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U CHATRAGUDIAH & CO
CHARTERED ACCOUNTANTS

FORM 4 CC

Report and Certification of Completion under RERA

KRERA Registration Number : PRM/KA/RERA/1251/446/PR/210416/004124
Project Name : Quiet Woods
Project Address : No. 106, 4th Cross, 3rd Main, Defense Colony, Indiranagar,
HAL 2nd Stage, Bangalore-560038
Promoter Name and Address : Mr. Srinath Muni Reddy and No. 112, Sri Hari Nivas,
Doddanekundi, Bangalore - 560037

Subject: Report and certification of completion with respect to K RERA registered project Grandus Quiet Woods developed by Mr. Srinath Muni Reddy having RERA Registration Number: PRM/KA/RERA/1251/446/PR/210416/004124.

1. This report and certificate are 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 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 dd/mm/yy to DD/MM/YYYY.
4. I/We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valueuers' 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
2	Number of Units /Inventory as per Sanctioned Plan	7 Nos.
3	Date of RERA Registration as per the registration certificate	16-04-2021
4	End Date of RERA Registration as per the registration certificate	31-10-2023
4 (a)	Extension End Date	NIL
4 (b)	Covid Extension End Date	NIL

5	Project Start Date as per registration Application	October 2020		
6	Nature of Ownership of Land	Joint Development		
7	Total Estimate Cost of Construction as per registration	Rs. 10,50,00,000/-		
8	Total Estimated Land Cost as per registration	Rs. 4,50,00,000/-		
9	Total Cost of the Project as per Registration	Rs. 6,00,00,000/-		
10	Project Designated Bank Account as per RERA Registration	50200056665601		
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 Filling Date
				Delay Yes/No
		Q3 - Oct 20 to Dec 20	15/01/2021	15/12/2023
				YES
		Q4 - Jan 21 to Mar 21	15/04/2021	15/12/2023
				YES
		Q1 - Apr 21 to June 21	15/07/2021	15/12/2023
				YES
		Q2 - July 21 to Sep 21	15/10/2021	15/12/2023
				YES
		Q3 - Oct 21 to Dec 21	15/01/2022	15/12/2023
				YES
		Q4 - Jan 22 to Mar 22	15/04/2022	15/12/2023
				YES
		Q1 - Apr 22 to June 22	15/07/2022	15/12/2023
				YES
		Q2 - July 22 to Sep 22	15/10/2022	15/12/2023
				YES
		Q3 - Oct 22 to Dec 22	15/01/2023	15/12/2023
				YES

		Q4 - Jan 23 to Mar 23	15/04/2023	15/12/2023	YES
		Q1 - Apr 23 to June 23	15/07/2023	15/12/2023	YES
13	Details of Applicable Audit of Statement of Accounts and submission of accounts and report thereon as per the provision 3 to Sec 4(2)(L)(D) of the Act	Year Ended	Due Date	Actual Filing Date	Delay Yes/No
		FY 21-22	30/09/2022	14.11.2022	YES
		FY 22-23	30/09/2023	17.11.2023	YES
14	Details of Borrowings on the Project: (In case of multiple borrowers, please add additional table)	NIL			
15	Details of encumbrance on the project land – (In case of multiple encumbrances, please add additional table)	NIL			
16	Summary of Money Realised, incurred In case of Ongoing Project as per Sec 4(2)(L)(D) of the Act	Ref 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)	Ref Table – B Mention any observation or qualification			
18	Details of commission / Brokerage paid to Real Estate Agents.	Ref Table – B 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	
		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 the details there on			
		Facilities, Amenities as per agreement for sale and Marketing Collaterals – List		100% Completion Yes/No	
		NIL		YES	

21	Sold and Unsold Units / Inventory	Refer Table – D Mention any observation or qualification
22	Has promoter compiled with Sec 14 of the Act in case of Modification of Sanctioned Plan	No It 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
25	Whether Promoter registered the Deed of Declaration (DoD)	No
26	Maintenance Charges collected from all 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
29	Any other information in relation to the promoter and project which may be of importance to the Authority	NIL



TABLE – A

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 Act-

Details	Note	Amount in Rs. (100%)
Total money realised from al the allottees since inception of the project till the date of application for registration of project. (applicable in case of ongoing project)	A	Rs. 11,06,29,996/-
70% of the amount realized	B=A*70%	Rs. 7,74,40,997/-
Money incurred / utilized towards for construction of the project or the land 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. 8,07,81,100
Excess / Short	D=B-C	Rs. (33,40,103)
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 -		NIL

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

TABLE B –

Summary of Money realised, 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	Rs. 0/-
Total 70% money realized from the allottees from the date of registration of the project till the date of this certificate.	B	Rs. 7,74,40,997/-
TOTAL	C = A+B	Rs. 7,74,40,997/-
Money incurred / Utilised 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. a. Land Cost b. Approval / NOC's c. On site Cost d. Off site Cost including Architect, engineer, consultant cost e. Administrative Costs f. Payment of Taxes, Cess, etc to statutory authorities (other than pass through charges) g. Financial Cost – Interest Eetc h. Any Other Cost	D	Rs. 8,07,81,100/-
Surplus / (Deficit)	E= C-D	Rs. (33,40,103)

I/We certify that, Grandus Infra Projects Pvt Ltd has utilized the amounts collected for Grandus Quiet Woods only for that project and the withdrawal from the designated bank account 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 other (Amount in Rs.)	TOTAL (Amount in Rs.)
	A	B	C= A+B
FY 21-22	NIL	5,00,000/-	5,00,000/-
FY 22-23	NIL	7,00,000/-	7,00,000/-
FY 23-24	NIL	3,00,000/-	3,00,000/-

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 16/12/2023

Sl. No.	Flat No.	Carpet Area (in Sq. mtrs)	Unit Consideration as per agreement / Letter of Allotment	Received Amount	Date of Agreement of Sale	Registered Sale Deed Yes/No
1	001	2740	4,98,81,737	4,98,81,737	06/12/2019	YES
2	301	1762	5,01,59,075	5,01,59,075	21/02/2022	YES
3	302	1758	4,10,00,000	4,10,00,000	26/06/2022	YES

2. Unsold Inventory Valuation – As on 16/12/2023

Ready Recknor Rates as on the date of the certificate of the residential /Commercial premises Rs. NIL Sq. mtrs.

Sl. No.	Flat No.	Carpet Area (in Sq. mtrs)	Unit Consideration as per Guidance Value (B)	Total Guidance value consideration per Flat (A*B)
NIL				



Table E

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
NIL							

Note – mention net of GST or any other taxes.

Any observations / qualification

Table F

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

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

Any observations / qualification

This is to certify that the (Mr. Srinath Muni Reddy, No. 112, Sri hari nivas, Doddenakundi, Bangalore 560037) has completed 100% development in the real estate Grandus Quiet Woods 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 Estate (Regulation and Development) Rules, 2017

U. Chatragudaiah
m. No 224576

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UDIN No- 23224576BGTSIE4011

Date: 16/12/2023

Place: Bangalore

