



FORM 4 CC
Report and Certification of Completion under RERA

KRERA Registration Number: **PRM/KA/RERA/1251/309/PR/201125/003705**

Project Name: **SUVRITH SADAN**

Project Address: 129/1A, Kengeri Village, Kengeri -1 Hobli, Bangalore South Taluk

Promoter Name: **SUVIRTH STRUCTRUES**

Promoter Address: No.21, Old No.112, Cellar, 5th Cross, Balaji Nagar, Simhadri Layout, Uttarahalli Main Road, Bangalore-560061.

SUBJECT: Report and certification of completion with respect to K RERA registered Project **SUVRITH SADAN** developed by **SUVIRTH STRUCTRUES** having RERA Registration Number **PRM/KA/RERA/1251/309/PR/201125/003705**

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. 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 [Promoter] for the project for the period from 01.04.2021 to 30.09.2022.
4. We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuers' 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	64
3	Date of RERA Registration as per registration certificate	25/11/2020
4	End Date as per RERA registration certificate	30.09.2023
4(a)	Extension End date	NA
4(b)	Covid Extension End date	NA



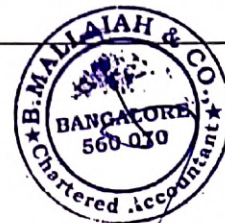


5	Project Start date as per Registration application	25/11/2020			
6	Nature of Ownership of Land	OWN LAND			
7	Total Estimate Cost of Construction as per registration	14,37,00,000/-			
8	Total Estimated Land Cost as per registration	6,00,00,000/-			
9	Total Cost of the Project as per registration	20,37,00,000/-			
10	Project Designated Bank Account as per RERA registration	39867765705			
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 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
		Q-3 2019-20	15/01/2020	15/01/2021	NO
		Q-4 2019-20	15/04/2020	15/04/2021	NO
		Q-1 2020-21	15/07/2020	15/07/2021	NO
		Q-2 2020-21	15/10/2020	15/10/2021	NO
		Q-3 2020-21	15/01/2021	15/01/2021	NO
		Q-4 2021-22	15/04/2021	15/04/02022	NO
		Q-1 2021-22	15/07/2021	15/07/2022	NO
		Q-2 2021-22	15/10/2021	15/10/2022	NO
Q-3 2021-22	15/01/2022	15/01/2021	NO		
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	Year ended	Due Date	Actual Filing Date	Delay Yes/No
		31-03-2020	30-09-2020	15/10/2021	NO
		31-03-2021	30-09-2021	15/10/2022	NA
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		State Bank of India	
		Amount Borrowed		5,80,87,152/-	
		Balance Amount outstanding / payable as on date of certificate		2,00,00,000/-	
		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	NA
		Additional Details	NA
		Any liability due to such encumbrance – if so, amount there on	NA
		Attach copy of release / discharge letter / NOC from the interested party	NA
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 - NA	
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-NA	
18	Details of commission / brokerage paid to Real Estate Agents -	Refer Table — C Mention any observation or qualification-NA	
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 Facilities, Amenities as per agreement for sale and Marketing Collaterals - List	100% Completion Yes / No
		NA	NA
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	NO If not complied, mention the observation / qualification there on	





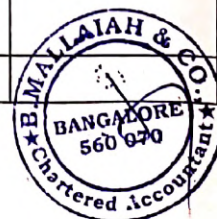
23	Insurance on the project - has promoter obtained any insurance on the project, if so, whether it is transferred to the association	Nature and type of insurance policy obtained Expiry date of insurance policy Obtained -No Transferred to association -No
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	NO Name of the Association Date of registration Registration number Registering authority
	Attach copy of such Insurance policy	Attachment
25	Whether promoter registered the Deed of Declaration (DoD)	NO Date of Deed of Declaration Date of registration of DoD Registration number Registering authority
26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table — E NO not collected
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	Refer Table — F NO not collected
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 such

TABLE A – NOT APPLICABLE

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	
70 % of the amount realized	B = A*70%	
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	
Excess / (Short)	D=B-C	





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) -		
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If amount is not deposited within 3 months from the date of application, mention such noncompliance / qualify in ***Bold and Italics*** –

TABLE B - NOT APPLICABLE

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	
Total 70% Money Realized from the allottees from the date of registration of the project till the date of this certificate.	B	
TOTAL	C = A + B	
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 - Land Cost Approval / NOC's On Site Costs Off Site Costs including Architect, engineer, consultants Cost Administrative Costs Payment of Taxes, Cess etc. to statutory authorities (other than pass through charges) Financial cost - interest etc. Any other costs	D	
Surplus / (Deficit)	E=C-D	

I/We certify that the **SUVRITH STRUCTURES** has utilized the amounts collected for 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).

