

CHARTERED ACCOUNTANT'S CERTIFICATE (For Modified Plan)

KRERA Registration Number: PRM/KA/RERA/1251/446/PR/181210/002198

Project Name : Adarsh Pinecourt

Promoter Name : VARIN INFRA PROJECTS PVT LTD

Cost of Real Estate Project : **190.95** Crores

Quarter Ended Date : 31st December 2023

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:

RERA Project Collection Account (100%)

Name of the Account Holder- Varin Infra Projects Pvt Ltd Pinecourt Coll Escrow A/C

Account Number- '57500000166611

Bank Name- HDFC Bank Ltd

IFSC Code- HDFC0000523

Branch Name- Richmond Road Branch, Bangalore

RERA Designated Account (70%)

Name of the Account Holder- Varin Infra Projects Pvt Ltd PINE COURT RERA Escrow A/c

Account Number- 57500000166930

Bank Name- HDFC Bank

IFSC Code- HDFC0000523

Branch Name- Richmond Road Branch

Branch Name- Richmond Road Branch, Bangalore

No. 61, "Srinivasa", Jyothi Layout | Yelachena Halli Metro Station | J.P. Nagara Post.Blr 560078 Mobile: +91 9164165999, email: Mahesh@bamco.in

	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;	85.88	69.84
Sub – Total Development Cost		178.20	111.08
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.	Rs 190.95	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	Rs 123.83	
	4. Percentage of completion of construction work (as per Project Architect's Certificate)	41%	
	5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.	6.68%	
	6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.	58.17%	
	7. Total percentage of Completion of costruction as per CA (I.E,3/2)	64.85%	
	8. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of completion of construction(lower of 4&7)	78.29	
	9. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	43.70	
	10. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs 34.59	
2	Borrowings / Mortgage Details (If Applicable)		
	A. Borrowing Details		
	1. Name of the Lender:	HDFC CAPITAL LTD	
	2. Amount Disbursed:	89.00	
	3. Amount pending for disbursement from Lender:	0	
	4. Amount to be repaid to lender:	65.34	
	B. Mortgage Details		
	1. Mortgaged to (Name of the Entity/ Institution) :	Vistra (ITCL) India Ltd	
	2. Amount Disbursed:	89.00	
	3. Amount pending for disbursement:	0	

	4. Amount to be repaid to lender:	65.34
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3	Details of transactions in the designated RERA Bank Account (include pre RERA transactions in case of ongoing projects, wherever applicable)	Rs Rs Rs Rs
	a. Total number of units booked b. Total amount realized from sale of units during the quarter(3b) c. Total amount deposited into the bank out of sale proceeds during the quarter(3) d. % of Deposit made Reconciliation for the Quarter: a. Opening Balance Date (Quarter start date): b. Opening Balance as per bank statement(INR) [To match with the previous quarter closing bank balance]: c. Deposits during the Quarter on account of sales(INR): d. Other Deposits made(If any): e. Withdrawals during the Quarter from sale proceeds(INR): f. Other withdrawals made(If any): g. Closing Balance as per bank statement(INR): h. Closing Balance Date (Quarter end date): Cumulative Reconciliation from the beginning of the project: a. Opening balance of the account(INR): b. Total Deposits made from sale proceeds(INR): c. Total deposits made other than sale proceeds (if any) (INR):	Total 138 (3 in current quarter) Rs 13.48 Crore Rs.9.44 Crore in 70% 70% 0 0 138UNITS Rs 9.43 Rs 9.43 Crore 31/12/2023 Rs. 0.00 Rs.0.00 Rs. Rs. 53.70 Rs.

	d. Total Withdrawals made from sale proceeds (INR)	
	e. Total withdrawals made other than those from sale proceeds (if any)(INR)	Rs. 43.70
	Closing balance for the current quarter (a+b+c)- (d+e)	Rs.10.00

This certificate is being issued for the project Adarsh Pinecourt with RERA Registration No. PRM/KA/RERA/1251/446/PR/181210/002198 for the quarter ended December 2023 in compliance with the provisions of section 4(2)(7)(D) of the Act and based on the records and documents produced before me and explanation 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.13.48 Crore (as per Point AA) out of which Rs.9.44 Crore is deposited into the Project designated bank account as per Section 4(2)(1)(D) of the Act.

