



ICHR & ASSOCIATES

CHARTERED ACCOUNTANTS

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
FORM-4
CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 24.08.2022

KRERA Registration Number: **PRM/KA/RERA/1251/310/PR/210208/003826**
Project Name : **KNS AROHA, PURADAPALYA VILLAGE**
Promoter Name : **KN INFRASTRUCTURE PRIVATE LIMITED**
Cost of Real Estate Project : **6,89,71,893/-**

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: **KNS INFRASTRUCTURE PRIVATE LIMITED**

Name of the designated bank account as per KRBAD

(RERA bank account for (Name) Real Estate Project): **KNS INFRASTRUCTURE PRIVATE LIMITED KNS AROHA ESCROW RETENTION ACCOUNT**

Designated Account Number: **00090350003405**

Bank Name: **HDFC BANK LTD**

IFSC Code: **HDFC0000009**

Branch Name: **KASTURBA ROAD**

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, change, taxes, statutory payments to state and Central Government.	3,56,35,875/-	3,56,35,875/-



	Sub - Total Land Cost	3,56,35,875/-	3,56,35,875/-
	ii. Development Cost/ Cost of Construction: 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.	2,44,02,661/-	0
	Sub - Total Development Cost	2,44,02,661/-	0
	2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of estimated Column.	Rs 6,00,38,563/-	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	Rs 3,56,35,875/-	
	4. Percentage of completion of construction work (as per Project Architect's Certificate)	0%	
	5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.	59.35%	
	6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.	0%	
	7. <u>Total percentage of completion of construction as per CA (i.e.3/2)</u>	0%	
	8. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportionof completion of construction (lower of 4&7)	Rs. Nil	
	9. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs. Nil	
	10. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs. Nil	
2	Borrowings / Mortgage Details (If Applicable)	NA	



	A. Borrowing Details 1. Name of the Lender: 2. Amount Disbursed: 3. Amount pending for disbursement from Lender: 4. Amount to be repaid to lender: B. Mortgage Details 1. Mortgaged to (Name of the Entity/ Institution) : 2. Amount Disbursed: 3. Amount pending for disbursement: 4. Amount to be repaid to lender:	Rs Rs Rs Rs Rs Rs Rs
3	<u>Details of transaction in the designated RERA Bank Account (include pre rera transactions in case of ongoing projects, wherever is applicable):</u> a. <u>Total number of units booked</u> b. <u>Total amount realized from sale of units during the quarter (AA)</u> c. <u>Total amount deposited into the bank out of sale proceeds during the quarter (AB)</u> d. <u>% of Deposit made (AB/AA)</u> <u>Reconciliation for the Quarter:</u> a. <u>Opening Balance Date/Quarter start date:</u> b. <u>Opening Balance as per bank statement (INR) (To match with the previous quarter closing bank balance):</u> c. <u>Deposits during the Quarter on account of sales (INR):</u> d. <u>Other Deposits made (if any):</u> e. <u>Withdrawals during the Quarter from sale proceeds (INR):</u> f. <u>Order withdrawal made (if any):</u> g. <u>Closing Balance as per bank statement (INR):</u> h. <u>Closing Balance Date (Quarter end date):</u> <u>Cumulative Reconciliation from the beginning of the project:</u> a. <u>Opening balance of the account (INR):</u> b. <u>Total Deposits made from sale proceeds (INR):</u> c. <u>Total Deposits made other than sale proceeds (if any) (INR):</u> d. <u>Total withdrawals made from sale proceeds (INR)</u> e. <u>Total withdrawal made other than those from sale proceeds (if any) (INR)</u>	_____ Units Rs Rs% Rs Rs Rs Rs Rs Rs Rs Rs Rs Rs Rs Rs



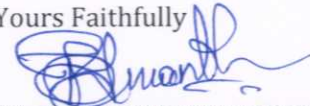
	f. Closing balance for the current quarter (a+b+c)- (d+e)	Rs Rs Rs
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This certificate is being issued for the project **KNS AROHA, PURADAPALYA VILLAGE** with RERA Registration No. **PRM/KA/RERA/1251/310/PR/210208/003826** for the quarter ended June in 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.