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 2019-20	0	0	0
FY 2020-21	0	0	0
FY 2021-22	0	0	0
TOTAL	0	0	0

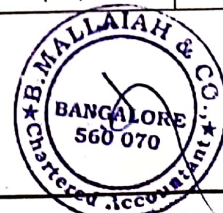
Note — above values shall match / tally with the financial statements of the project of the promoter.

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 30.09.2022

Sl. No.	Flat/ Plot No.	Flat/ Plot Type	No. of Parking lots allotted	Carpet Area (in sq. Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Gross Amount	Received Amount	Balance Receivable
1.	GF-001	3BHK	1	1	141.79	77,90,600.00	1,00,001.00	76,90,599.00
2.	GF-002	3BHK	1	1	131.00	68,41,800.00	81,15,472.00	12,73,372.00
3.	GF-003	3BHK	1	1	133.39	73,60,400.00	13,50,000.00	60,10,400.00
4.	GF-004	3BHK	1	1	125.46	65,98,943.00	69,87,475.00	-3,88,532.00
5.	GF-005	3BHK	1	1	131.04	68,92,441.00	11,50,000.00	57,42,441.00
6.	GF-006	3BHK	1	1	126.85	66,72,055.00	7,23,000.00	59,49,055.00
7.	GF-007	2BHK	1	1	110.59	58,16,811.00	62,78,000.00	-4,61,189.00
8.	GF-008	2BHK	1	1	101.67	57,35,200.00	59,00,500.00	-1,65,300.00
9.	GF-009	3BHK	1	1	126.39	66,47,860.00	2,00,000.00	64,47,860.00
10	GF-010	2BHK	1	1	107.90	56,75,324.00	60,72,150.00	-3,96,826.00
11	GF-011	3BHK	1	1	131.52	72,64,800.00	1,00,000.00	71,64,800.00
12	GF-012	3BHK	1	1	123.14	64,76,916.00	7,00,000.00	57,76,916.00
13	GF-013	3BHK	1	1	130.57	68,67,719.00	51,49,500.00	17,18,219.00
14	GF-014	3BHK	1	1	131.04	68,92,440.00	11,50,000.00	57,42,440.00
15	GF-015	2BHK	1	1	102.61	55,91,800.00	40,00,000.00	15,91,800.00





B. MALLAIAH & CO.,
CHARTERED ACCOUNTANTS

16	GF-016	2BHK	1	1	97.58	51,32,511.00	6,61,500.00	44,71,011.00
17	FF-101	3BHK	1	1	141.39	74,36,831.00	71,76,460.00	2,60,371.00
18	FF-102	3BHK	1	1	131.00	68,41,800.00	57,42,000.00	10,99,800.00
19	FF-103	3BHK	1	1	133.39	73,60,400.00	15,50,000.00	58,10,400.00
20	FF-104	3BHK	1	1	125.46	65,98,943.00	68,94,437.00	-2,95,494.00
21	FF-105	3BHK	1	1	131.04	68,39,842.00	11,50,000.00	56,89,842.00
22	FF-106	3BHK	1	1	126.97	66,78,368.00	71,87,500.00	-5,09,132.00
23	FF-107	2BHK	1	1	110.69	58,22,073.00	57,85,459.00	36,614.00
24	FF-108	2BHK	1	1	101.28	53,27,162.00	56,50,000.00	-3,22,838.00
25	FF-109	3BHK	1	1	126.86	70,25,800.00	1,00,000.00	69,25,800.00
26	FF-110	2BHK	1	1	107.76	55,50,000.00	62,72,000.00	-7,22,000.00
27	FF-111	3BHK	1	1	131.04	68,39,842.00	50,000.00	18,39,842.00
28	FF-112	3BHK	1	1	123.14	64,76,916.00	69,82,601.00	-5,05,685.00
29	FF-113	3BHK	1	1	130.57	68,67,719.00	56,70,500.00	11,97,219.00
30	FF-114	3BHK	1	1	131.04	68,39,842.00	68,24,575.00	15,267.00
31	FF-115	2BHK	1	1	102.32	53,81,827.00	6,55,000.00	47,26,827.00
32	FF-116	2BHK	1	1	97.67	51,37,246.00	54,00,000.00	-2,62,754.00
33	SF-201	3BHK	1	1	141.79	77,90,600.00	11,90,000.00	66,00,600.00
34	SF-202	3BHK	1	1	131.00	67,68,000.00	52,00,000.00	15,68,000.00
35	SF-203	3BHK	1	1	133.02	69,96,586.00	59,47,950.00	10,48,636.00
36	SF-204	3BHK	1	1	125.41	67,25,000.00	65,66,700.00	1,58,300.00
37	SF-205	3BHK	1	1	131.04	68,39,842.00	72,23,000.00	-3,83,158.00
38	SF-206	3BHK	1	1	126.85	66,72,055.00	65,77,667.00	94,388.00
39	SF-207	2BHK	1	1	110.69	58,22,073.00	61,25,000.00	-3,02,927.00
40	SF-208	2BHK	1	1	101.28	53,27,162.00	31,00,100.00	22,27,062.00
41	SF-209	3BHK	1	1	126.86	70,25,800.00	1,01,000.00	69,24,800.00
42	SF-210	2BHK	1	1	107.76	56,68,000.00	54,13,135.00	2,54,865.00
43	SF-211	3BHK	1	1	131.52	72,64,800.00	11,00,000.00	61,64,800.00
44	SF-212	3BHK	1	1	123.25	64,82,703.00	70,98,000.00	-6,15,297.00
45	SF-213	3BHK	1	1	125.44	65,97,938.00	52,47,000.00	13,50,938.00
46	SF-214	3BHK	1	1	131.16	68,98,754.00	73,03,541.00	-4,04,787.00
47	SF-215	2BHK	1	1	102.23	53,77,092.00	57,50,000.00	-3,72,908.00
48	SF-216	2BHK	1	1	97.54	51,00,000.00	52,55,000.00	-1,55,000.00
49	TF-301	3BHK	1	1	141.26	74,29,992.00	79,50,000.00	-5,20,007.00
50	TF-302	3BHK	1	1	131.00	67,25,000.00	41,60,000.00	25,65,000.00
51	TF-303	3BHK	1	1	133.02	69,96,586.00	70,50,000.00	-53,414.00