Yours faithfully,

For B A M and Co
Chartered Accountants
Firm Reg. No: 012893s
UDIN-**24220945BKARRD2922**

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Mahesh B.S
Partner
Membership Number: 220945

(Additional Information for Projects)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	67.12 Crore
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)	57.44 Crore
3.	(1) 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	6245.45 Smt Rs.18.35 Crore
4.	Estimated receivables of project. Sum of 2 + 3(ii)	Rs.75.79 Crore
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 balance receivables of ongoing project will be deposited in Designated Account	Rs.75.79 Crore

This certificate is being issued for the project Adarsh Pinecourt with RERA Registration No. PRM/KA/RERA/1251/446/PR/181210/002198 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.

For B A M and Co
Chartered Accountants

Firm Reg. No: 012893s

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Mahesh B.S

Partner

Membership Number: 220945

Date: 25/03/2024

Place: Bangalore

ADARSH PINECOURT							
SOLD UNITS -138							
Sl.no	Flat No.	Carpet Area (SQM)	Unit Consideration as per agreement/ Letter of allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Is agreement registered YES/NO
1	A001	107.77	11675362	11024397	650965	16-10-2023	YES
2	A002	93.09	10205866	993692	9212174		NO
3	A003	113.62	12317370	11651640	665730	27-01-2023	YES
4	A004	86.96	9914028	3276168	6637860	28-11-2023	YES
5	A101	108.51	11764564	11122987	641577	24-02-2023	YES
6	A102	93.83	10496677	9827720	668957	24-07-2023	YES
7	A103	114.83	9613672	8064193	1549479	23-03-2022	YES
8	A104	107.58	9700995	8376670	1324325	20-12-2021	YES
9	A201	108.51	9471143	8898040	573103	01-08-2019	YES
10	A202	93.83	10436626	5500000	4936626	13-09-2023	YES
11	A203	114.83	10000118	9389469	610649	07-08-2019	YES
12	A204	107.58	8906224	8343974	562250	25-02-2022	YES
13	A301	108.51	11855862	11183354	672508	28-02-2023	YES
14	A302	93.83	10411494	7265111	3146383	31-07-2023	YES
15	A303	114.83	10034554	9423633	610921	22-07-2021	YES
16	A304	107.58	11959682	1152390	10807292		NO
17	A401	107.77	9531739	7981498	1550241	08-09-2021	YES
18	A402	93.09	10144168	9483176	660992	26-10-2023	YES
19	A403	113.62	12599296	9875545	2723751	31-03-2023	YES
20	A404	106.84	10831266	9183388	1647878	12-08-2022	YES
21	B002	93.09	10252140	9683695	568445	24-08-2023	YES
22	B003	98.48	10340860	7430593	2910267	18-08-2023	YES
23	B102	93.83	10340808	9680229	660579	31-07-2023	YES
24	B103	101.17	10310138	9711735	598403	31-10-2022	YES
25	B202	93.83	10201006	7159028	3041978	24-01-2023	YES
26	B203	101.17	7313580	6781375	532205	04-01-2020	YES
27	B302	93.83	10419348	8618748	1800600	27-06-2023	YES
28	B303	101.17	7313580	6432738	880842	04-01-2020	YES
29	B402	93.09	10393692	9271372	1122320	26-05-2023	YES
30	B403	98.48	7061506	6215506	846000	18-01-2020	YES
31	C001	107.77	12124608	2923594	9201014	26-07-2023	YES
32	C002	93.09	10175016	2451762	7723254	10-10-2023	YES
33	C101	108.51	11805672	2848257	8957415	25-11-2022	YES
34	C102	93.83	10497888	2559372	7938516	18-05-2023	YES
35	C201	108.51	9299500	2250290	7049210	11-03-2022	YES
36	C202	93.83	10105188	2440474	7664714	08-02-2023	YES
37	C301	108.51	11855862	2889574	8966288	13-01-2023	YES
38	C302	93.83	8192928	1983076	6209852	23-06-2021	YES
39	C401	107.77	10646409	2598325	8048084	20-07-2022	YES
40	C402	93.09	10200885	2461296	7739589	30-08-2023	YES
41	D001	106.93	11590680	5000000	6590680	16-10-2023	YES
42	D002	94.11	9891958	6583985	3307973	09-11-2023	YES
43	D004	110.65	11520340	5720962	5799378	05-10-2022	YES
44	D101	107.67	11386784	7642898	3743886	21-10-2022	YES
45	D102	96.80	7964141	4580314	3383827	09-09-2020	YES
46	D103	104.42	11524088	6741788	4782300	20-05-2023	YES
47	D104	112.97	9733102	2341651	7391451	12-04-2022	YES
48	D201	107.67	10093644	6717341	3376303	03-06-2022	YES

