



FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/310/PR/201013/003634

Project Name: AXIS BANYAN COUNTY

Project Address: No.23/9, 24/1(p), 24/2(p) and 24/3(p), Kethohalli, Tavarekere Hobli,
Bangalore South Taluk, Bangalore Urban

Promoter Name and Address: Mr. R Harish Babu, No.555, Axis Padegal, IV floor,
9th cross, J P Nagar III Phase, BANGALORE-560 078

SUBJECT: Report and certification of completion with respect to K RERA registered project **AXIS BANYAN COUNTY** developed by **R Harish Babu** having RERA Registration Number **PRM/KA/RERA/1251/310/PR/201013/003634**

1. This report and certificate are 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. 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. We hereby confirm that We have examined the prescribed registers, reports, books, documents, agreements and the relevant records of **R Harish Babu** for the project for the period from **06-11-2019 to 31-03-2022**.
4. We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valueuers' etc to form the opinion and issue of this report and certificate.



5. Details of the project and observations / qualifications -

SI No	Details	Details / Observation / Qualification			
1	Type and Nature of the project —	Construction of infrastructure for residential plots			
2	Number of units/inventories as per sanctioned plan	61 Units (Note: The share of the developer in the project is 34 units)			
3	Date of RERA Registration as per registration certificate	13.10.2020			
4	End Date as per RERA registration certificate	03.05.2021			
4(a)	Extension End date	31.12.2021			
4(b)	Covid Extension End date	NA			
5	Project Start date as per Registration application	06.11.2019			
6	Nature of Ownership of Land	Joint Development			
7	Total Estimate Cost of Construction as per registration.	3,27,74,500/-			
8	Total Estimated Land Cost as per registration	53,93,364/-			
9	Total Cost of the Project as per registration	3,81,67,864/-			
10	Project Designated Bank Account as per RERA registration	A/c No.160502000000435			
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	Quarter	Due Date	Actual filing date	Delay Yes/No
		FY 2019-20 Q3	15-01-2020	12-07-2022	Yes
		FY 2019-20 Q4	15-09-2020	12-07-2022	Yes
		FY 2020-21 Q1	30-09-2020	12-07-2022	Yes
		FY 2020-21 Q2	15-10-2020	12-07-2022	Yes
		FY 2020-21 Q3	15-01-2021	15-07-2022	Yes
		FY 2020-21 Q4	15-04-2021	26-07-2022	Yes
		FY 2021-22 Q1	15-07-2021	28-10-2022	Yes
		FY 2021-22 Q2	15-10-2021	28-12-2022	Yes
		FY 2021-22 Q3	15-10-2022	28-12-2022	Yes

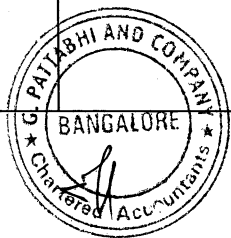


13	Details of Applicable Audit of Statement of Accounts and submission of accounts and report thereon as per the proviso 3 to Sec 4(2)(L)(D) of the Act	Year ended	Due Date	Actual Filing Date	Delay Yes/No
		31-03-2020	30-09-2020	Not Filed	NA
		31-03-2021	30-09-2021	Not Filed	NA
		31-03-2022	30-09-2022	23-12-2022	YES

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	
		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	
		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 Realised, incurred In case of Ongoing Project as per Sec 4(2)(L)(D) of the Act	Refer Table — A	
17	Summary of Money Realised, incurred for the project from the inception of the Project (Pre and Post RERA period)	Refer Table - B	
18	Details of commission brokerage paid to Real Estate Agents	Refer Table C	



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
		NA	NA
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.	If not completed, mention the details there on	100 % Completion
		NA	YES
21	Sold and Unsold units / inventory	Refer Table — D	
22	Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	YES	
23	Insurance on the project has promoter obtained any insurance on the project, if so, whether it is transferred to the association.	No	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Yes 1. Name of the Association: Axis Banyan County Plot Owners Association 2. Date of registration: 01-01-2021 3. Registration number: Not Registered 4. Registering authority: NA	
	Attach copy of such Insurance	No	
25	Whether promoter registered the Deed of Declaration (DoD)	No	



26	Maintenance charges collected from the allottees, spent and balance there on	NA
27	Deposits (under various heads including club house etc.) collected from the allottees and transferred to association there on	NA
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

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 in case of ongoing project)	A	0.00
70 % of the amount realized	B = A*70%	0.00
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	85,25,859.24
Excess / (Short)	D=B-C	-85,25,859.24
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 / deficiency in Bold and Italics - Nil

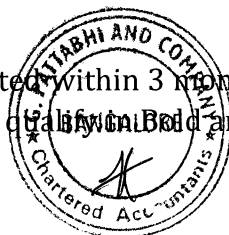


TABLE B -

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	0.00
Total 70 % Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	4,14,40,176
TOTAL	C = A + B	4,14,40,176
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 – 31-03-2022.	D	
a. Land Cost		53,93,364
b. Approval / NOC's		
c. On Site Costs		2,24,63,097
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 charges)		
g. Financial cost — interest etc		
h. Any other costs		
Surplus	E=C-D	1,35,83,715

We certify that the **R Harish Babu** has utilized the amounts collected for **AXIS BANYAN COUNTY** 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 the project.

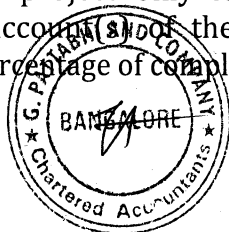


TABLE C -

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 inRs.)
	A	B	C=A+B
FY 2019-20	0.00	0.00	0.00
FY 2020-21	0.00	0.00	0.00
FY 2021-22	0.00	0.00	0.00
TOTAL	0.00	0.00	0.00

Note — Above values shall match /tally with the financial statements of the project of the promoter.

