



FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number	PRM/KA/RERA/1251/446/PR/190219/002389
Project Name	Saroj Iris
Project Address	Katha NO.782, SY.No.243/2B1, Gunjur Village, Varthur Hobli, Bengaluru Urban
Promoter Name & Address	Saroj Builders, Sy.No.243/2B, Gunjur Village, Varthur Hobli, BETQ, Bengaluru- 560087

SUBJECT: Report and certification of completion with respect to K RERA registered project – **Saroj Iris** developed by **SAROJ BUILDERS** having RERA Registration No. **PRM/KA/RERA/1251/446/PR/190219/002389**

1. This report and certificate is issued in accordance with the provision of the Real Estate (Regulation and Development) Act, 2016 read along with the Karnataka Real Estate (Regulation and Development) Rules, 2017
2. I 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 hereby confirm that I/We have examined the prescribed registers, report, books, documents, agreements and the relevant record of **Saroj Iris** for the project for the period from 19/02/2019 to 31/03/2022.
4. I have relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuer's etc., to form the opinion and issue of this report and certificate.





5. Details of the project and observations /qualifications:

Sl. No.	Details	Details/Observation/Qualification			
1	Type and Nature of the Project	Residential Apartment Project			
2	Number of units/inventories as per sanctioned plan	64 no's			
3	Date of RERA Registration as per registration certificate	19/02/2019			
4	End Date as per RERA Registration certificate	31/12/2021			
4(a)	Extension End Date	NIL			
4(b)	Covid Extension End Date	30/09/2022			
5	Project start date as per Registration application	01/06/2018			
6	Nature of Ownership of Land	Own			
7	Total Estimated Cost of Construction as per registration	Rs.17,20,00,000/- (Revised Cost-Rs.23,92,00,000/-)			
8	Total Estimated Land Cost as per registration	Rs.1,20,00,000/- (Revised Cost-Rs.2,08,00,000/-)			
9	Total Cost of the Project as per registration	Rs.18,40,00,000/- (Revised Cost-Rs.26,00,00,000/-)			
10	Project Designated Bank Account as per RERA registration	Andhra Bank- 248711100002324			
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 Act	Yes			
12	Details of Applicable Quarterly Updates as per Sec 11 (e) of the Act and Rule 15 (D) and submission made by the promoter	Quarter	Due Date	Actual Filing Date	Delay Yes/No
		FY 2018-19			
		Q-4	15-04-2019	04-07-2019	Yes
		FY 2019-20			
		Q-1	15-07-2019	16-07-2019	Yes
		Q-2	15-10-2019	12-10-2019	No
		Q-3	15-01-2020	14-01-2020	No
		Q-4	30-12-2020	13-08-2020	No
		FY 2020-21			
		Q-1	30-12-2020	13-08-2020	No
		Q-2	30-12-2020	13-10-2020	No
		Q-3	15-01-2021	12-01-2021	No
		Q-4	15-04-2021	14-04-2021	No
		FY 2021-22			
		Q-1	15-07-2021	10-07-2021	No
		Q-2	15-10-2021	13-10-2021	No
		Q-3	15-01-2022	10-01-2022	No
		Q-4	15-04-2022	15-04-2022	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
		19-20	30-12-2020	13-10-2020	No
		20-21	30-09-2021	13-10-2021	Yes
		21-22	30-09-2022	15-07-2022	NO

14	Details of Borrowings on the project – (In case of multiple borrowers, please add additional table	Details	Details (amounts in Rs.)
		Name of the Lender	N.A
		Amount Borrowed	N.A
		Balance Amount outstanding / payable as on date of certificate	N.A
		Security details against the borrowings as per sanction letter / conditions	N.A
		Attach the copy of the hypothecation / mortgage of the project land	N.A
		If the amount is repaid and settled. Attached copy of release /discharge letter / NOC from the lender	N.A
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	N.A
		Name of the person charge on property	N.A
		Additional Details	N.A
		Any liability due to such encumbrance – if so, amount there on	N.A
		Attach copy of release / discharge letter / NOC from the interested party	N.A
16	Summary of amount released, incurred in case of Ongoing Project as per Sec 4 (2) (L) (D) of the Act	Refer Table - A	
17	Summary of Money realized, incurred for the project from the inception of the Project (Pre and Post RERA period)	Refer Table - B	





