



NIRMALA SREENIVASULU & CO

Chartered Accountants

FORM 4CC

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/446/PR/200219/003300

Project Name: SREE ADITHYA ELEGANT

Project Address: Khatha No. 608/17/4/200, Survey Number 17/4, Seegehalli Village, K R Puram Hobli, Bangalore, Karnataka - 560049.

Promoter Name and Address:
M/s. Sree Adithya Developers,
Flat No. G -01, Sree Adithya Elite,
Near Manyata Ambhrinyi Layout,
Seegehalli, Bangalore - 560049.

SUBJECT: Report and certification of completion with respect to K RERA registered project Sree Adithya Elegant developed by Sree Adithya Developers having RERA Registration Number PRM/KA/RERA/1251/446/PR/200219/003300.

1. This report and certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Karnataka Real Estate (Regulation and 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 Sree Adithya Developers for the project for the period from 01/04/2019 to 30/09/2021.
4. I/We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuears etc. to form the opinion and issue of this report and certificate.



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5. Details of the project and observations/qualifications—

Sl No	Details	Details/Observation/Qualification			
1	Type and Nature of the project—	Residential apartment			
2	Number of units/inventory as per Sanctioned plan	45 flats			
3	Date of RERA Registration as per Registration certificate	19/02/2020			
4	End Date as per RERA registration certificate	19/10/2022			
4(a)	Extension End date	NO			
4(b)	Covid Extension End date	Did not availed extension			
s	Project Start date as Registration application	20/01/2020			
6	Nature of Ownership of Land	Joint Development			
7	Total Estimate Cost	14,95,00,000			
8	Total Estimated Land Cost as per registration	80,00,000			
9	Total Cost of the Project as per registration	15,75,00,000			
10	Project Designated Bank Account As per RERA registration	1004102000006941			
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 Sec4(2)(L)(D) of the Act	Yes			
12	Details of Applicable Quarterly Updates as per the Sec 11 (e) of the Act and Rule15(D) and submission made by the promoter	Quarter	Due Date	Actual Filing Date	Delay Yes/No
		Q4 (2019-20)	15.04.2020	03.08.2020	Yes
		Q1 (2020-21)	15.07.2020	03.09.2020	Yes
		Q2 (2020-21)	15.10.2020	17.10.2020	Yes
		Q3 (2020-21)	15.01.2021	12.01.2021	No
		Q4 (2020-21)	15.04.2021	19.04.2021	Yes
		Q1 (2021-22)	15.07.2021	15.07.2021	No

		Q2 (2021-22)	15.10.2021	30.10.2021	Yes
13	Details of Applicable Audit of Statement of Accounts and submission of accounts and report thereon as per the proviso 3 to Sec4(2)(L)(D)of the Act	Year ended	Due Date	Actual Filing Date	Delay Yes/No
		31-3-2018	31-10-2018	12.09.2018	NO
		31-3-2019	30-11-2019	17.10.2019	NO
		31-3-2020	31-1-2021	14.12.2020	NO

14	Details of Borrowings on the project- (In case of multiple borrowers, please add additional table	Details Name of the Lender Amount Borrowed Balance Amount outstanding/payable as On date of certificate Security details against the borrowings as per sanction letter/conditions Attach the copy of the hypothecation mortgage of the project land If the amount is repaid a settled. Attach copy of release / discharge letter /NOC from the lender.	Details (amount in Rs.)
15	Details of encumbrance on the Project land- (In case of multiple encumbrances, please add additional table	Details of encumbrance Nature of pending Encumbrance on the Project land Name of person having charge on property Additional Details Any liability due to such encumbrance — if so, Amount thereon Attach copy of release/discharge letter / NOC from the interested party	Details
16	Summary of amount Realized, incurred In case of Ongoing Project as per Sec 4(2)(L)(D) of The Act	Refer Table—A Mention any observation or qualification	

17	Summary of Money Realized, Incurred for the project from the inception of the Project (Pre and Post RERA period)	Refer Table—B Mention any observation or qualification	
18	Details of commission / Brokerage paid to Real Estate Agents	Refer Table— C Mention any observation or qualification	
19	Details of pending work in the Project and estimated cost to complete such pending work	Nature of Pending Work Not Applicable	Estimated cost to Complete the pending work NIL NIL
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 Not Completed, Mention Facilities, Amenities as per agreement for sale and marketing Collaterals	The details thereon 100% Completion Yes/No YES
21	Sold and Unsold units / inventory	Refer Table—D Mention any observation or qualification	
22	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 Expiry date of insurance policy Obtained—No Transferred to association—NA	
24	Whether promoter enabled Formation / registered association of allottees in accordance with the local laws	YES	
	Attach copy of such Insurance policy	Attachment	
25	Whether promoter registered the Deed of Declaration(DOD)	No	



26	Maintenance charges collected from the allottees, spent and Balance thereon	Refer Table—E Mention any observation or qualification
27	Deposits (under various heads including clubhouse etc) collected from the allottees and transferred to association there of	Refer Table—F Mention any observation or qualification _____
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	NO
30		



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.(100%)
Total Money Realized from the allottees since Inception of the Project till the date of application for registration of project (applicable incase of ongoing project)	A	NIL
70 % of the amount realized	B=A*70%	NIL
Money incurred/utlized 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	1,89,40,160
Excess/(Short)	D=B-C	(1,89,40,160)
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 KRERA Rule-		The Expenditure Incurred is in excess of total receipts

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



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 (applicable in case of ongoing project)	A	NIL
Total 70 % Money Realized from the allottees from the date of registration of the project till the date of this certificate.	B	19,09,51,240
TOTAL	C=A+B	19,09,51,240
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-	D	
a. Land Cost		80,00,000
b. Approval/NOC's		1,69,69,238
c. On Site Costs		11,27,09,193
d. Off Site Costs including Architect, engineer, Consultants Cost		87,91,237
e. Administrative Costs		82,99,958
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)		2,27,18,848
g. Financial cost—interest etc		NIL
h. Any other costs		NIL
Surplus/(Deficit)	E=C-D	2,22,54,003

I/We certify that the Sree Adithya Developers has utilized the amounts collected for Sree Adithya Elegant 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).



