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Chartered Accountants

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FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/308/PR/171229/001647

Project Name : VASUNDHARA ENKLEV

Project Address : NEAR BANNERGHATTA, JIGANI ROAD, BANGALORE

Promoter Name and Address: ROYAAL INFRASTRUCTURES, HSR LAYOUT,
BANGALORE.

SUBJECT: Report and certification of completion with respect to KRERA

Registered project (project name) developed by (promoter name) having RERA
Registration Number. PRM/KA/RERA/1251/308/PR/171229/001647,

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 Royaal Infrastructures for the project for the period from 01-09-2019 to 31-03-2021.
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.



5. Details of the project and observations / qualifications-

SL NO	Details	Details/Observation/Qualification			
1	Type and nature of the project--	Residential(apartment/villa)/commercial/mixed/Plotted/Industrial			
2	Number of units/inventory as per sanctioned plan	164 plots			
3	Date of RERA Registration as per registration certificate	30-08-2017			
4	End Date as per RERA registration Certificate	27-08-2019			
4(a)	Extension End date	27-08-2020			
4(b)	Covid Extension End date	27-05-2021			
5	Project Start date as per Registration application	30-08-2017			
6	Nature of Ownership of Land	JOINT DEVELOPMENT			
7	Total Estimate Cost of Construction per registration.	Rs. 5.51 crores			
8	Total Estimated Land Cost as per registration	Rs. 1.40 crores			
9	Total Cost of the Project as per registration	Rs. 6.91 crores			
10	Project Designated Bank Account as per RERA registration	A/C No. 053563700000237 YES 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 Act	Yes /No			
12	Details of Applicable Quarterly Updates as per the 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
		PE		18-01-2020	
		NA			
		NA			
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
		NA			
		NA			
		NA			
		NA			
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		NA	
		Amount Borrowed		NA	
		Balance Amount outstanding/payable as on date of certificate		NA	



		Security details against the borrowings as per sanction letter/conditions	NA
		Attach the copy of the hypothecation/mortgage of the project land	NA
		If the amount is repaid and settled. Attach copy of release / discharge letter /NOC from the lender.	NA
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 or qualification NOT APPLICABLE	
17	Summary of amount Realised, incurred in case of Ongoing Project as per Sec 4(2)(L)(D) of the Act	Refer Table – B Mention any observation or qualification NOT APPLICABLE	
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	Estimated cost to complete the pending work
		NIL	NIL
		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 the details there on	
		Facilities , Amenities as per agreement for sale and Marketing Collaterals – list	100% Completion Yes/No
		Completed	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 to the association	Yes/No/Not Applicable Not applicable	



		It not complied, mention the observation/qualification there on
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 — Yes No NOT APPLICABLE
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Yes/No – NOT FORMED. 1. Name of the Association 2. Date of registration 3. Registration number 4. Registration authority
	Attach copy of such Insurance	Attachment
25	Whether promoter registered the Deed of Declaration (DoD)	Yes/No – NOT REGISTERED 1. Date of Deed of Declaration 2. Date of Registration of DoD 3. Registration number 4. Registration authority
26	Maintenance charges collected from the allottees, spent and balance there on	Refer table – E NOT APPLICABLE Mention any observation or qualification
27	Deposits(under various heads including club house etc)collected from the allottees and transferred to association there on	Refer Table – F NOT APPLICABLE Mention any observation or qualification
28	Has promoter paid any penalty/delay filing fees to RERA Authority during the tenure of the Project	Date Nature of payment NIL
29	Any other information in relation to the promoter and project which may be of importance to the Authority	NIL



Table A –

In case of Ongoing Project – NOT APPLICABLE

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 InRs.(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	NA
70% of the amount realized	B= A*70%	NA
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	NA
Excess/(Short)	D=B-C	NA
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 -		NA

If amount is not deposited within 3 months from the date of application, mention such non-compliance /qualify 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	44,52,877/-
Total 70% Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	2,35,24,704/-
TOTAL	C=A+B	2,79,77,581/-
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	6,12,94,356/-
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 changes) g. Financial cost – interest etc h. Any other costs		
Surplus/(Deficit)	E=C-D	(3,33,16,775)/-

I/We certify that the [Mr. Prasanth Guptha] has utilized the amount collected for 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
FY 2017-18			
FY 2018-19			
FY 2019-20			
FY 2020-21	NIL	Rs. 20,45,000/-	RS. 20,45,000/-
TOTAL			

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 31/03/2021

Sr. 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	Registered Sale Deed Yes/No
1	51 PLOTS	49918 SQFT					YES

1. Unsold Inventory valuation – As on 31/03/2021

Ready Recknor Rate as on the date of Certificate of the Residential/Commercial premises Rs. _____

Persq.mts.

Sr.No.	Flat No.	Carpet Area(in sq.mts.) (A)	Unit Consideration as per Guidance value (B)	Total Guidance value consideration per flat(A*B)
1	11 PLOTS	16542 sqft		



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 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	NA

Note – mention net of GST or any other taxes

Any observation /qualification

Table F – As on DD/MM/YYYY - NOT APPLICABLE

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 Association	Remarks
	NIL	NIL	NIL	NIL	NA

Any observation / qualification



This is to certify that the Royaal Infrastructures, 4th Floor, 2073 Sri Kala Complex 24th Main HSR Layout 1st Sector Opp Lotus Hospital Bangalore-560102 project (Vasundhara Enklev) has completed 100%/xx% development in the real estate (project name) 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

Any qualification / observations shall be in – bold and italics - NIL

(Signature and stamp/Seal of the Signatory CA)



Place: Bangalore
Date: 28/07/2021

Name of the Signatory: S. PRADEEP KUMAR SHENOYS
Full Address: No. 6, 1st Floor, Sindhoor, Meenakshi Layout,
Kembatha Halli Road, Gottigere, Bangalore -83.
ICAI Membership No. 202050
Contact No. 98452 20938
E mail: ca_pradeep2014@yahoo.com

UDIN : 21202050AAAAA5584

Note-

- 1) UDINo is mandatory
- 2) This report and certificate shall be certified by a CA holding COP
- 3) If there is no Qualification / Observations- mention NIL
- 4) If Promoter has deposited money in other than the RERA Designated bank Account (refer registration details in www.rera.karnataka.gov.in) report such Deviation under Qualification / Observations
- 5) Please ensure information shall match with the information provided during Registration or amended subsequently.
- 6) Sold included booked apartment / plots / units
- 7) Refer all circulars, notifications etc issued by the Authority