



**S. Pradeep Kumar & Co.**

Chartered Accountants

No. 6, 1st Floor, Sindhoor, Meenakshi Layout, Kembathalli Road,  
Gottigere, Bangalore - 560083. Email : ca\_pradeep2014@yahoo.com

Mob : +91-98452 20938 / Off : 080-2578 1122

## 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. 05356370000237 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   |          |                          |              |
| 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 –<br>(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<br>Mention any observation or qualification<br>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<br>Mention any observation or qualification<br>NOT APPLICABLE  |   |
| 18 | Details of commission / brokerage paid to Real Estate Agents -  | Refer Table – C<br>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<br>Facilities , Amenities as per agreement for sale and Marketing Collaterals – list | 100% Completion<br>Yes/No   |
|    |   | Completed  | Yes   |
|    |   |  |   |
|    |   |  |   |
| 21 | Sold and Unsold units/inventory   | Refer Table – D<br>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<br>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<br>Expiry date of insurance policy Obtained – Yes<br>/No NOT APPLICABLE                              |
| 24 | Whether promoter enabled formation / registered association of allottees in accordance with the local laws                        | Yes/No – NOT FORMED.<br>1. Name of the Association<br>2. Date of registration<br>3. Registration number<br>4. Registration authority              |
|    | Attach copy of such Insurance   | Attachment  |
| 25 | Whether promoter registered the Deed of Declaration (DoD)   | Yes/No- NOT REGISTERED<br>1. Date of Deed of Declaration<br>2. Date of Registration of DoD<br>3. Registration number<br>4. Registration authority |
| 26 | Maintenance charges collected from the allottees, spent and balance there on  | Refer table – E NOT APPLICABLE<br>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<br>Mention any observation or qualification  |
| 28 | Has promoter paid any penalty/delay filing fees to RERA Authority during the tenure of the Project                                | Date<br>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<br>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)-<br><br>(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/-          |
| <b>TOTAL</b>  | <b>C=A+B</b> | <b>2,79,77,581/-</b>   |
| 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 –<br><br>a. Land Cost<br>b. Approval /NOC's<br>c. On Site Costs<br>d. Off Site Costs including Architect, Engineer, consultants Cost<br>e. Administrative Costs<br>f. Payment of taxes, Cess etc to statutory authorities(other than pass through charges)<br>g. Financial cost – interest etc<br>h. Any other costs | D            | 6,12,94,356/-          |
| <b>Surplus/(Deficit)</b>  | <b>E=C-D</b> | <b>(3,33,16,775)/-</b> |

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.)<br>(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, 4<sup>th</sup> Floor, 2073 Sri Kala Complex 24<sup>th</sup> Main HSR Layout 1<sup>st</sup> 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 SHENOY  
Full Address: No. 6, 1<sup>st</sup> 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 : **21202050AAAAAA5584**

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.rere.karnataka.gov.in](http://www.rere.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