

FORM 4 C C**Report and Certification of Completion under RERA****KRERA Registration Number: PRM/KA/RERA/1251/310/PR/200103/003121****Project Name: The Central Park****Project Address:** Survey No. 135/1B, Khata No. 1186, Vibhuthipura, KR Puram, Bengaluru South, Bengaluru Urban, Karnataka – 560017.**Promoter Name & Address:** Srinidhi Design Build Private Limited, No. 401, Sri Emerald Park, Beside Vaswani Whispering Palms, Marathahalli, Bengaluru Urban, Karnataka – 560037.**SUBJECT:** Report and certification of completion with respect to K RERA registered project – **The Central Park** developed by **Srinidhi Design Build Private Limited** having RERA Registration No: **PRM/KA/RERA/1251/310/PR/200103/003121**.

1. This report and certificate is issued in accordance with the provision 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 our opinion are necessary for the purpose of this review and certificate.
3. We hereby confirm that We have examined the prescribed registers, report, books, documents, agreements and the relevant records of **The Central Park** for the project for the period from 03-01-2020 to 31-03-2023.
4. We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuer's 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/Group Housing
2	Number of units/inventory as per sanctioned plan	128 No's
3	Date of RERA Registration as per registration certificate	03-01-2020
4	End Date as per RERA Registration certificate	11-10-2022
4(a)	Extension End Date	
4(b)	Covid Extension End Date	11-07-2023
5	Project start date as per Registration application.	12-10-2019
6	Nature of Ownership of Land	Joint Development
7	Total Estimated Cost of Construction as per registration	Rs.38,00,00,000/-
8	Total Estimated Land Cost as per registration	Rs.39,00,00,000/-(Including Guideline Value)
9	Total Cost of the Project as per registration	Rs.77,00,00,000/-





	Total Estimated Cost of Construction(Revised)	Rs. 55,50,00,000/-				
	Total Estimated Land Cost(Revised)	Rs.39,00,00,000/- (Including Guideline Value)				
	Total Cost of the Project(Revised)	Rs.94,50,00,000/-				
10	Project Designated Bank Account as per RERA registration	Axis Bank Account Number: 919020053528604 IFSC Code: UTIB0003749				
11	Has the Promoter deposited (minimum) 70% of the money realized from the allottees in to 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 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 2019-2020				
		Q4	30-06-2020	27-08-2020	Yes	
		FY 2020-2021				
		Q1	15-07-2020	19-09-2020	Yes	
		Q2	15-10-2020	24-10-2020	Yes	
		Q3	15-01-2021	18-01-2021	Yes	
		Q4	15-04-2021	30-04-2021	Yes	
		FY 2021-2022				
		Q1	15-07-2021	21-07-2021	Yes	
		Q2	15-10-2021	27-10-2021	Yes	
		Q3	15-01-2022	05-02-2022	Yes	
		Q4	15-04-2022	11-05-2022	Yes	
		FY 2022-2023				
		Q1	15-07-2022	30-07-2022	Yes	
		Q2	15-10-2022	09-11-2022	Yes	
		Q3	15-01-2023	13-02-2023	Yes	
Q4	15-04-2023	21-05-2023	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	27-08-2020	No	
		31-03-2021	30-09-2021	30-04-2021	No	
		31-03-2022	15-01-2023	31-03-2023	Yes	
		31-03-2023	31-12-2023	30-12-2023	No	

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	
		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	NA
		If the amount is repaid and settled. Attached copy of release /discharge letter / NOC from the lender	





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	
		Name of the person 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 released, incurred in case of Ongoing Project as per Sec 4 (2) (L) (D) of the Act	Refer Table – A	
17	Summary of Money realized, 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
			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 completed, mention the details there on	
		Facilities, Amenities as per agreements for sale and Marketing Collaterals – List	100% Completion Yes
			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	(NA) Not Applicable	
23	Insurance on the project – has promoter obtained any insurance on the project, if so, whether it is transferred to the association	(NA) Not Applicable	
24	Whether promoter enabled formation/ registered association of allottees in accordance with the local laws	Yes	
	Attach copy of such Insurance policy		
25	Whether promoter registered the Deed on Declaration (DoD)	No	
26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table E	
27	Deposits (under various heads including club house etc.) collected from the allottees and transferred to association there on	Refer Table F	
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.
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	NIL
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 the project	C	NIL
Excess / (Short)	D=B-C	NIL
Amount deposited in accordance with Rule 4 (5) (promoted 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 -		

TABLE B -

Summary of Money Realized incurred for the project from the inception of the project upto 31st March 2023.