18	Details of Commission /Brokerage paid to Real Estate Agents	Refer Table - C
----	---	-----------------

19	Details of pending work in the project and estimated cost to complete such pending work	Nature of Pending work 0	Estimated cost to complete the pending work 0
20	Whether 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 completed, mention the details there on Facilities, Amenities as per agreements for sale and Marketing Collaterals – List 100% Completion Yes	
21	Sold and Unsold units / Inventory	Refer Table – D	
23	Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	Not Applicable	
23	Insurance on the project –has promoter obtained any insurance on the project, if so, whether it is transferred to the association	Nature and type of insurance policy obtained: N.A Expiry date of insurance policy: N.A Obtained – N.A Transferred to association – N.A	
24	Whether promoter enabled formation/ registered association of allottees in accordance with the local laws	Yes 1. Name of the Association: Saroj Iris Residents Welfare Association 2. Date of Registration: 26-04-2022 3. Registration Number: DRB3/SOR/59/2022-2023 4. Registering Authority: District Registrar Cooperative Societies, Bangalore	
	Attach copy of such Insurance policy	Attached	
25	Whether promoter registered the Deed on Declaration (DoD)	No 1. Date of Deed of Declaration 2. Date of registration of DoD 3. Registration number 4. Registering authority	
26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table - E	
27	Deposits (under various heads including club house etc.) collected from the allottees and transferred to association there on	Refer Table - F	
28	Has promoter paid any penalty /delay filing fees to RERA Authority during the tenure of the project	No	





29	Any Other information in relation to the promoter and project which may be of importance to the authority	
----	---	--

TABLE A –
In case of Ongoing Project

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

Details	Note	Amount In Rs.
Total Money Realized from the allottees since inception of the project till the registration date of application for project (applicable in case of ongoing project)	A	NIL
70% of the amount realized	B =A*70%	NIL
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 registration date of application for project	C	NIL
Excess / (Short)	D=B-C	NIL
Amount deposited in accordance with Rule 4 (5) (promoted has deposited 70% of the excess money collected within 3 months from application date is in accordance with Rule 4 (5) of the KRERA Rule -		

If amount is not deposited within 3 months from the date of application, mention such non-compliance/qualify in bold and italics –

This Space is Left Intentionally Blank





TABLE B -

Summary of Money Realized incurred for the project from the inception of the project –

Details	Note	Amount In Rs.
Total 70% of Money Realized from the allottees since inception of the project till the date of application for registration of project	A	NIL
Total 70% money realized from the allottees from the date of registration of the project till 31-3-22	B	19,22,12,717/-
TOTAL	C = A + B	19,22,12,717/-
Money incurred /utilized for construction of the project and the land cost of the project required U/s. 4 (2) (L) (D) of the Act till 31-3-2022 –	D	25,54,62,323/-
a. Land Cost b. Approval/ NOC's 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		1,27,99,810/- 64,07,415/- 23,62,55,098/-
Surplus / (Deficit)	E=C-D	(6,32,49,606/-)

We certify that the SAROJ BUILDERS has utilized the amounts collected for Saroj Iris 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 exceptions).





TABLE C –

Details of commission / brokerage paid to Real Estate Agents –

Financial Year	Total Amount of commission/ brokerage paid to RERA Registered Agents. (Amount in Rs.)	Total Amount of commission/ brokerage paid to Others (Amount in Rs.)	TOTAL (Amount in Rs.)
	A	B	C= A+B
2018-19	NIL	NIL	NIL
2019-20	NIL	NIL	NIL
2020-21	NIL	NIL	NIL
TOTAL	NIL	NIL	NIL

Note: Above values shall match/ tally with the financial statements of the project of the promoter.

