

FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/310/PR/201125/003704

Project Name : MANTRI COURTYARD PHASE 5

Project Address Promoter Name: Primus Lifespaces Pvt. Ltd

SUBJECT: Report and certification of completion with respect to K RERA registered project (project name) developed by (promoter name) having RERA Registration Number

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 [Promoter] for the project for the period from 25-11-2020 to 13/10/2022.
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 -

SI No	Details	Details / Observation / Qualification			
1	Type and Nature of the project -	Residential (apartment / villa) / commercial / mixed / Plotted / Industrial			
2	Number of units / inventory as per sanctioned plan	28 Plots			
3	Date of RERA Registration as per registration certificate	25-11-2020			
4	End Date as per RERA registration certificate	29-03-2024			
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 / Joint Development / Others (mention the details)			
7	Total Estimate Cost of Construction as per registration.	Rs. 2,61,36,762/-			
8	Total Estimated Land Cost as per registration	Rs. 2,00,38,363/-			
9	Total Cost of the Project as per registration	Rs. 4,61,75,125/-			
10	Project Designated Bank Account as per RERA registration	50200049318531			
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 / No			
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
		Q3	15-01-2021	21-02-2022	Yes
		Q4	15-04-2021	21-02-2022	Yes
		Q1	15-07-2021	21-02-2022	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
		31-3-2021	15-04-2021	21-02-2022	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	NA
		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	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 Realised, 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 Realised, 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	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
		No Works Pending	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
		Entrance Arch, Entry & Exit Gates	Yes
		Roads	Yes
		Storm Water Drains	Yes
		Rain Water Harvesting Pits	Yes
		Water Supply	Yes
		Sewage Network	Yes
		Sewage Treatment Plant	Yes
		Power Supply	Yes
		Pathways/ Walkways	Yes
		Parks and Open Spaces	Yes
		Landscaping	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	Yes / No / Not Applicable 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 - Yes / No Transferred to association - Yes / No	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Yes / No - 1. Name of the Association 2. Date of registration 3. Registration number 4. Registering authority	
	Attach copy of such Insurance policy	Attachment	
25	Whether promoter registered the Deed of Declaration (DoD)	Yes / No - 1. Date of Deed of Declaration 2. Date of registration of DoD 3. Registration number 4. Registering authority	

26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table – E Mention any observation or qualification
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	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 such Penalties Paid
29	Any other information in relation to the promoter and project which may be of importance to the Authority	
30		

In case of Ongoing Project -

Summary of amount Realised, incurred and In case of Ongoing Project as per U/s. 4(2)(L)(D) of the

TABLE A -

Details	Note	Amount inRs. (100%)
Total 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	Rs. 21,37,00,947/-
70 % of the amount realized	B = A*70%	Rs. 14,95,90,662/-
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	Rs. 6,72,74,572/-
Excess / (Short)	D=B-C	Rs. 8,23,16,089/-
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 -		Yes

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

Summary of Money Realised, incurred for the project from the inception of the Project

TABLE B -

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	Rs. 0
Total 70 % Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	Rs. 14,95,90,662/-
TOTAL	C = A + B	Rs. 14,95,90,662/-
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	Rs. 11,34,49,698/-
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		
Surplus / (Deficit)	E=C~D	Rs. 3,61,40,964/-

i/We certify that the Primus Lifespaces Pvt Ltd has utilized the amounts collected for MANTRI COURTYARD PHASE 5 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).

Details of commission / brokerage paid to Real Estate Agents – Not Applicable

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	OA+B
Not Applicable			
TOTAL			

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



Yours Faithfully,

Signature of the Chartered Accountant

Name: D. BALAJI

Membership Number: 217390

Address: 11,9th Cross, 3G cross,
Ramiah Layout, Kacharakanahalli,
Bangalore 560084

Contact Details: 9980700177

Email id: cadb2005@gmail.com

Website Link: NA

Date: 10/11/2022

Place: Bangalore

UDIN: 22217390BCRZKE3379

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 No.	Carpet Area / Plot Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Registered Sale Deed Yes / No
1	001	101.08	71,25,312	71,25,312	-	24-03-2022	Yes
2	002	111.48	78,58,800	78,58,800	-	21-04-2021	Yes
3	003	111.48	77,38,800	77,38,800	-	12-01-2021	Yes
4	004	99.41	67,93,430	67,93,430	-	17-09-2021	Yes
5	006	55.74	39,29,400	39,29,400	-	27-01-2021	Yes
6	007	55.74	38,09,400	38,09,400	-	27-01-2021	Yes
7	008	55.74	38,09,400	38,09,400	-	08-02-2021	Yes
8	009	55.74	38,69,400	38,69,400	-	08-02-2021	Yes
9	010	107.21	73,26,746	73,26,746	-	21-04-2021	Yes
10	011	113.34	78,67,780	78,67,780	-	02-07-2021	Yes
11	012	111.48	78,58,800	49,45,936	29,12,864	21-09-2022	No
12	013	73.39	50,94,710	50,94,710	-	08-02-2021	Yes
13	014	73.76	50,34,671	50,34,671	-	10-03-2021	Yes
14	015	185.25	1,30,58,706	1,30,58,706	-	10-02-2022	Yes
15	016	142.79	1,00,65,813	1,00,65,813	-	05-04-2021	Yes
16	017	146.88	98,81,250	98,81,250	-	23-08-2021	Yes
17	018	150.87	77,26,033	77,26,033	-	10-03-2021	Yes
18	019	154.96	1,07,56,932	1,07,56,932	-	09-03-2022	Yes
19	020	158.58	1,04,98,050	1,04,98,050	-	13-07-2021	Yes
20	021	156.08	1,03,32,000	1,03,32,000	-	13-07-2021	Yes
21	022	151.62	97,24,768	97,24,768	-	21-04-2021	Yes
22	023	147.16	94,15,216	94,15,216	-	21-04-2021	Yes
23	024	142.79	99,12,113	99,12,113	-	10-02-2022	Yes
24	025	138.33	97,51,461	97,51,461	-	26-03-2021	Yes
25	026	133.87	94,37,109	94,37,109	-	02-07-2021	Yes
26	027	129.41	91,22,757	91,22,757	-	08-02-2021	Yes
27	028	125.05	88,14,954	88,14,954	-	05-04-2021	Yes
		3,189.24	21,66,13,811	21,37,00,947	29,12,864		



1. Unsold Inventory Valuation - As on 30/09/2022

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs. Per 26,000 /- sq.mts.

Sr. No.	Flat No.	Carpet Area (in sq.mts.) (A)	Unit Consideration as per Guidance value (B)	Total Guidance value consideration per flat (A*B)
	005	103.68	26,000	26,95,652

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	27	6,86,580	30-09-2022	1,71,645	No	5,14,935	

Note - mention net of GST or any other taxes

Any observation / qualification

Table F - As on 30-09-2022

Deposits {under various heads including club house, maintenance deposit/found etc} collected from the allottees and transferred to association there on - Association is not yet formed.

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



Any observation / qualification

This is to certify that the Primus Lifespaces Pvt Ltd has completed 100 % Mantri Courtyard Phase 5 development in the real estate Mantri Courtyard Phase 5 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

Yours Faithfully,



Signature of the Chartered Accountant

Name: D. BALAJI

Membership Number: 217390

Address: 11,9th Cross, 3G cross,
Ramiah Layout, Kacharakanahalli,
Bangalore 560084

Contact Details: 9980700177

Email id: cadb2005@gmail.com

Website Link: NA

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