TABLEC-

Details of commission/brokerage paid to Real Estate Agents-

Financial Year	Total Amount of commission /broker age 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
FY2017-18	NIL	NIL	NIL
FY 2018-19	NIL	NIL	NIL
FY2019-20	NIL	NIL	NIL
FY2020-21	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

Sl No	Flat No	Carpet Area (Sq Mts)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount as on 31.3.2022	Balance Receivable	Date of Agreement of Sale	Registered Sale Deed (Yes/No)
1	110	82.97	42,80,000	42,80,000	-	05.08.2020	YES
2	211	82.97	40,21,000	40,21,000	-	12.06.2020	YES
3	216	106.24	55,75,000	55,75,000	-	09.07.2020	YES
4	312	83.87	43,80,000	43,80,000	-	30.11.2020	YES
5	104	76.18	40,50,000	40,50,000	-	20.06.2020	YES
6	103	82.35	43,75,000	43,75,000	-	07.09.2020	YES
7	215	86.75	44,00,201	44,00,201	-	01.10.2020	YES
8	303	82.35	43,00,116	43,00,116	-	28.09.2020	YES
9	412	83.87	43,30,000	43,30,000	-	03.10.2020	YES



10	311	82.97	45,80,000	45,80,000	-	12.10.2020	YES
11	G 11	82.97	37,75,000	37,75,000	-	25.02.2021	YES
12	G 12	83.87	42,98,000	42,98,000	-	11.01.2021	YES
13	101	82.35	42,30,000	42,30,000	-	01.03.2021	YES
14	210	82.97	42,99,000	42,99,000	-	22.02.2021	YES
15	309	76.18	39,11,001	39,11,001	-	30.01.2021	YES
16	106	76.18	35,75,000	35,75,000	-	27.01.2021	YES
17	314	70.92	42,00,000	42,00,000	-	07.03.2021	YES
18	209	76.18	42,77,000	42,77,000	-	12.02.2021	YES
19	301	82.35	40,60,000	40,60,000	-	08.03.2021	YES
20	405	76.18	35,18,600	35,18,600	-	06.02.2021	YES
21	306	76.18	39,10,000	39,10,000	-	10.12.2020	YES
22	304	76.18	41,50,000	41,50,000	-	20.03.2021	YES
23	409	76.18	38,08,020	38,08,020	-	03.01.2021	YES
24	208	76.18	40,30,000	40,30,000	-	17.03.2021	YES
25	201	82.35	42,00,000	42,00,000	-	26.03.2021	YES
26	411	82.97	45,35,940	45,35,940	-	09.01.2021	YES
27	305	76.18	41,50,000	41,50,000	-	25.11.2020	YES
28	214	70.92	40,00,000	40,00,000	-	25.11.2020	YES
29	105	76.18	35,65,000	35,65,000	-	23.04.2021	YES
30	401	82.35	41,00,000	41,00,000	-	23.04.2021	YES
31	406	76.18	43,00,000	43,00,000	-	17.04.2021	YES
32	207	76.18	40,10,800	40,10,800	-	11.08.2021	YES
33	415	86.75	42,80,000	42,80,000	-	25.08.2021	YES
34	402	82.35	42,88,000	42,88,000	-	17.07.2021	YES

35	G 08	76.18	43,00,100	43,00,100	-	07.10.2021	YES
36	302	82.35	44,80,000	44,80,000	-	25.08.2021	YES
37	403	82.35	40,50,000	40,50,000	-	17.07.2021	YES
38	404	76.18	40,75,000	40,75,000	-	18.10.2021	YES
39	114	70.92	40,80,000	40,80,000	-	23.10.2021	YES
40	G 01	41.76	35,38,600	35,38,600	-	28.03.2022	YES
41	G 07	76.18	35,00,000	35,00,000	-	13.12.2021	YES
42	G 09	76.18	37,75,000	37,75,000	-	27.10.2021	YES
43	102	82.35	37,75,867	37,75,867	-	25.10.2021	YES
44	113	70.92	41,50,000	41,50,000	-	26.02.2022	YES
45	414	70.92	42,20,000	42,20,000	-	12.11.2021	YES

Note: Advances Received as per the Sale agreement are inclusive of GST.

2. Unsold Inventory Valuation-As on 31.03.2022

Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises Rs. Per Sq.mts.

Table E-

Advance Maintenance charges collected from the allottees, spent and balance thereon—

SI No	Number of allottees Paid the Advance Maintenance charges	Total Advance Maintenance charges collected From the allottees In Rs.	Collected For the period Up to	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

Note-mention net of GST or any other taxes
Any observation/ qualification



Table F- As on 31.03.2022

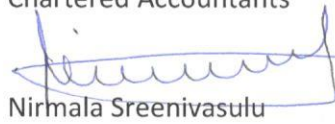
Deposits (under various heads including club house, maintenance deposit/ found etc) collected from the allottees and transferred to association thereon-

SI 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

Any observation/qualification

This is to certify that the Sree Adithya Developers has completed 100 % development in the real estate Sree Adithya Elegant 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

For Nirmala Sreenivasulu & Co
Chartered Accountants


Nirmala Sreenivasulu
Partner

Mem No. 217907

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Place: Bangalore
Date: 24.05.2022