
31	037B	Unsold	2,600	78,00,000
32	038B	Unsold	2,600	78,00,000
33	043B	Unsold	1,500	45,00,000
34	040B	Unsold	1,500	44,99,890
35	044B	Unsold	1,500	45,00,000
36	045B	Unsold	1,500	44,99,890
37	046B	Unsold	2,000	60,00,177
38	047B	Unsold	2,000	60,00,177
39	048B	Unsold	2,000	60,00,177
40	049B	Unsold	2,000	60,00,177
41	050B	Unsold	2,000	60,00,177
42	051B	Unsold	2,000	60,00,177
43	052B	Unsold	2,000	60,00,177
44	053B	Unsold	2,000	60,00,177
45	054B	Unsold	2,433	72,99,930
46	055B	Unsold	2,573	77,18,111
47	056B	Unsold	2,000	60,00,177
48	057B	Unsold	2,000	60,00,177
49	058B	Unsold	2,000	60,00,177
50	059B	Unsold	2,000	60,00,177
51	060B	Unsold	2,000	60,00,177
52	061B	Unsold	1,500	44,99,890

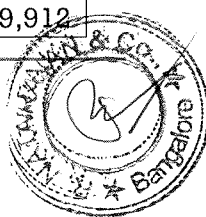


53	062B	Unsold	1,500	44,99,890
54	065B	Unsold	1,500	44,99,890
55	066B	Unsold	1,500	44,99,890
56	067B	Unsold	2,000	60,00,177
57	068B	Unsold	2,000	60,00,177
58	070B	Unsold	1,500	44,99,890
59	071B	Unsold	1,500	44,99,890
60	072B	Unsold	1,500	44,99,890
61	073B	Unsold	1,500	44,99,890
62	074B	Unsold	1,500	44,99,890
63	075B	Unsold	1,200	35,99,912
64	076B	Unsold	1,200	35,99,912
65	083B	Unsold	1,200	36,00,000
66	085B	Unsold	1,200	35,99,912
67	086B	Unsold	1,200	35,99,912
68	088B	Unsold	1,200	35,99,912
69	089B	Unsold	1,200	35,99,912
70	090B	Unsold	1,200	35,99,912
71	091B	Unsold	1,200	35,99,912
72	093B	Unsold	1,200	36,00,000
73	094B	Unsold	1,899	56,96,955
74	095B	Unsold	1,200	35,99,912
75	096B	Unsold	1,200	35,99,912
76	097B	Unsold	1,200	35,99,912
77	098B	Unsold	1,200	35,99,912
78	099B	Unsold	1,200	35,99,912
79	100B	Unsold	1,200	35,99,912
80	101B	Unsold	1,200	35,99,912
81	102B	Unsold	1,200	35,99,912
82	103B	Unsold	1,200	35,99,912
83	104B	Unsold	1,600	48,00,206
84	105B	Unsold	1,600	48,00,206
85	109B	Unsold	1,200	35,99,912
86	110B	Unsold	1,200	35,99,912
87	111B	Unsold	1,200	35,99,912
88	112B	Unsold	2,546	76,38,350
89	118B	Unsold	2,000	60,00,177
90	121B	Unsold	1,500	44,99,890
91	122B	Unsold	1,500	44,99,890
92	123B	Unsold	1,995	59,85,645
93	124B	Unsold	1,270	38,10,456
94	127B	Unsold	1,500	44,99,890
95	129B	Unsold	2,000	60,00,177
96	130B	Unsold	1,600	48,00,206
97	133B	Unsold	1,200	36,00,000
98	134B	Unsold	1,200	35,99,912