49	D202	96.80	10189078	5062617	5126461	30-05-2023	YES
50	D203	104.42	11311462	6501100	4810362	20-05-2023	YES
51	D204	112.97	9717144	4990000	4727144	03-09-2020	YES
52	D205	98.01	8859313	2732931	6126382	21-10-2019	YES
53	D301	107.67	10365804	6895884	3469920	03-06-2022	YES
54	D302	96.80	10109854	6794760	3315094	24-03-2023	YES
55	D303	104.42	11084400	7375174	3709226	03-08-2023	YES
56	D304	112.97	9731190	3391643	6339547	08-04-2021	YES
57	D305	98.01	8147433	2573749	5573684	22-07-2021	YES
58	D401	106.93	9382749	5454520	3928229	08-09-2021	YES
59	D402	94.11	9850126	5731607	4118519	25-05-2023	YES
60	D403	103.77	10801302	4950005	5851297	19-05-2023	YES
61	D404	110.65	9834418	3145370	6689048	25-05-2022	YES
62	D405	97.45	10658112	4969959	5688153	24-01-2023	YES
63	E001	113.15	10695972	3394160	7301812	03-11-2022	YES
64	E101	115.48	7092702	1952721	5139981	11-12-2020	YES
65	E104	108.51	11754638	3779015	7975623	20-12-2022	YES
66	E201	115.48	9750967	3106620	6644347	30-11-2019	YES
67	E204	108.51	11346450	3735480	7610970	08-11-2022	YES
68	E301	115.48	12515643	3998450	8517193	16-02-2023	YES
69	E304	108.51	10460512	3318437	7142075	06-01-2023	YES
70	E401	113.15	12343790	3971667	8372123	03-06-2023	YES
71	E404	107.77	10455120	3326247	7128873	06-08-2022	YES
72	F001	74.69	8270662	804972	7465690		NO
73	F004	75.62	8291841	3154344	5137497	27-10-2023	YES
74	F101	77.48	6548122	3212435	3335687	11-04-2022	YES
75	F102	93.83	7996578	3925148	4071430	18-06-2022	YES
76	F104	76.37	8346638	3375977	4970661	29-09-2023	YES
77	F201	77.48	7101702	5000000	2101702	27-07-2022	YES
78	F202	93.83	10118114	4967689	5150425	23-09-2023	YES
79	F204	76.37	8304352	4103556	4200796	10-03-2023	YES
80	F301	77.48	6334324	3098572	3235752	28-04-2022	YES
81	F302	93.83	8075118	3258523	4816595	25-05-2022	YES
82	F304	76.37	6007266	2723101	3284165	04-01-2020	YES
83	F401	74.69	8075946	3997195	4078751	21-09-2022	YES
84	F402	93.09	9835678	3977846	5857832	26-10-2023	YES
85	F404	75.62	6453158	2038673	4414485	23-11-2020	YES
86	G003	113.62	10594814	4303640	6291174	20-08-2022	YES
87	G004	106.84	11297256	4600339	6696917	05-11-2022	YES
88	G103	114.83	10337044	5105869	5231175	18-06-2022	YES
89	G104	107.58	8906144	4371869	4534275	18-12-2019	YES
90	G203	114.83	10002803	4916227	5086576	04-06-2022	YES
91	G204	107.58	9438190	4598200	4839990	06-06-2020	YES
92	G303	114.83	9859560	4845547	5014013	04-04-2022	YES
93	G304	107.58	9772594	800000	8972594	04-03-2023	YES
94	G403	113.62	12204194	6068554	6135640	08-02-2023	YES
95	G404	106.84	9681516	4790739	4890777	08-03-2022	YES
96	H002	98.48	10208576	1983467	8225109	27-10-2023	YES
97	H101	96.15	8110271	3313022	4797249	09-11-2021	YES
98	H102	101.26	10342432	6026600	4315832	18-07-2023	YES
99	H103	76.37	6611746	3804915	2806831	25-04-2022	YES
100	H201	96.15	10297248	5063363	5233885	27-08-2023	YES
101	H202	101.26	10492368	4250641	6241727	31-05-2023	YES
102	H203	76.37	6007266	2953069	3054197	18-01-2020	YES
103	H301	96.15	10378676	3302915	7075761	26-05-2023	YES
104	H302	101.26	7866738	6962759	903979	20-12-2021	YES
105	H303	76.37	6355544	2574444	3781100	08-11-2019	YES
106	H401	95.13	10154658	5916933	4237725	17-12-2022	YES
107	H402	98.48	10509822	6079144	4430678	20-10-2023	YES

