



NIRMALA SREENIVASULU & CO

Chartered Accountants

FORM 4CC

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/446/PR/210119/003795

Project Name: NAVA PUSHKARA

Project Address: Sy. No. 419 & 417, Katha No. 84, Kalkere Village, K R Puram Hobli, Bangalore – 560016.

Promoter Name and Address:

M/s. Navajyothi Shelters Private Limited,
No. 4/5, 2nd Main, 10th Cross,
Akshay Nagar, Ramamurthy Nagar Post,
Bangalore – 560016.

SUBJECT: Report and certification of completion with respect to K RERA registered project Nava Subha Samruddhi developed by Navajyothi Shelters Private Limited having RERA Registration Number PRM/KA/RERA/1251/446/PR/210119/003795.

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 Navajyothi Shelters Private Limited for the project for the period from 01.06.2020 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 apartment			
2	Number of units/inventory as per Sanctioned plan	78 flats			
3	Date of RERA Registration as per Registration certificate	19.01.2021			
4	End Date as per RERA registration certificate	31.12.2023			
4(a)	Extension End date	NO			
4(b)	Covid Extension End date	Did not availed extension			
s	Project Start date as Registration application	01.12.2020			
6	Nature of Ownership of Land	Joint Development			
7	Total Estimate Cost of Construction as per registration.	44,35,00,000			
8	Total Estimated Land Cost as per registration	1,25,00,000			
9	Total Cost of the Project as per registration	45,60,00,000			
10	Project Designated Bank Account As per RERA registration	920020072896647			
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 Sec4(2)(L)(D) of the Act	Yes			
12	Details of Applicable Quarterly Updates as per the Sec 11 (e) of the Act and Rule15(D) and submission made by the promoter	Quarter	Due Date	Actual Filing Date	Delay Yes/No
		Q3 2020-21	15.01.2021	13.11.2021	Yes
		Q4 2020-21	15.04.2021	13.11.2021	Yes
		Q1 2021-22	15.07.2021	13.11.2021	Yes
		Q2 2021-22	15.10.2021	13.11.2021	Yes
		Q3 2021-22	15.01.2022	02.02.2022	Yes
		Q4 2021-22	15.04.2022	17.05.2022	Yes
		Q1 2022-23	15.07.2022	02.02.2024	Yes
		Q2 2022-23	15.10.2022	02.02.2024	Yes
		Q3 2022-23	15.01.2023	02.02.2024	Yes
		Q4 2022-23	15.04.2023	02.02.2024	Yes



13	Details of Applicable Audit of Statement of Accounts and submission of accounts and report thereon as per the proviso 3 to Sec4(2)(L)(D) of the Act	Year ended	Due Date	Actual Filing Date	Delay Yes/No
		31-3-2019	30-11-2019	19-10-2019	NO
		31-3-2020	31-01-2021	24-12-2020	NO
		31-3-2021	28-02-2022	13-01-2022	NO

14	Details of Borrowings on the project- (In case of multiple borrowers, please add additional table	Details	Details (Amount 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	
		If the amount is repaid a settled. Attach 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 person having charge on property Additional Details	
		Any liability due to such encumbrance — if so, Amount thereon	
		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	
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	Nature of Pending Work	Estimated cost to Complete the pending work
		Not Applicable	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 Facilities, Amenities as per agreement for sale and marketing Collaterals	The details thereon 100% Completion Yes/No YES
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	Nature and type of insurance policy obtained Expiry date of insurance policy Obtained—No Transferred to association—NA	
24	Whether promoter enabled Formation / registered association of allottees in accordance with the local laws	YES	
	Attach copy of such Insurance policy	Attachment	
25	Whether promoter registered the Deed of Declaration(DOD)	No	



26	Maintenance charges collected from the allottees, spent and Balance thereon	Refer Table—E Mention any observation or qualification
27	Deposits(under various heads Including clubhouse etc) collected from the allottees and transferred to association there of	Refer Table—F Mention any observation or qualification _____
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	NIL
70 % of the amount realized	B=A*70%	NIL
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	NIL
Excess/(Short)	D=B-C	NIL
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 KRERA Rule-		The Expenditure Incurred is in excess of total receipts