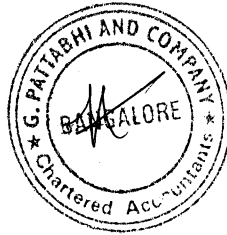
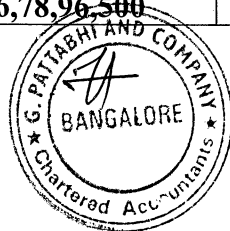


Table D -**1. Sold Inventory - As on 13-01-2023**

Sl. No.	Plot No	Area in Sqm	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement	Registered Sale Deed Yes/No
1	2	71.11	22,18,500	22,18,500	-	02.04.2022	Yes
2	3	62.33	12,07,800	12,07,800	-	20.01.2021	Yes
3	4	62.84	14,00,000	14,00,000	-	15.12.2021	Yes
4	5	61.88	23,50,000	23,50,000	-	14.09.2022	Yes
5	6	60.14	5,85,000	5,85,000	-	22.10.2019	Yes
6	7	58.41	11,32,200	11,32,200	-	13.12.2021	Yes
7	12	186.74	33,16,500	33,16,500	-	22.12.2021	Yes
8	14	132.24	21,35,000	15,99,952	5,35,048	15.12.2022	No
9	15	119.67	19,32,000	5,00,000	14,32,000	27.12.2022	No
10	17	399.00	64,42,500	30,13,300	34,29,200	09.12.2021	No
11	18	111.48	15,00,000	15,00,000	-	21.12.2021	Yes
12	19	111.48	18,00,000	18,00,000	-	21.12.2021	Yes
13	20	111.48	21,60,000	21,60,000	-	25.02.2021	Yes
14	21	111.48	18,00,000	18,00,000	-	07.12.2021	Yes
15	25	111.48	18,00,000	1,00,000	17,00,000	09.01.2023	No
16	28	111.48	18,00,000	18,00,000	-	21.12.2021	Yes
17	34	111.48	22,00,000	22,00,000	-	06.12.2021	Yes
18	35	111.48	28,40,000	28,40,000	-	12.07.2020	Yes
19	42	111.48	18,00,000	18,00,000	-	08.02.2021	Yes
20	43	111.48	21,60,000	21,60,000	-	30.11.2020	Yes
21	44	111.48	18,00,000	18,00,000	-	21.12.2021	Yes
22	45	111.48	18,00,000	18,00,000	-	18.02.2021	Yes
23	46	111.48	21,60,000	21,60,000	-	09.12.2021	Yes
24	47	111.48	18,00,000	2,00,000	16,00,000	07.01.2022	Yes
25	52	111.48	22,00,000	22,00,000	-	24.12.2021	Yes
26	53	111.48	19,80,000	19,80,000	-	18.02.2022	Yes
27	54	114.81	18,54,000	18,54,000	-	02.01.2022	Yes
28	55	115.79	19,80,000	19,80,000	-	13.12.2021	Yes
29	56	115.94	29,44,800	29,44,800	-	11.01.2021	Yes
30	57	116.08	22,48,200	22,48,200	-	15.12.2021	Yes
31	61	169.60	45,50,000	45,50,000	-	08.07.2021	Yes
Grand Total:		3,630.26	6,78,96,500	5,92,00,252	86,96,248		



1. Unsold Inventory Valuation - As on 13-01-2023

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs.16,140_Per sq.mts.

SI No	Plot No	Carpet Area in Sqm (A)	Unit Consideration as per Guidance Value (B)	Total Guidance Value Consideration per Plot (A*B)
1	01	156.55	16,140.00	25,26,717.00
2	26	111.48	16,140.00	17,99,287.20
3	27	111.48	16,140.00	17,99,287.20
Total:		379.51		61,25,291.40

Table E -

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

SI 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
1	0.00	0.00	0.00	0.00	0.00	0.00	NA

Note - mention net of GST or any other taxes

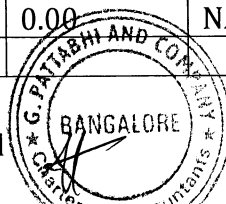
Any observation / qualification: Nil

Table F- As on 13-01-2023

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 the Promoter	Remarks
1	0.00	0.00	0.00	0.00	NA

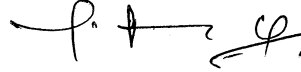
Any observation / qualification: Nil



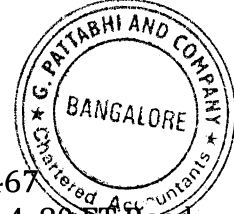
This is to certify that the **R.Harish babu, No.555, Axis Padegal, 4th Floor, 9th Cross, J P Nagar 3rd Phase, Bangalore, Karnataka**, has completed 100% (Based on Architect Certificate) development in the real estate (Project Name) as defined U/s 2(t) Real Estate (Regulation and Development) Act 2016 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 qualifications /observations shall be in - Nil

FOR G. PATTABHI & COMPANY
Chartered Accountants
Firm Registration No: 002608S



CA G. Pattabhi Reddy
Proprietor
Membership No: 023467
Address: 2nd Floor, No.4, 80 FT Road,
S.T.Bed, Koramangala, Bangalore-560034
Contact Details: 080 - 41152392
Email id: capattabhi@gmail.com
UDIN: **23023467BGMRB9176**



Date: 13-01-2023
Place : Bangalore