108	H403	75.62	6377194	0	6377194	31-03-2023	YES
109	J001	74.69	8258356	803741	7454615	20-10-2023	YES
110	J002	67.54	5795730	4832447	963283	08-04-2022	YES
111	J003	98.48	10128210	7755425	2372785	20-10-2023	YES
112	J101	77.48	7299522	6432923	866599	11-08-2022	YES
113	J102	96.15	10253594	7153000	3100594	15-07-2023	YES
114	J103	100.52	10371483	2999192	7372291	01-12-2023	YES
115	J201	77.48	6643566	5891158	752408	20-04-2022	YES
116	J202	96.15	10335336	5082129	5253207	30-09-2023	YES
117	J203	100.52	10237864	9092858	1145006	26-05-2023	YES
118	J301	77.48	6487400	5766154	721246	06-02-2020	YES
119	J302	96.15	10580564	8914865	1665699	31-05-2023	YES
120	J303	100.52	10318138	8745849	1572289	18-07-2023	YES
121	J401	74.69	6400734	5680638	720096	31-12-2021	YES
122	J402	95.13	10585722	5204858	5380864	12-10-2023	YES
123	J403	98.48	8096623	6757534	1339089	13-09-2019	YES
124	K002	85.28	9058404	872348	8186056	27-11-2023	YES
125	K003	113.62	8857096	5088276	3768820	26-11-2020	YES
126	K004	106.84	10398960	8670098	1728862	17-08-2022	YES
127	K102	109.90	11284764	10109771	1174993	09-03-2023	YES
128	K103	114.83	10354042	9174991	1179051	18-06-2022	YES
129	K104	107.58	9747747	6543199	3204548	04-05-2022	YES
130	K202	109.90	11372964	9252373	2120591	19-12-2022	YES
131	K203	114.83	10688834	9975878	712956	10-08-2022	YES
132	K204	107.58	9845148	9259723	585425	18-09-2019	YES
133	K302	109.90	9527552	7679296	1848256	06-06-2022	YES
134	K303	114.83	9684456	8130237	1554219	19-01-2022	YES
135	K304	107.58	11804039	9904990	1899049	21-10-2022	YES
136	K402	109.16	11351552	9340140	2011412	28-04-2023	YES
137	K403	113.62	9552512	5501959	4050553	04-10-2019	YES
138	K404	106.84	9893066	7449780	2443286	24-06-2022	YES

