



FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/310/PR/210331/004077

Project Name: SURAKSHA TRANQUIL GARDEN

Project Address: No.13/3 and 13/2, Hulimavu, Arekere, BG Road,
Bangalore South Taluk, Bangalore.

Promoter Name and Address: RK SURAKSHA PROPERTIES

No.36/52, 4th Floor, 12th Main, 24th Cross, Jayanagar 4th
Block East, Adjacent to Adigas, Bangalore-560011

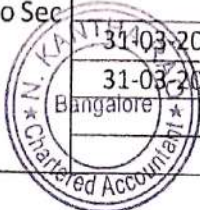
SUBJECT: Report and certification of completion with respect to K RERA registered project SURAKSHA SILVER OAK developed by RK SURAKSHA PROPERTIES having RERA Registration Number PRM/KA/RERA/1251/310/PR/210331/004077

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 RK SURAKSHA PROPERTIES for the project for the period from 08-01-2021 to 31-12-2023.
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 Flats				
2	Number of units / inventory as per sanctioned plan	112				
3	Date of RERA Registration as per registration certificate	08-01-2021				
4	End Date as per RERA registration certificate	31-12-2024				
4(a)	Extension End date	N.A				
4(b)	Covid Extension End date	N.A				
5	Project Start date as per Registration application	09/09/2020				
6	Nature of Ownership of Land	OWN				
7	Total Estimate Cost of Construction as per registration.	77,79,83,704/-				
8	Total Estimated Land Cost as per registration	9,17,82,486/-				
9	Total Cost of the Project as per registration	86,97,66,190/-				
10	Project Designated Bank Account as per RERA registration	27500200001598				
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 Date	Filing	Delay Yes/No
		Q4 (2020-21)	15/04/2021	05/02/2024		
		Q1 (2021-22)	15/07/2021	05/02/2024		
		Q2 (2021-22)	15/10/2021	05/02/2024		
		Q3(2021-22)	15/01/2022	05/02/2024		
		Q4 (2021-22)	15/04/2022	05/02/2024		
		Q1 (2022-23)	15/07/2022	05/02/2024		
		Q2 (2022-23)	15/10/2022	05/02/2024		
		Q3(2022-23)	15/01/2023	05/02/2024		
		Q4 (2022-23)	15/04/2023	05/02/2024		
		Q1 (2023-24)	15/07/2023	05/02/2024		
		Q2 (2023-24)	15/10/2023	05/02/2024		
		Q3 (2023-24)	15/01/2024	05/02/2024		
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 No
			As per IT			
		31-03-2022	30/09/2022	28/09/2022		
		31-03-2023	30/09/2023	29/09/2023		



14	Details of borrowings on the project - (in case of multiple borrowers , please add additional table	Details	Details (amount)
		Name of the lender	BHFL
		Amount borrowed	18,00,00,000/-
		Balance amount outstanding / payable as on date of certificate	NILL
		Security details against the borrowings as per sanction letter / conditions	NILL
		Attach the copy of the hypothecation / mortgage of the project land	NILL
15	Details of encumbrance on the project land (in case of multiple encumbrances , please add additional table	If the amount is repaid an settled. Attach copy of the relese / discharge letter / NOC from the lender	NILL
		Details of encumbrance	N.A
		Nature of pending encumbrance on the project land	N.A
		Name of person having charge on property	N.A
		Additional Details	N.A
		Any liability due to such encumbrance --- if so amount there on	N.A
16	Summary of amount Realised , incurred in case og ongoing project as per Sec 4(2)(L)(D) Of the act	Refer table -A	N.A
		Mention any observation or qualification	
17	Summary of money Realised , incurred for the project from the inception project (pre and POST RERA period)	Refer Table -B	N.A
		Mention any observation or qualification	
18	Details of commission / brokerage paid to Real Estate	Refer Table -c	
		Mention any observation or qualification	

	Agents --	NIL		
19	Details of pending work in the project and estimate cost to complete such pending work	Nature of pending	Estimated cost to complete the pending work	
		NO		
		NO		
		NO		
		NO		
20	Weather all agreed services , facilities ,amenties are completed including all phases in case of	If not completed , mention the details there on		

	phase wise construction of the project in accordance with the Agreement for sale , Marketing collaterals and promises made by the promoters .	Facilities ,amenities as per agreement for sale and Marketing collaterals – list	100% completion yes /no
		ELECTRICITY/DG	YES
		WATER	YES
		GYM	YES
		PARKS	YES
		INDOORGAMES	YES
		SWIMMING POOL	YES
		YOGA ROOM	YES
		KIDS PLAY AREA	YES
		LIFT	YES
21	Sold and unsold units / inventory	FLATS	
22	Has promoter complied with sec 14 of the Act in case of Modifiacion of sanctioned Plan	N.A	
23	Insurance on the project – has promoter obtained any insurance on the project ,if so , whether it is transferred to the association	N.A	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	No - 1. Date of Deed of Declaration 2. Date of registration 3. Registrations number 4. Registration authority	
	Attach copy of such insurance policy	NA	
25	Whether promoter registered the Deed of Declaration (DOD)	N.A 5. Date of Deed of Declaration 6. Date of registration 7. Registrations number 8. Registration authority	