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	A	NIL
Total 70% money realized from the allottees from the date of registration of the project till the date of this certificate	B	Rs.41,73,24,095/-
TOTAL	C=A+B	Rs.41,73,24,095/-
Money incurred /utilized for construction of the project and the land cost of the project required U/s. 4 (2) (L) (D) of the Act till date – 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 charges) g. Financial Cost –Interest etc. h. Any other costs	D	Rs. 55,39,59,213/-
Surplus / (Deficit)	E=C-D	Rs. (13,66,35,118/-)

We certify that the **M/s. Srinidhi Design Build Private Limited** has utilized the amounts collected for “**The Central Park**” 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.





TABLE C –

Details of commission / brokerage paid to Real Estate Agents –

Financial Year	Total Amount of commission /brokerage paid to RERA Registered Agents. (A) (Amount in Rs.)	Total Amount of commission / brokerage paid to others (B) (Amount in Rs.)	TOTAL (Amount in Rs.) C=A+B
2019-20	NIL	NIL	NIL
2020-21	NIL	NIL	NIL
2021-22	NIL	NIL	NIL
2022-23	NIL	NIL	NIL
TOTAL	NIL	NIL	NIL

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)

Sold Inventory – As on 15-12-2023

Sl No	Flat No	SBA in Sq Ft	Unit consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Is sale deed Registered? Yes/NO
1	C-304	1200	63,00,000	63,00,000	NIL	17.01.2020	Yes
2	C-404	1200	63,00,000	63,00,000	NIL	17.01.2020	Yes
3	C-203	1150	67,62,000	67,62,000	NIL	23.01.2020	Yes
4	A-301	1545	90,84,600	90,84,600	NIL	27.01.2020	Yes
5	A-204	1345	72,00,000	72,00,000	NIL	30.01.2020	Yes
6	A-302	1425	83,79,000	83,79,000	NIL	30.01.2020	Yes
7	A-306	1595	91,40,000	91,40,000	NIL	03.02.2020	Yes
8	D-403	1165	71,00,000	71,00,000	NIL	03.02.2020	Yes
9	D-301	1455	85,55,400	85,55,400	NIL	07.02.2020	Yes
10	A-203	1230	72,32,400	72,32,400	NIL	08.02.2020	Yes
11	D-106	1350	83,50,000	83,50,000	NIL	10.02.2020	Yes
12	A-406	1595	94,10,500	94,10,500	NIL	12.02.2020	Yes
13	A-303	1230	78,50,000	78,50,000	NIL	12.02.2020	Yes
14	D-205	1525	97,60,000	97,60,000	NIL	12.02.2020	Yes
15	D-206	1350	82,35,000	82,35,000	NIL	12.02.2020	Yes
16	D-306	1350	80,00,000	80,00,000	NIL	12.02.2020	Yes
17	A-304	1345	80,00,000	80,00,000	NIL	14.02.2020	Yes
18	D-305	1525	93,00,000	93,00,000	NIL	17.02.2020	Yes
19	A-201	1545	92,70,000	92,70,000	NIL	17.02.2020	Yes
20	C-403	1150	69,00,000	69,00,000	NIL	20.02.2020	Yes
21	A-202	1425	87,00,000	87,00,000	NIL	28.02.2020	Yes
22	A-205	1270	78,00,000	78,00,000	NIL	01.03.2020	Yes
23	D-406	1350	85,00,000	85,00,000	NIL	15.03.2020	Yes
24	A-307	1300	81,00,000	81,00,000	NIL	18.03.2020	Yes



