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FORM 4 CC

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/446/PR/190125/002302
Project Name: SSVR CRESCENT
Project Address: SY NO.99/2, KATHA NO.829/585, NAGONDANAHALLI VILLAGE, K.R.PURAM HOBLI, WARD NO.84, BENGALURU EAST, BENGALURU URBAN

Promoter Name and Address: SSVR BUILDERS, SY NO.99/2, KATHA NO.829/585, NAGONDANAHALLI VILLAGE, K.R.PURAM HOBLI, WARD NO.84, BENGALURU EAST, BENGALURU URBAN

SUBJECT: Report and certification of completion with respect to K RERA registered project SSVR CRESCENT developed by SSVR BUILDERS having RERA Registration Number: PRM/KA/RERA/1251/446/PR/190125/002302

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 have obtained all necessary information and explanation from the promoter, during the course of our review, which in my opinion are necessary for the purpose of this review and certificate.
3. I hereby confirm that, I have examined the prescribed registers, reports books, documents, agreements and the relevant records SSVR BUILDERS for the project for the period from 04/10/2018 to 31/03/2021.
4. I 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 observation s / 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	35 Apartments
3	Date of RERA Registration as per registration certificate	25/01/2019
4	End Date as per RERA registration certificate	31/12/2021
4(a)	Extension End date	Not applicable
4(b)	Covid Extension End date	30/09/2022
5	Project Start date as per Registration application	04/10/2018
6	Nature of Ownership of Land	Joint Development
7	Total Estimate Cost of Construction as per registration.	Rs. 13,00,00,000.00
8	Total Estimated Land Cost as per registration	Rs. 6,60,00,000.00
9	Total Cost of the Project as per registration	Rs. 19,60,00,000.00
10	Project Designated Bank Account as per RERA registration	Name of the Account Holder: SSVR BUILDERS BHFL ESCROW ACCOUNT Designated Account Number: 259060234725 Bank Name: INDUSIND Bank IFSC Code: INDB0000006 Branch Name: NARIMAN POINT

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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 the Sec 11 (e) of the Act and Rule 15 (D) and submission made by the promoter	ANNEXURE A
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}(I){D) of the Act	ANNEXURE B

		Details	**Details (amounts in Rs.}**
14	Details of Borrowings on theproject - (In case of multiple borrowers,please add additional table	Name of the Lender	BHFL Project Loan
		Amount Borrowed	Rs. 7,50,00,000.00
		Balance Amount outstanding / payable as on date of certificate	NIL
		Security details against the borrowings as per sanction letter/ conditions	JDA Property
		Attach the copy of the hypothecation / mortgage of the project land	Attached
		If the amount is repaid a settled. Attach copy of release / discharge letter / NOC from the lender.	NA

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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	
		Additional Details	
		Any liability due to such encumbrance - if **so**, amount there on	
		Attach copy of release / discharge letter / **NOC** from the interested party	
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 **NOT APPLICABLE**	
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	NO PENDING	
20	Weather 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.	All Are Completed	

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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 Attach copy of such Insurance policy	Nature and type of insurance policy - NA obtained Expiry date of insurance policy- NA Obtained - NO Transferred to association - No
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	YES Enabled for Formation. But the Association Not yet Formed
25	Whether promoter registered the Deed of Declaration (DoD)	No
26	Maintenance charges collectedfrom the allottees, spent and balance there on	Refer Table – E – NOT APPLICABLE SINCE NO COLLECTION OF MAINTENANCE CHARGES FROM THE ALLOTTEES
27	Deposits (under various heads including club house etc) collected from the allottees and transfer red to association there on	Refer Table – F NOT APPLICABLE SINCE NO COLLECTION OF DEPOSITS FROM THE ALLOTTEES
28	Has promoter paid any penalty/delay filing fees to RERA Authority during the tenure of the Project	NIL

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29	Any other information in relation to the promoter and project which may be of importance to the Authority	NO

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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	9,29,15,174.80
TOTAL	**C=A+B**	9,29,15,174.80
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	16,06,09,010.00
a. Land Cost		30,00,000.00
b. Approval/ NOC's		64,48,379.00
c. On Site Costs		13,21,77,707.00
d. Off Site Costs including Architect, engineer,consultants Cost		1,03,38,867.00
e. Administrative Costs		
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)		
g. Financial cost - interest etc		86,44,057.00
h. Any other costs		
Surplus/ (Deficit)	E=C-D	(6,76,93,835.20)

I certify that the SSVR BUILDERS has utilized the amounts collected for Rs. 13,27,35,964/- Project only for that project and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of completion of theproject.

TABLE C- NOT APPLICABLE

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		**NA**	
FY 2020-21			
TOTAL			

Table D-

Sold and Unsold Inventory in the project (total number of units in this table shall tally withthe 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 Considerationas per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreementt of sale	Registered Sale Deed Yes/ No
				ANNEXURE C			

1. **Unsold Inventory Valuation -As on 31/03/2021**

Ready Recknor Rate as on the date of Certificate of the Residential premises Rs.60,801.43 Per sq.mts.