Qualification / Observations:

I hereby certify that the total amount collected / realised from the allottees on account of sale / booking of units during the quarter is Rs. **NIL** (as per Point AA) out of which Rs. **NIL** is deposited in to the project designated bank account as per Section 4 (2)(I)(D) of the Act.

Yours Faithfully



CA **HEMANTH KUMAR OR**
ICHR & ASSOCIATES
Membership Number: **257248**
Partner
FRN 023616S
UDIN. 22257248APSGFR6029



Date: 24.08.2022

Place: Bangalore

(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)	
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	
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 A to this certificate	
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	



5.	Amount to be deposited in Designated Account – 70% or 100% IF Sl.No 4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account. IF Sl.No 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	
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Annexure A

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

1. Sold Inventory

Sl. No	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Is agreement registered Yes/No

2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs. 790 per sq.ft.

Sr. No.	Flat No.	Carpet Area (in sq.mts.) (A)	Unit Consideration as per Ready Reckoner Rate(ASR) (B)	Total ASR consideration per flat (A * B)
1	1	1,499.36	790	1,184,491
2	2	1,499.36	790	1,184,491
3	3	1,499.36	790	1,184,491
4	4	1,499.36	790	1,184,491
5	5	1,499.36	790	1,184,491
6	6	1,499.36	790	1,184,491



7	7	1,499.36	790	1,184,491
8	8	1,499.36	790	1,184,491
9	9	1,499.36	790	1,184,491
10	10	1,499.36	790	1,184,491
11	11	1,499.36	790	1,184,491
12	12	1,499.36	790	1,184,491
13	13	1,499.36	790	1,184,491
14	14	1,499.36	790	1,184,491
15	15	1,499.36	790	1,184,491
16	16	1,499.36	790	1,184,491
17	17	1,499.36	790	1,184,491
18	18	1,520.95	790	1,201,553
19	19	1,985.74	790	1,568,735
20	20	2,032.00	790	1,605,280
21	21	2,107.00	790	1,664,530
22	22	1,500.00	790	1,185,000
23	23	1,500.00	790	1,185,000
24	24	1,897.00	790	1,498,630
25	25	2,924.00	790	2,309,960
26	26	1,842.00	790	1,455,180
27	27	1,945.00	790	1,536,550
28	28	1,199.29	790	947,438
29	29	1,199.29	790	947,438
30	30	1,199.29	790	947,438
31	31	1,199.29	790	947,438



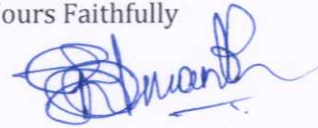
32	32	1,199.29	790	947,438
33	33	1,199.29	790	947,438
34	34	1,199.29	790	947,438
35	35	1,199.29	790	947,438
36	36	1,199.29	790	947,438
37	37	1,199.29	790	947,438
38	38	1,199.29	790	947,438
39	39	1,199.29	790	947,438
40	40	1,199.29	790	947,438
41	41	1,199.29	790	947,438
42	42	1,199.29	790	947,438
43	43	1,612.00	790	1,273,480
44	44	1,499.36	790	1,184,491
45	45	1,499.36	790	1,184,491
46	46	1,499.36	790	1,184,491
47	47	1,499.36	790	1,184,491
48	48	1,499.36	790	1,184,491
49	49	1,499.36	790	1,184,491
50	50	1,499.36	790	1,184,491
51	51	1,499.36	790	1,184,491
52	52	1,499.36	790	1,184,491
53	53	1,499.36	790	1,184,491
54	54	1,499.36	790	1,184,491
55	55	1,499.36	790	1,184,491
56	56	1,499.36	790	1,184,491



57	57	1,499.36	790	1,184,491
58	58	1,499.36	790	1,184,491
59	59	1,499.36	790	1,184,491
60	60	1,499.36	790	1,184,491

This certificate is being issued for RERA compliance for the Company **KNS INFRASTRUCTURE PRIVATE LIMITED** and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Yours Faithfully



CA **HEMANTH KUMAR OR**
ICHR & ASSOCIATES
Membership Number: **257248**
Partner
FRN 023616S
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Date: 24.08.2022
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