25	D-201	1455	93,19,275	93,19,275	NIL	21.03.2020	Yes
26	D-405	1525	94,00,000	94,00,000	NIL	09.06.2020	Yes
27	D-401	1455	92,50,000	92,50,000	NIL	04.07.2020	Yes
28	D-101	1455	91,66,500	91,66,500	NIL	13.07.2020	Yes
29	A-405	1270	80,01,000	80,01,000	NIL	16.09.2020	Yes
30	D-307	1370	86,00,000	86,00,000	NIL	18.09.2020	Yes
31	A-305	1270	80,01,000	80,01,000	NIL	09.10.2020	Yes
32	D-402	1465	93,00,000	93,00,000	NIL	15.10.2020	Yes
33	D-302	1465	93,50,000	93,50,000	NIL	18.10.2020	Yes
34	C-204	1200	76,23,000	76,23,000	NIL	20.11.2020	Yes
35	D-202	1465	91,50,000	91,50,000	NIL	24.11.2020	Yes
36	C-302	1235	78,50,000	78,50,000	NIL	02.12.2020	Yes
37	A-101	1545	1,00,42,500	1,00,42,500	NIL	20.01.2021	Yes
38	C-401	1130	72,00,000	72,00,000	NIL	25.01.2021	Yes
39	C-402	1235	79,00,000	79,00,000	NIL	23.01.2021	Yes
40	A-207	1300	83,30,000	83,30,000	NIL	30.01.2021	Yes
41	A-404	1345	73,43,700	73,43,700	NIL	06.02.2021	Yes
42	C-103	1150	74,00,000	74,00,000	NIL	08.02.2021	Yes
43	C-301	1130	72,30,000	72,30,000	NIL	10.02.2021	Yes
44	C-202	1235	78,50,000	78,50,000	NIL	12.02.2021	Yes
45	D-207	1370	90,00,000	90,00,000	NIL	10.03.2021	Yes
46	A-206	1595	89,18,700	89,18,700	NIL	27.03.2021	Yes
47	C-303	1150	74,86,500	74,86,500	NIL	29.03.2021	Yes
48	C-102	1235	79,50,000	79,50,000	NIL	31.03.2021	Yes
49	D-304	1165	75,50,000	75,50,000	NIL	15.04.2021	Yes
50	C-405	1200	75,60,000	75,60,000	NIL	22.04.2021	Yes
51	D-303	1165	76,00,000	76,00,000	NIL	07.07.2021	Yes
52	C-305	1200	78,00,000	78,00,000	NIL	13.09.2021	Yes
53	C-306	1185	78,00,000	78,00,000	NIL	10.10.2021	Yes
54	D-204	1165	78,75,000	78,75,000	NIL	19.10.2021	Yes
55	D-407	1370	90,00,000	90,00,000	NIL	28.10.2021	Yes
56	D-203	1165	76,00,000	76,00,000	NIL	30.10.2021	Yes
57	C-406	1185	78,50,000	78,50,000	NIL	18.11.2021	Yes
58	D-404	1165	78,50,000	78,50,000	NIL	22.11.2021	Yes
59	D-102	1465	97,00,000	97,00,000	NIL	24.11.2021	Yes
60	C-205	1200	82,00,000	82,00,000	NIL	17.01.2022	Yes
61	C-104	1200	81,26,400	81,26,400	NIL	23.03.2022	Yes
62	A-107	1300	88,00,000	88,00,000	NIL	29.04.2022	Yes
63	C-105	1200	82,00,000	82,00,000	NIL	30.04.2022	Yes
64	C-206	1185	81,00,000	81,00,000	NIL	11.05.2022	Yes
65	D-103	1165	79,22,000	79,22,000	NIL	26.05.2022	Yes
66	D-107	1370	92,50,000	92,50,000	NIL	04.06.2022	Yes
67	A-402	1425	1,02,00,000	1,02,00,000	NIL	22.06.2022	Yes
68	A-403	1230	87,50,000	87,50,000	NIL	15.07.2022	Yes
69	C-106	1185	84,25,000	84,25,000	NIL	01.08.2022	Yes
70	C-101	1130	82,00,000	82,00,000	NIL	15.09.2022	Yes
71	C-G2	1235	87,00,000	87,00,000	NIL	28.09.2022	Yes
72	C-G4	1175	82,50,000	82,50,000	NIL	02.12.2022	Yes

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73	C-G3	1150	82,00,000	82,00,000	NIL	08.12.2022	Yes
74	C-G5	1175	83,50,000	83,50,000	NIL	17.12.2022	Yes
75	C-201	1130	83,00,000	83,00,000	NIL	21.12.2022	Yes
76	C-G6	1155	84,00,000	84,00,000	NIL	16.02.2023	Yes

Unsold Inventory Valuation - As on 29-01-2024---NIL

SI No	Unit no	Carpet area (sq. ft.)	Average selling rate per sq Ft	Total average Consideration
				NIL

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
NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

Table F – As on 15-12-2023

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

SI No.	Total Deposits collected from the allottees	Nature of Deposits /Head	Transferred to the Association	Balance with the promoter	Remarks
NA	NA	NA	NA	NA	NA





This is to certify that the **M/s. Srinidhi Design Build Private Limited, No. 401, Sri Emerald Park, Beside Vaswani Whispering Palms, Marathahalli, Bengaluru Urban, Karnataka - 560037** has completed 100% development in the real estate project **"The Central Park"** 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 BAHL CHANDHOKE
Chartered Accountants
FRN: 002537N



Saurabh Srivastava

Partner

M.No:089371

UDIN: 24089371BKEJNT6565

Date: 29.01.2024

Place: Bangalore