TABLE D –

Sold and Unsold Inventory in the project (total number of units in this table shall tally with the total number of units as per sanctioned plan)

1. Sold Inventory – As on 31/03/2022 is 54 units

Sl No.	Flat no.	Carpet Area (in sq.ft.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of Sale	Is Agreement Registered? Yes/ No
1	205 - WING A	71.63	39,00,000	39,00,000	-	9.08.2019	Yes
2	303 - WING A	82.31	57,00,000	57,00,000	-	2.09.2019	Yes
3	203 - WING A	82.31	55,76,000	55,76,000	-	3.12.2019	Yes
4	301 - WING A	101.54	67,44,500	67,44,500	-	2.12.2019	Yes
5	103 - WING A	82.31	57,00,000	57,00,000	-	7.01.2020	Yes
6	307 - WING A	72.46	52,45,000	52,45,000	-	2.03.2020	Yes
7	403 - WING A	82.31	59,84,000	59,84,000	-	6.03.2020	Yes
8	G3 - WING A	80.18	55,44,000	55,44,000	-	1.03.2020	Yes
9	201 - WING A	101.54	75,32,500	75,32,500	-	4.06.2020	Yes
10	302 - WING A	77.76	56,70,000	56,70,000	-	9.09.2020	Yes
11	202 - WING A	77.76	56,70,000	56,70,000	-	6.10.2020	Yes





12	207- WING A	72.46	53,32,500	53,32,500	-	8.10.2020	Yes
13	304- WING A	73.30	53,50,000	53,50,003	-	3.12.2020	Yes
14	402- WING A	77.76	56,70,000	56,70,000	-	6.11.2020	Yes
15	102 - WING A	77.76	59,22,000	59,22,000	-	7.04.2021	Yes
16	107 - WING A	72.46	44,00,000	44,00,000	-	6.02.2021	Yes
17	305- WING A	71.63	54,50,000	54,50,000	-	5.03.2021	Yes
18	105 - WING A	71.63	55,00,000	55,00,000	-	8.09.2021	Yes
19	401- WING A	101.54	78,45,000	78,45,000	-	4.09.2021	Yes
20	404- WING A	73.30	55,80,000	55,80,000	-	9.09.2021	Yes
21	407- WING A	72.46	55,00,000	55,00,000	-	2.08.2021	Yes
22	101 - WING A	101.54	78,70,000	78,70,000	-	8.10.2021	Yes
23	104 - WING A	73.30	57,91,500	57,91,500	-	7.11.2021	Yes
24	204- WING A	73.30	47,49,500	47,49,500	-	2.10.2021	Yes
25	405- WING A	71.63	55,60,000	55,60,000	-	1.10.2021	Yes
26	G2 - WING A	77.76	59,00,000	50,000	58,50,000	5.03.2021	Yes
27	406- WING A	71.16	57,08,500	57,08,500	-	6.03.2022	Yes
28	306 - WING B	73.11	50,19,000	50,19,000	-	4.07.2019	Yes
29	204 - WING B	74.97	50,00,000	50,00,000	-	7.12.2019	Yes
30	206 - WING B	73.11	50,19,000	50,19,000	-	6.10.2019	Yes
31	G-1 - WING B	64.57	39,97,500	39,97,500	-	6.12.2019	Yes
32	104 - WING B	74.97	51,00,000	51,00,000	-	7.01.2020	Yes
33	202 - WING B	72.56	54,00,000	54,00,000	-	9.02.2020	Yes
34	304 - WING B	74.97	51,85,000	51,85,000	-	9.02.2020	Yes
35	301 - WING B	64.20	48,82,500	48,82,550	-	7.10.2020	Yes
36	303 - WING B	72.74	52,00,000	52,00,000	-	8.10.2020	Yes
37	305 - WING B	72.00	53,10,000	53,10,000	-	2.10.2020	Yes
38	406 - WING B	73.11	53,50,000	53,50,000	-	9.12.2020	Yes
39	203 - WING B	72.74	52,50,000	52,50,000	-	2.01.2021	Yes
40	302 - WING B	72.56	51,25,000	51,25,000	-	5.03.2021	Yes
41	403 - WING B	72.74	53,59,000	53,59,000	-	4.03.2021	Yes
42	205 - WING B	72.00	55,46,000	55,46,000	-	0.08.2021	Yes
43	404 - WING B	74.97	57,79,140	57,79,140	-	5.07.2021	Yes
44	G3- WING B	71.72	52,30,000	52,30,000	-	1.08.2021	Yes