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SL.NO	UNSOLD UNITS (Including EWS)	Carpet Area (SQM)	Unit consideration as per ready Reckoner Rate (ASR)(B)	Total ASR consideration per flat (A*B)
1	D003	82.22	29386	24,16,073.02
2	E004	83.52	29386	24,54,293.39
3	F002	70.33	29386	20,66,629.69
4	H001	72.09	29386	21,18,500.19
5	B001	79.99	29386	23,50,552.40
6	B004	106.84	29386	31,39,529.91
7	B101	108.51	29386	31,88,670.38
8	B104	107.30	29386	31,53,180.04
9	B201	108.51	29386	31,88,670.38
10	B204	107.30	29386	31,53,180.04
11	B301	108.51	29386	31,88,670.38
12	B304	107.30	29386	31,53,180.04
13	B401	107.77	29386	31,66,830.17
14	B404	106.84	29386	31,39,529.91
15	C003	98.48	29386	28,93,827.57
16	C004	86.96	29386	25,55,304.35
17	C103	101.17	29386	29,72,998.33
18	C104	107.30	29386	31,53,180.04
19	C203	101.17	29386	29,72,998.33
20	C204	107.30	29386	31,53,180.04
21	C303	101.17	29386	29,72,998.33
22	C304	107.30	29386	31,53,180.04
23	C403	98.48	29386	28,93,827.57
24	C404	107.30	29386	31,53,180.04
25	E002	105.44	29386	30,98,579.52
26	E003	109.72	29386	32,24,160.72
27	E102	107.49	29386	31,58,640.10
28	E103	110.27	29386	32,40,540.88
29	E202	107.49	29386	31,58,640.10
30	E203	110.27	29386	32,40,540.88
31	E302	110.27	29386	32,40,540.88
32	E303	107.49	29386	31,58,640.10
33	E402	105.44	29386	30,98,579.52
34	E403	109.72	29386	32,24,160.72
35	F003	98.48	29386	28,93,827.57

36	F103	100.52	29386	29,53,888.15
37	F203	100.52	29386	29,53,888.15
38	F303	100.52	29386	29,53,888.15
39	F403	98.48	29386	28,93,827.57
40	G001	107.77	29386	31,66,830.17
41	G002	81.20	29386	23,86,042.74
42	G101	108.51	29386	31,88,670.38
43	G102	109.90	29386	32,29,620.77
44	G201	108.51	29386	31,88,670.38
45	G202	109.90	29386	32,29,620.77
46	G301	108.51	29386	31,88,670.38
47	G302	109.90	29386	32,29,620.77
48	G401	107.77	29386	31,66,830.17
49	G402	109.16	29386	32,07,780.56
50	H104	77.48	29386	22,76,841.69
51	H204	77.48	29386	22,76,841.69
52	H304	77.48	29386	22,76,841.69
53	H404	74.69	29386	21,94,940.91
54	J004	75.62	29386	22,22,241.17
55	J104	76.37	29386	22,44,081.38
56	J204	76.37	29386	22,44,081.38
57	J304	76.37	29386	22,44,081.38
58	J404	75.62	29386	22,22,241.17
59	K001	107.77	29386	31,66,830.17
60	K101	108.51	29386	31,88,670.38
61	K201	108.51	29386	31,88,670.38
62	K301	108.51	29386	31,88,670.38
63	K401	107.77	29386	31,66,830.17

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