99	135B	Unsold	1,016	30,46,750
100	136B	Unsold	1,286	38,58,248
101	138B	Unsold	1,500	44,99,890
102	141B	Unsold	2,000	60,00,177
103	142B	Unsold	2,000	60,00,177
104	143B	Unsold	1,500	44,99,890
105	144B	Unsold	1,500	44,99,890
106	145B	Unsold	1,500	44,99,890
107	146B	Unsold	1,500	44,99,890
108	147B	Unsold	1,500	44,99,890
109	148B	Unsold	2,017	60,51,521
110	149B	Unsold	1,127	33,81,000
111	150B	Unsold	1,211	36,33,173
112	151B	Unsold	1,295	38,84,728
113	152B	Unsold	1,379	41,36,605
114	153B	Unsold	1,463	43,88,160
115	154B	Unsold	1,547	46,39,715
116	155B	Unsold	993	29,77,968
117	156B	Unsold	1,064	31,92,387
118	157B	Unsold	1,352	40,57,167
119	158B	Unsold	1,635	49,05,478
120	159B	Unsold	1,793	53,78,878
121	160B	Unsold	1,899	56,95,986
122	161B	Unsold	2,004	60,13,416
123	162B	Unsold	2,042	61,25,147
124	163B	Unsold	1,229	36,86,455
125	164B	Unsold	945	28,34,915
126	165B	Unsold	797	23,91,546
127	166B	Unsold	814	24,41,275
128	167B	Unsold	1,143	34,29,410
129	168B	Unsold	2,349	70,47,406
130	170B	Unsold	1,200	35,99,912
131	171B	Unsold	1,200	35,99,912
132	172B	Unsold	1,200	35,99,912
133	173B	Unsold	1,200	35,99,912
134	174B	Unsold	1,200	35,99,912
135	175B	Unsold	1,369	41,07,865
136	176B	Unsold	1,257	37,71,060
137	177B	Unsold	1,481	44,43,702
138	178B	Unsold	1,335	40,05,823
139	179B	Unsold	1,189	35,68,266
140	180B	Unsold	1,044	31,30,709
141	182B	Unsold	673	20,19,865
142	183B	Unsold	1,310	39,28,968
143	184B	Unsold	968	29,04,020
144	189B	Unsold	1,200	35,99,912



145	190B	Unsold	1,671	50,13,010
146	193B	Unsold	1,500	45,00,000
147	196B	Unsold	1,200	35,99,912
148	199B	Unsold	1,091	32,72,794
149	200B	Unsold	1,200	35,99,912
150	201B	Unsold	1,200	35,99,912
151	202B	Unsold	1,200	35,99,912
152	203B	Unsold	1,200	35,99,912
153	204B	Unsold	1,200	36,00,000
154	205B	Unsold	1,200	35,99,912
Total			2,35,488	70,64,63,302

TABLE E- NA

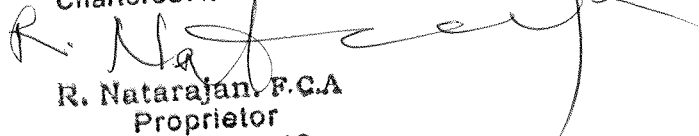
Table F – NA

Any observation/qualification: NIL

This is to certify that the M/s. Peninsula Infra Developments Pvt Ltd, #127, 3rd Cross, 13th Main, Bank Officer' cooperative Housing Society, Aicoba Nagar, 1t Stage, BTM Layout, Bangalore – 560 029 has completed 100% development in the real estate PENINSULA PARK ELITE PHASE III as defined U/s 2(t) Real Estate(Regulation and Development) Act, 2016 and promoter has time to time complied with all applicable provisions of the Real Estate(Regulation and Development) Act, 2016 read with Karnataka Real Estate(Regulation and Development) Rules, 2017

Yours Faithfully,

For R. NATARAJAN & Co .
Chartered Accountants


R. Natarajan, F.C.A
Proprietor
M No 020649

Signature of the Chartered Accountant

Name of the Signatory: R NATARAJAN

Membership No.: 020649

Full Address: # 360, 5th Main, Teachers Colony,

Koramangala 1st block, Venkatapura

Bangalore: 560 034

UDIN: 24020649BKCQQZ9149

R. Natarajan, F.C.A, DISA (ICA)
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Teachers Colony, Koramangala 1st Block,
BENGALURU - 560 034.
natraj_r10@yahoo.co.in

Date: 20-01-2024

Place: Bangalore