26	Maintenance charges collected from the allottees , spent and balance there on	NILL
27	Deposits (under various heads including club house etc) Collected from the allottees and transferred to association there on	NILL
28	Has promoter paid any penalty / deley filing fees to RERA Authority during the tenure of the project	NO
29	Any other information in reletion to the promoter and project which may be of importance to the Authority	NILL
30		



TABLE A-

In case of ongoing project: NOT APLICABLE

Summary of amount Realised , incurred and in case of ongoing project as per U/s . 4 (2)(L)(D) Act -

I/ We certify that the RK SURAKSHA PROPERTIES, has utilized the amounts collected for Rs N Project only for that project and the withdrawal from the designated bank account(s) of the BANK OF BARODA 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 2020-21	NILL	NILL	NILL
FY 2021-22	NILL	NILL	NILL
FY 2022-23	NILL	NILL	NILL
FY 2023-24	NILL	NILL	NILL
TOTAL	NILL	NILL	NILL

Note - Above values shall match / tally with the financial statements of the project of the promoter. TOTAL 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 30/12/2023.

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	Is agreement registered Yes/ No
1.	215	112.84	98,81,200/-	98,81,200/-	0.00/-	28-06-2021	--
2.	301	128.44	1,06,00,000/-	1,06,00,000/-	0.00/-	19-06-2021	--
3.	211	112.55	80,00,000/-	80,00,000/-	0.00/-	03-07-2021	--
4.	322	116.67	1,29,38,543/-	1,29,38,543/-	0.00/-	03-09-2021	--
5.	127	103.07	62,69,936/-	62,69,936/-	0.00/-	20-09-2021	--
6.	128	116.67	99,58,100/-	99,58,100/-	0.00/-	17-09-2021	--
7.	228	85.71	98,96,229/-	98,96,229/-	0.00/-	03-09-2021	--
8.	114	113.91	95,15,102/-	95,15,102/-	0.00/-	18-12-2021	--
9.	126	112.55	82,32,820/-	82,32,820/-	0.00/-	27-12-2021	--
10.	201	128.44	1,10,00,000/-	1,10,00,000/-	0.00/-	09-11-2021	--
11.	208	116.81	1,03,77,560/-	1,03,77,560/-	0.00/-	14-12-2021	--
12.	225	111.11	1,02,76,939/-	1,02,76,939/-	0.00/-	10-12-2021	--
13.	307	117.45	1,07,72,350/-	1,07,72,350/-	0.00/-	31-12-2021	--
14.	308	116.81	90,00,000/-	90,00,000/-	0.00/-	18-12-2021	--
15.	325	111.11	1,05,16,500/-	1,05,16,500/-	0.00/-	18-12-2021	--
16.	001	128.44	1,09,24,326/-	1,09,24,326/-	0.00/-	30-03-2022	--
17.	012	103.07	1,25,72,154/-	1,25,72,154/-	0.00/-	31-03-2022	--