45	102 - WING B	72.56	59,00,000	59,00,000	-	3.12.2021	Yes
46	103 - WING B	72.74	57,08,500	57,08,500	-	8.01.2022	Yes
47	106 - WING B	73.11	58,40,000	58,40,000	-	9.11.2021	Yes
48	101 - WING B	64.20	53,16,500	8,16,503	44,99,997	4.03.2021	Yes
49	105 - WING B	72.00	57,82,000	57,82,000	-	7.02.2022	Yes
50	201 - WING B	64.20	39,00,000	39,00,000	-	1.03.2022	Yes
51	401 - WING B	64.20	53,16,500	10,63,400	42,53,100	4.03.2022	Yes
52	402 - WING B	72.56	59,00,000	24,00,000	35,00,000	7.02.2022	Yes
53	405 - WING B	72.00	57,82,000	57,82,000	-	5.01.2022	Yes
54	G6- WING B	73.11	54,90,000	1,00,000	53,90,000	1.04.2022	Yes

2. Unsold Inventory Valuation - as on 31/03/2022 IS 10 Units

Sr. No.	Flat No.	Carpet Area (In sq. mts.) (A)	Unit consideration as per Average Selling Rate (B)	Total consideration per flat (A*B)
1	G4 -	71.63	4,487	50,62,993
2	G5 -	69.96	4,487	49,72,985
3	G6 -	71.16	4,487	52,43,011
4	G7 -	72.46	4,487	53,33,020
5	106 -	71.16	4,487	52,43,011
6	206-	71.16	4,487	52,43,011
7	306-	71.16	4,487	52,43,011
8	G2- WING	72.56	4,487	54,00,526
9	G4- WING	73.30	4,487	52,20,509
10	G5- WING	70.23	4,487	50,17,989

This Space is Left Intentionally Blank





TABLE E -

Advance Maintenance charges collected from the allottees, spent and balance there on –

Sl. no.	Number of Allottees paid the Advance Maintenance Charges	Total Advance Maintenance charges collected from the allottees in Rs.	Collected for the period upto	Amount spent towards Maintenance charges as on date of certificate	Transferred to the Association	Balance with the Promoter	Remarks
NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

Note : mention net of GST or any other taxes

Any observation /qualification

NIL

Table F –

Deposits (under various heads including club house, maintenance deposit/ found etc) collected from the allottees and transferred to association there on –

Sl. No.	Total Deposits collected from the allottees	Nature of Deposits /Head	Transferred to the Association	Balance with the promoter	Remarks
NIL	NIL	NIL	NIL	NIL	NIL

Any observation / qualification

This is to certify that the Saroj Builders, Sy.No.243/2B, Gunjur Village ,Varthur Hobli, BETQ, Bengaluru- 560087 has completed 100% development in the real estate (Saroj Iris -Project) 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.





Note 1: There has been a revision in the estimated cost of construction of the project which is substantiated by an engineer certificate also. The Estimated cost of construction (exclusive of the land cost and approval cost) now stands revised at Rs.23,62,55,098/-.

Note 2: As informed by the promoter, the reason behind for the late filing of the RERA quarterly updates and RERA annual audit is on account of the COVID-19 Pandemic.

Any qualifications / observations:

What is stated above is true to the best of our knowledge and belief and is based on details and documents furnished by the said company.

Yours Faithfully,

For BAHL CHANDHOKE
Chartered Accountants
FRN: 002537N



Saurabh Srivastava
Partner
M.No: 089371
UDIN: 22089371ALOKXY2489
Date: 24/06/2022
Place: Bengaluru