No. 2386, Ground Floor, 7th Main, 22nd Cross, BSK 2nd Stage, Bangalore - 560 070. Ph : 080-2676 9811, 2676 9812
Res : 2639 1006 Off. Mobile : 90369 36934 Mobile : 98450 69659 E-mail : bmallaiiah@gmail.com





52	TF-304	3BHK	1	1	125.44	65,97,938.00	42,88,201.00	23,09,737.00
53	TF-305	3BHK	1	1	125.58	66,05,257.00	73,23,000.00	-7,17,743.00
54	TF-306	3BHK	1	1	126.83	66,71,050.00	71,60,001.00	-4,88,951.00
55	TF-307	2BHK	1	1	110.59	58,16,811.00	10,80,000.00	47,36,811.00
56	TF-308	2BHK	1	1	101.39	53,32,911.00	50,00,000.00	3,32,911.00
57	TF-309	3BHK	1	1	126.86	70,25,800.00	11,00,000.00	59,25,800.00
58	TF-310	2BHK	1	1	107.76	56,68,000.00	11,26,328.00	45,41,672.00
59	TF-311	3BHK	1	1	131.52	72,64,800.00	8,20,000.00	64,44,800.00
60	TF-312	3BHK	1	1	123.60	68,58,500.00	68,67,387.00	-8,887.00
61	TF-313	3BHK	1	1	130.52	65,73,520.00	46,00,000.00	19,73,520.00
62	TF-314	3BHK	1	1	126.83	66,71,050.00	81,40,551.00	-14,69,501.00
63	TF-315	2BHK	1	1	102.32	53,81,827.00	57,38,000.00	-3,56,173.00
64	TF-316	2BHK	1	1	97.58	51,32,511.00	8,00,000.00	43,32,511.00
TOTAL					7793.10	41,33,90,189.00	27,40,79,691.00	13,93,10,498.00

a. Unsold Inventory Valuation - As on 31/12/2021

Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises
Rs. NA per sq.mtrs.

Sl. No.	Flat No.	Carpet Area (in sq.mtrs.) (A)	Unit Consideration as per Guidance value (B)	Total Guidance value consideration per flat (A*B)
NA	NA	NA	NA	NA

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

Note — mention net of GST or any other taxes





Any qualifications / observations shall be in — Bold and Italics

Table F - As on 31/12/2021 – NOT APPLICABLE

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

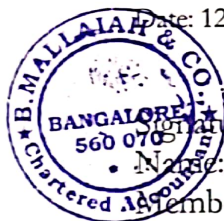
Any qualifications / observations shall be in — Bold and Italics

This is to certify that the **SUVRITH SADAN**, No.21, Old No.112, Cellar, 5th Cross, Balaji Nagar, Simhadri Layout, Uttarahalli Main Road, Bangalore-560061, has completed 100% 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 — Bold and Italics

Place: Bengaluru

Date: 12.11.2022



Signature of the Chartered Accountant

Name: B.Mallaiah

Membership Number: 207769

Address: No.2386, Ground Floor,
7th Main, 22nd Cross, BSK 2nd Stage
Bengaluru-560070

Contact Details: 9845069659

Email id: bmallaiah@gmail.com

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