18	017	90.69	1,12,81,500/-	1,12,81,500/-	0.00/-	24-02-2022	--
19	019	106.46	1,13,00,696/-	1,13,00,696/-	0.00/-	05-02-2022	--
20	101	128.44	1,10,98,378/-	1,10,98,378/-	0.00/-	30-03-2022	--
21	107	117.45	1,05,09,681/-	1,05,09,681/-	0.00/-	25-02-2022	--
22	207	117.45	1,05,00,000/-	1,05,00,000/-	0.00/-	31-03-2022	--
23	222	85.71	1,29,61,500/-	1,29,61,500/-	0.00/-	18-01-2022	--
24	224	85.65	1,14,86,954/-	1,14,86,954/-	0.00/-	08-03-2022	--
25	314	113.91	1,04,98,047/-	1,04,98,047/-	0.00/-	28-03-2022	--
26	315	112.84	1,03,58,439/-	1,03,58,439/-	0.00/-	24-03-2022	--
27	324	85.65	1,07,00,001/-	1,07,00,001/-	0.00/-	30-03-2022	--
28	326	112.55	72,00,000/-	72,00,000/-	0.00/-	04-03-2022	--
29	328	116.67	1,08,24,021/-	1,08,24,021/-	0.00/-	27-01-2022	--
30	124	85.65	1,09,36,616/-	1,09,36,616/-	0.00/-	08-03-2022	--
31	014	105.97	1,06,50,000/-	1,06,50,000/-	0.00/-	25-05-2022	--
32	015	100.57	1,02,22,916/-	1,02,22,916/-	0.00/-	31-05-2022	--
33	022	82.47	1,32,88,338/-	1,32,88,338/-	0.00/-	13-05-2022	--
34	025	107.02	95,00,000/-	95,00,000/-	0.00/-	12-04-2022	--
35	027	103.18	92,95,776/-	92,95,776/-	0.00/-	28-06-2022	--
36	111	103.07	1,10,30,180/-	1,10,30,180/-	0.00/-	16-05-2022	--
37	122	85.71	1,28,80,000/-	1,28,80,000/-	0.00/-	30-04-2022	--
38	125	111.11	1,10,23,509/-	1,10,23,509/-	0.00/-	29-06-2022	--
39	214	113.91	1,08,88,668/-	1,08,88,668/-	0.00/-	27-04-2022	--
40	218	90.69	1,00,51,104/-	1,00,51,104/-	0.00/-	30-06-2022	--
41	220	91.16	1,05,15,624/-	1,05,15,624/-	0.00/-	26-05-2022	--
42	221	100.14	1,34,29,836/-	1,34,29,836/-	0.00/-	14-06-2022	--
43	226	112.55	92,28,000/-	92,28,000/-	0.00/-	09-05-2022	--
44	312	103.07	91,92,500/-	91,92,500/-	0.00/-	15-04-2022	--
45	327	112.55	96,01,956/-	96,01,956/-	0.00/-	23-05-2022	--
46	010	82.67	1,20,00,000/-	1,20,00,000/-	0.00/-	03-09-2022	--
47	011	103.07	1,08,08,381/-	1,08,08,381/-	0.00/-	01-07-2022	--
48	018	90.69	1,19,00,000/-	1,19,00,000/-	0.00/-	06-08-2022	--
49	021	96.53	87,00,000/-	87,00,000/-	0.00/-	15-09-2022	--
50	026	103.18	96,35,220/-	96,35,220/-	0.00/-	26-09-2022	--
51	108	116.81	85,39,000/-	85,39,000/-	0.00/-	06-08-2022	--
52	115	112.84	1,08,00,000/-	1,08,00,000/-	0.00/-	17-08-2022	--
53	118	90.69	1,04,45,324/-	1,04,45,324/-	0.00/-	25-08-2022	--
54	121	100.14	1,32,19,836/-	1,32,19,836/-	0.00/-	30-08-2022	--
55	317	90.69	1,03,00,000/-	1,03,00,000/-	0.00/-	14-09-2022	--
56	318	90.69	1,03,97,504/-	1,03,97,504/-	0.00/-	06-07-2022	--
57	321	100.14	1,32,40,836/-	1,32,40,836/-	0.00/-	19-09-2022	--
58	007	117.45	1,10,63,976/-	1,10,63,976/-	0.00/-	02-12-2022	--
59	023	96.53	92,65,000/-	92,65,000/-	0.00/-	21-11-2022	--
60	024	82.47	1,12,19,616/-	1,12,19,616/-	0.00/-	27-12-2022	--