If amount is not deposited within 3months from the date of application, mention such non-compliance/qualify in Bold and Italics-



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	0
Total 70 % Money Realized from the allottees from the date of registration of the project till the date of this certificate.	B	33,77,13,545
TOTAL	C=A+B	33,77,13,545
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	
a. Land Cost		0
b. Approval/NOC's		84,45,444
c. On Site Costs		35,07,60,872
d. Off Site Costs including Architect, engineer, Consultants Cost		4,94,34,038
e. Administrative Costs		0
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)		4,75,40,216
g. Financial cost—interest etc		NIL
h. Any other costs		NIL
Surplus/(Deficit)	E=C-D	(11,84,67,025)

I/We certify that the Navajyothi Shelters Private Limited has utilized the amounts collected for Nava Pushkara 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).



TABLEC-

Details of commission/brokerage paid to Real Estate Agents-

Financial Year	Total Amount of commission /broker age 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 2018-19	NIL	NIL	NIL
FY2019-20	NIL	NIL	NIL
FY2020-21	NIL	NIL	NIL
TOTAL	NIL	NIL	NIL

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 20.03.2024

Sl No	Block	Flat No	Build Up area	Sale Value	Agreement Date	Registered Sale Deed (Yes/No)
1	A Block	A-003	1014	65,25,000	11-10-2022	08-11-2022
2	A Block	A-004	1014	62,71,609	09-05-2022	25-07-2022
3	A Block	A-005	1014	61,25,000	27-01-2022	25-07-2022
4	A Block	A-006	1177	73,35,000	19-08-2022	01-12-2022
5	A Block	A-007	995	62,50,000	15-11-2022	22-11-2022
6	A Block	A-013	1137	73,40,000	17-11-2022	01-12-2022
7	A Block	A-017	876	52,11,019	30-12-2021	08-11-2022
8	A Block	A-101	990	59,00,000	12-03-2022	12-09-2022
9	A Block	A-102	1014	62,00,000	11-04-2022	22-11-2022
10	A Block	A-105	1072	61,10,587	20-09-2021	26-07-2022
11	A Block	A-108	995	62,00,000	20-06-2022	25-07-2022
12	A Block	A-109	1289	76,00,000	10-10-2021	01-12-2022
13	A Block	A-110	1275	78,90,300	11-04-2022	18-10-2022
14	A Block	A-114	1399	79,50,000	05-08-2021	25-11-2022
15	A Block	A-117	985	52,31,000	08-04-2022	25-10-2022
16	A Block	A-118	1020	41,00,000	16-07-2021	16-07-2021
17	A Block	A-119	1038	59,05,900	24-08-2021	26-07-2022



18	A Block	A-203	1014	60,81,600	30-03-2022	25-07-2022
19	A Block	A-204	1014	62,00,000	13-01-2022	12-09-2022
20	A Block	A-205	1072	58,78,087	19-10-2021	26-07-2022
21	A Block	A-206	1288	74,25,000	19-10-2021	17-12-2022
22	A Block	A-207	995	60,00,000	10-06-2022	25-07-2022
23	A Block	A-209	1289	73,00,000	17-09-2021	24-11-2022
24	A Block	A-212	1012	64,25,000	17-11-2022	01-12-2022
25	A Block	A-213	1243	75,86,044	26-10-2021	12-09-2022
26	A Block	A-215	989	52,53,000	11-04-2022	25-10-2022
27	A Block	A-216	989	63,00,720	12-07-2022	22-07-2022
28	A Block	A-218	1020	58,65,000	19-09-2021	17-12-2022
29	A Block	A-219	1038	48,51,600	26-09-2021	22-07-2022
30	A Block	A-301	990	38,50,000	10-10-2021	20-10-2022
31	A Block	A-302	1014	60,81,600	28-01-2022	25-07-2022
32	A Block	A-305	1072	60,50,000	19-10-2021	25-07-2022
33	A Block	A-306	1288	79,00,000	07-02-2022	08-02-2023
34	A Block	A-308	995	62,50,000	12-07-2022	22-07-2022
35	A Block	A-309	1289	73,22,086	01-10-2021	12-09-2022
36	A Block	A-310	1275	72,68,078	01-09-2021	08-09-2022
37	A Block	A-311	1018	63,49,500	02-12-2022	19-12-2022
38	A Block	A-314	1399	90,00,000	12-04-2022	01-11-2022
39	A Block	A-315	989	59,32,800	09-12-2021	19-07-2022
40	A Block	A-317	985	60,00,000	12-04-2022	22-07-2022
41	A Block	A-318	1020	58,70,050	15-02-2022	25-07-2022
42	B Block	B-012	1048	66,46,500	18-08-2022	01-09-2022
43	B Block	B-013	949	59,90,000	04-09-2022	27-11-2022
44	B Block	B-014	911	55,70,000	21-04-2022	26-07-2022
45	B Block	B-016	977	62,00,000	08-07-2022	19-10-2022
46	B Block	B-017	977	61,50,000	05-09-2022	18-10-2022
47	B Block	B-018	977	61,66,000	17-10-2022	09-01-2023
48	B Block	B-019	977	55,50,000	19-10-2021	25-07-2022
49	B Block	B-101	1022	62,51,000	08-02-2022	26-07-2022
50	B Block	B-102	1039	65,98,920	23-06-2022	29-08-2022
51	B Block	B-103	1046	66,60,800	16-11-2022	17-12-2022
52	B Block	B-104	1047	63,75,000	07-05-2022	26-07-2022
53	B Block	B-105	1339	48,96,882	14-09-2021	05-01-2023
54	B Block	B-106	1014	60,00,000	29-10-2021	26-07-2022
55	B Block	B-108	1029	65,40,114	05-07-2022	02-12-2022