Sr. No.	Flat No.	Carpet Area(in sq.mts.) {A)	Unit Consideration as perGuidance value (B)	Total Guidance value consideration per flat (A*B)
			ANNEXURE D	

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Table E- NOT APPLICABLE

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

Table F -As – NOT APPLICABLE

Deposits (under various heads including club house, maintenance deposit/ found etc) collectedfrom 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 withthe promoter	Remarks

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This is to certify that the SSVR BUILDERS and SY NO.99/2, KATHA NO.829/585, NAGONDANAHALLI VILLAGE, K.R.PURAM HOBLI, WARD NO.84, BENGALURU EAST, BENGALURU URBAN, Karnataka has completed 100 % development in the real estate SSVR CRESCENT 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 **ANJAN REDDY& CO**
Chartered Accountants
FRN: 019606S

For ANJAN REDDY & CO
Chartered Accountants

CA Anjan reddy K
Proprietor
M.No: 247466

CA.Anjan Reddy K - Proprietor
FRN: 019606S M.No.247466

No. 707, 3rd Floor, 3rd Cross, 7th Main, HRBR Layout, Kalyan Nagar, Bengaluru-560 043.
Email id: anjanreddy8@gmail.com
UDIN : 24247466BKBNBP6715

Date: 31/12/2023
Place: Bangalore

ANNEXURE A

Quarter	Due Date	Actual Filing Date	Delay Yes /NO
Q4 (2018-19)	15-01-2019	15-07-2019	Yes
Q1 (2019-20)	15-04-2019	15-10-2019	Yes
Q2 (2019-20)	15-07-2019	20-01-2020	Yes
Q3 (2019-20)	15-10-2019	27-06-2020	Yes
Q4 (2019-20)	15-01-2020	01-08-2020	Yes
Q1 (2020-21)	15-04-2020	27-02-2021	No
Q2 (2020-21)	15-07-2020	15-10-2020	Yes
Q3 (2020-21)	15-10-2020	12-01-2021	Yes
Q4 (2020-21)	15-01-2021	04-02-2024	Yes

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ANNEXURE - B

Year Ended	Due Date	Actual Date of Filing	Delay Yes/No
2020-21	31-12-2021	30-12-2021	No
2019-20	07-01-2021	06-01-2021	No
2018-19	31-10-2019	31-10-2019	No

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ANNEXURE C

Sr. No.	Flat No.	Carpet Area (in sq. SFT)	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	G-002	1230	114.27	48,68,000.00	43,67,600.00	5,00,400.00
2	G-006	1220	113.34	47,58,000.00	47,58,000.00	-
3	G-007	1145	106.37	45,00,000.00	44,91,484.00	8,516.00
4	101	1440	133.78	57,25,000.00	56,82,070.00	42,930.00
5	102	1350	125.42	52,65,000.00	49,00,000.00	3,65,000.00
6	104	1155	107.30	46,50,000.00	46,00,000.00	50,000.00
7	106	1225	113.81	45,60,000.00	41,04,000.00	4,56,000.00
8	107	1200	111.48	46,50,000.00	42,50,000.00	4,00,000.00
9	110	1550	144.00	60,00,000.00	60,00,000.00	-
10	114	1100	102.19	43,50,000.00	39,80,000.00	3,70,000.00
11	202	1350	125.42	51,50,000.00	48,53,875.00	2,96,125.00
12	204	1155	107.30	43,75,000.00	43,75,000.00	-
13	206	1225	113.81	46,18,250.00	46,17,650.00	600.00
14	207	1200	111.48	47,40,000.00	47,40,000.00	-
15	210	1550	144.00	60,76,000.00	60,30,430.00	45,570.00
16	214	1100	102.19	42,55,000.00	42,55,000.00	-
17	302	1350	125.42	52,25,000.00	45,00,000.00	7,25,000.00
18	304	1155	107.30	45,50,000.00	45,50,000.00	-
19	306	1225	113.81	47,00,000.00	47,00,000.00	-
20	307	1200	111.48	47,20,000.00	44,84,000.00	2,36,000.00
21	311	1180	109.63	47,00,000.00	46,99,980.00	20.00
22	112	1110	103.12	44,40,000.00	1,00,000.00	43,40,000.00
23	211	1180	109.63	47,20,000.00	5,67,000.00	41,53,000.00
24	301	1440	133.78	57,00,000.00	2,00,000.00	55,00,000.00
25	314	1100	102.19	43,45,000.00	43,45,000.00	-
26	G001	1400	130.06	56,50,000.00	5,57,625.00	50,92,375.00
27	G004	1155	107.30	46,50,000.00	42,20,000.00	4,30,000.00
28	G014	1040	96.62	37,90,000.00	1,00,000.00	36,90,000.00
29	111	1180	109.63	47,30,000.00	46,90,000.00	40,000.00
30	201	1440	133.78	57,00,000.00	56,57,250.00	42,750.00
31	212	1110	103.12	45,00,000.00	45,00,000.00	-
32	312	1110	103.12	47,00,000.00	47,00,000.00	-
33	G011	1130	104.98	47,00,000.00	41,60,000.00	5,40,000.00
TOTAL				16,00,60,250.00	13,27,35,964.00	2,73,24,286.00

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ANNEXURE D

Sr. No.	Flat No.	Carpet Area (in SFT)	Carpet Area (in sq. mts.)	Unit Consideration as per Reayd Reckoner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of certificate
1	310	1550	144.00	87,55,315.54
2	308	1110	103.12	62,69,935.65
TOTAL		2,660.00	**247.12**	**1,50,25,251.19**

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