61	028	103.18	1,33,17,000/-	1,33,17,000/-	0.00/-	14-11-2022	--
62	103	113.86	96,15,220/-	96,15,220/-	0.00/-	16-11-2022	--
63	109	116.81	1,00,00,000/-	1,00,00,000/-	0.00/-	27-12-2022	--
64	110	85.86	98,43,036/-	98,43,036/-	0.00/-	21-12-2022	--
65	113	103.07	90,74,132/-	90,74,132/-	0.00/-	15-12-2022	--
66	116	110.15	1,03,09,740/-	1,03,09,740/-	0.00/-	13-12-2022	--
67	119	106.48	78,50,100/-	78,50,100/-	0.00/-	26-10-2022	--
68	120	91.16	1,05,00,000/-	1,05,00,000/-	0.00/-	21-12-2022	--
69	123	100.14	1,09,89,448/-	1,09,89,448/-	0.00/-	07-12-2022	--
70	209	116.81	1,00,55,000/-	1,00,55,000/-	0.00/-	02-12-2022	--
71	210	85.86	1,10,05,680/-	1,10,05,680/-	0.00/-	23-11-2022	--
72	212	103.07	1,10,00,000/-	1,10,00,000/-	0.00/-	29-11-2022	--
73	213	103.07	98,79,250/-	98,79,250/-	0.00/-	20-10-2022	--
74	216	110.15	1,03,40,040/-	1,03,40,040/-	0.00/-	15-10-2022	--
75	217	90.69	1,03,58,796/-	1,03,58,796/-	0.00/-	11-10-2022	--
76	219	106.48	93,96,750/-	93,96,750/-	0.00/-	15-10-2022	--
77	223	100.14	1,13,05,695/-	1,13,05,695/-	0.00/-	07-12-2022	--
78	309	116.81	1,00,64,460/-	1,00,64,460/-	0.00/-	16-11-2022	--
79	310	85.86	1,12,55,580/-	1,12,55,580/-	0.00/-	14-12-2022	--
80	311	103.07	1,04,25,580/-	1,04,25,580/-	0.00/-	15-12-2022	--
81	319	106.46	1,03,83,324/-	1,03,83,324/-	0.00/-	29-11-2022	--
82	323	100.14	1,10,39,448/-	1,10,39,448/-	0.00/-	28-12-2022	--
83	304	110.80	99,54,084/-	99,54,084/-	0.00/-	01-11-2022	--
84	008	116.81	1,09,84,260/-	1,09,84,260/-	0.00/-	17-02-2023	--
85	009	116.81	1,04,20,116/-	1,04,20,116/-	0.00/-	27-03-2023	--
86	013	103.07	1,01,50,000/-	1,01,50,000/-	0.00/-	08-03-2023	--
87	016	110.15	1,07,00,000/-	1,07,00,000/-	0.00/-	31-01-2023	--
88	112	103.17	95,00,000/-	95,00,000/-	0.00/-	27-02-2023	--
89	117	90.67	75,00,000/-	75,00,000/-	0.00/-	18-01-2023	--
90	203	113.86	66,00,000/-	66,00,000/-	0.00/-	18-03-2023	--
91	202	125.17	97,70,124/-	97,70,124/-	0.00/-	18-03-2023	--
92	205	86.27	1,05,59,976/-	1,05,59,976/-	0.00/-	18-03-2023	--
93	204	110.80	99,99,000/-	99,99,000/-	0.00/-	18-01-2023	--
94	227	112.55	93,63,360/-	93,63,360/-	0.00/-	21-02-2023	--
95	305	86.27	99,29,250/-	99,29,250/-	0.00/-	21-02-2023	--
96	306	105.82	78,21,000/-	78,21,000/-	0.00/-	22-03-2023	--
97	313	103.07	98,50,000/-	98,50,000/-	0.00/-	14-02-2023	--
98	316	110.15	1,03,00,000/-	1,03,00,000/-	0.00/-	14-02-2023	--
99	320	91.16	1,07,00,000/-	1,07,00,000/-	0.00/-	03-03-2023	--
100	006	105.82	95,20,656/-	95,20,656/-	0.00/-	25-04-2023	--
101	105	86.27	1,00,84,880/-	1,00,84,880/-	0.00/-	13-04-2023	--
102	020	91.16	1,13,25,000/-	1,13,25,000/-	0.00/-	12-05-2023	--
103	004	103.12	79,00,000/-	79,00,000/-	0.00/-	12-06-2023	--



104	106	105.82	78,00,000/-	78,00,000/-	0.00/-	18-06-2023	--
105	302	125.17	55,75,632/-	55,75,632/-	0.00/-	20-07-2023	--
106	005	86.27	99,00,000/-	99,00,000/-	0.00/-	09-8-2023	--
107	104	110.80	80,00,000/-	80,00,000/-	0.00/-	22-08-2023	--
108	206	105.82	79,23,283/-	79,23,283/-	0.00/-	22-08-2023	--
109	303	113.86	80,02,498/-	80,02,498/-	0.00/-	22-08-2023	--
110	002	125.29	78,00,000/-	78,00,000/-	0.00/-	28-09-2023	--
111	003	103.94	95,91,000/-	95,91,000/-	0.00/-	15-09-2023	--
112	102	125.17	97,75,000/-	97,75,000/-	0.00/-	27-09-2-23	--

1. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs. 33,500/-per sq.mts.

Sr. No.	Floor No.	Flat No.	-Carpet Area (in sq.mts.) (A)	Unit Consideration as per Ready Reckoner Rate (ASR) (B)	Total ASR consideration per flat (A*B)
1.	--	--	--	--	--

TABLE E- Not Applicable

Advance Maintenance charges collected from the allottees, spent and balance there on Not Applicable (Since Not Collected)

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

Note - mention net of GST any other taxes
Any observation / qualification

TABLE F As on 31/12/2023

Deposits (under various heads including club house, maintenance deposit/ found etc) collected from the allottees and transferred to association there on Not Applicable (Since Not Collected)

Sl No	Total Deposits Collected from the Allottees	Nature of Deposits / Head	Transferred to the Association	Balance with The promoter	Remarks
	NILL	NILL	NILL	NILL	

Any observation / qualification

This is to certify that the SURAKSHA TRANQUIL GARDEN has completed 100% development in the real estate RK SURAKSHA PROPERTIES 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

Signature and stamp / seal of the signatory CA

Place: BANGALORE
Date: 11/04/2024



(Signature)
(N.KANTHA RAO)
CHARTERED ACCOUNTANT