56	B Block	B-109	1029	52,00,000	10-11-2021	17-11-2022
57	B Block	B-110	1055	47,27,000	20-07-2022	02-12-2022
58	B Block	B-114	1013	46,27,140	24-08-2021	13-04-2023
59	B Block	B-206	1014	56,96,140	08-02-2022	25-10-2022
60	B Block	B-209	1029	63,33,550	25-05-2022	17-12-2022
61	B Block	B-210	1055	62,50,000	19-08-2021	21-11-2022
62	B Block	B-211	998	61,77,600	26-12-2022	10-10-2023
63	B Block	B-212	1048	61,74,890	18-03-2023	15-05-2023
64	B Block	B-213	1007	60,24,151	29-12-2021	26-04-2022
65	B Block	B-215	977	56,77,650	20-08-2021	25-07-2022
66	B Block	B-216	977	57,60,001	12-11-2021	17-10-2022
67	B Block	B-217	977	56,72,600	29-10-2021	01-11-2022
68	B Block	B-218	977	59,24,850	03-02-2022	08-11-2022
69	B Block	B-219	997	40,23,640	18-05-2022	22-12-2022
70	B Block	B-302	1039	60,25,000	19-10-2021	18-10-2022
71	B Block	B-303	1046	66,50,000	29-08-2022	22-11-2022
72	B Block	B-304	1047	66,75,900	17-12-2022	08-02-2023
73	B Block	B-305	1339	76,50,000	22-12-2021	08-11-2022
74	B Block	B-306	1014	44,58,514	10-09-2021	13-04-2023
75	B Block	B-307	1029	66,50,000	01-07-2022	08-11-2022
76	B Block	B-308	1029	61,72,800	11-03-2022	17-12-2022
77	B Block	B-309	1029	63,65,700	21-01-2022	01-12-2022
78	B Block	B-310	1055	67,50,000	29-08-2022	17-12-2022

Note: Advances Received as per the Sale agreement are inclusive of GST.

2. Unsold Inventory Valuation-As on 20.03.2024

Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises Rs. Per Sq.mts.

Table E-

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

SI 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	NIL



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

Table F- As on 20.03.2024

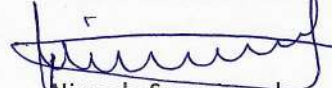
Deposits (under various heads including club house, maintenance deposit/ found etc) collected from the allottees and transferred to association thereon-

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

Any observation/qualification

This is to certify that the Navajyothi Shelters Private Limited has completed 100 % development in the real estate Nava Pushkara 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 Nirmala Sreenivasulu & Co
Chartered Accountants


Nirmala Sreenivasulu

Partner

Mem No. 217907

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Place: Bangalore
Date: 20.03.2024