

FORM 4 CC
ON THE LETTER HEAD OF CHARTERED ACCOUNTANT
(Holding Certificate of Practice)
Report and Certification of Completion under RERA

KRERA Registration Number : PRM/KA/RERA/1251/308/PR/191025/002950

Project Name : GREEN VALLEY PHASE-2

Project Address : Sy no.69,70/1,70/2,74/3,74/4,74/7, Guddahatti Village,
Attibele Hobli, Anekal Taluk.

Promoter Name and address : M/s. BEST PROPERTIES AND DEVELOPERS office at: #114,
CMR Complex, Above Coporation Bank, Chandapura, Bangalore-560099.

SUBJECT: Report and certification of completion with respect to K RERA registered project **GREEN VALLEY PHASE-2** developed by **M/s. BEST PROPERTIES AND DEVELOPERS** having RERA Registration Number **PRM/KA/RERA/1251/308/PR/191025/002950**.

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 M/s. BEST PROPERTIES AND DEVELOPERS for the project for the period from 01/07/2019 to 30/06/2020.
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 I qualifications –

Sl. 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	135
3	Date of RERA Registration as per registration certificate	25/10/2019
4	End Date as per RERA registration	21/07/2021

	certificate	
4a	Extension End date	-
4b	Covid Extension End date	21/01/2022
5	Project Start date as per Registration application	22/07/2019
6	Nature of Ownership of Land	Own and Joint Development
7	Total Estimate Cost of Construction as per registration	3,50,00,000/-
8	Total Estimated Land Cost as per registration	4,18,77,780/-
9	Total Cost of the Project as per registration	8,53,77,780/-
10	Project Designated Bank Account as per RERA registration	M/s. BEST PROPERTIES AND DEVELOPERS 9402000100031701, KARNATAKA BANK, KARB0000940, CHANDAPURA
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 Filing Date	Delay Yes/No
		Q2	30.09.2019	02.06.2021	YES
		Q3	31.12.2019	02.06.2021	YES
		Q4	31.03.2020	02.06.2021	YES
		Q1	30.06.2020	02.06.2021	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
		31-3-2018	30-9-2018	30.08.2018	NO
		31-3-2019	30-9-2019	28.10.2019	YES
		31-3-2020	30-9-2020	31.12.2020	NO
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.		NOT APPLICABLE	
		Amount Borrowed.		NOT APPLICABLE	
		Balance amount outstanding / payable as on date of certificate.		NOT APPLICABLE	
		Security details against the borrowings as per sanction letter / conditions.		NOT APPLICABLE	
		Attach the copy of the hypothecation / mortgage of the project land.		NOT APPLICABLE	
		If the amount is repaid and settled. Attach copy of release / discharge letter / NOC from the lender.		NOT APPLICABLE	

15	Details of encumbrance on the project land – (In case of multiple encumbrances, please add additional table)	Detail of encumbrance	Details
		Nature of pending encumbrance on the project land.	NOT APPLICABLE
		Name of person having charge on property.	NOT APPLICABLE
		Additional Details	NOT APPLICABLE
		Any liability due to such encumbrance – if so, amount there on	NOT APPLICABLE
		Attach copy of release / discharge letter / NOC from the interested party	NOT APPLICABLE
16	Summary of amount Realised, incurred in case of Ongoing Project as per Sec 4(2)(L)(D) of the Act.	NIL	
17	Summary of Money Realised, incurred for the project from the inception of the project (pre and post RERA period)	58,00,000/-	
18	Details of commission / brokerage paid to Real Estate	NIL	
	Agents -		
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	NO

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
		NOT APPLICABLE	NOT APPLICABLE
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	NOT APPLICABLE	
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 the allottees, spent and balance there on	NOT APPLICABLE	
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	NOT APPLICABLE	
28	Has promoter paid any penalty / delay filing fees to RERA Authority during the tenure of the project	YES Delay in Quarterly filing penalty Rs.3,40,000/-	
29	Any other information in relation to the promoter and project which may be of importance to the Authority		

Table A –

In case of Ongoing Project –

Summary of amount Released, 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 Released from the allottees since inception of the Project till the date of application for registration of project. (applicable in case of ongoing project)	-	0
70% of the amount released	$B = A * 70\%$	0
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	$D = B - C$	0
Excess / (Short)	C	0
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 -		-

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

Table B –

Summary of Money Released, incurred for the project from the inception of the project -

Details	Note	Amount in Rs. (100%)
Total 70% of Money released 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 released from the allottees from the date of registration of the project till the date of this	B	58,00,000/-

certificate.		
TOTAL	$C = A + B$	58,00,000/-
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	8,53,77,780/-
a. Land cost		4,18,77,780/-
b. Approval / NOC's		
c. On Site Costs		85,00,000/-
d. Off Site Costs Including Architect, engineer, consultants Cost		3,50,00,000/-
e. Administrative costs		
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)		
g. Financial cost – interest etc		
h. Any other costs		
Surplus / (Deficit)	$E = C - D$	(7,95,77,780)

I/We certify that the **M/s. BEST PROPERTIES AND DEVELOPERS** has utilized the amounts collected for **GREEN VALLEY PHASE-2** 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 2017 - 18	0	0	0
FY 2018 – 19	0	0	0
FY 2019 – 20	0	0	0
FY 2020 - 21	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 30/06/2020

Sr. No.	Plot No.	Carpet Area (in sq.mts.)	Unit consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale (as on 30.06.2020)	Registered Sale Deed YES/NO (as on 30.06.2020)
1	3	1500	2250000	200000	2050000	NO	NO
2	4	1500	2250000	200000	2050000	NO	NO
3	24	1500	2250000	200000	2050000	NO	NO
4	31	1500	2250000	200000	2050000	NO	NO
5	94	1500	2250000	100000	2150000	NO	NO
6	95	1500	2250000	200000	2050000	NO	NO
7	25	1500	2250000	200000	2050000	NO	NO
8	26	1500	2250000	100000	2150000	NO	NO
9	27	1500	2250000	200000	2050000	NO	NO
10	28	1500	2250000	100000	2150000	NO	NO
11	29	1500	2250000	200000	2050000	NO	NO
12	30	1500	2250000	200000	2050000	NO	NO
13	32	1500	2250000	200000	2050000	NO	NO
14	34	1500	2250000	200000	2050000	NO	NO
15	45	1200	2040000	200000	1840000	NO	NO
16	49	1200	2040000	200000	1840000	NO	NO
17	51	1200	2040000	200000	1840000	NO	NO
18	52	1200	1800000	100000	1700000	NO	NO
19	53	1200	1800000	100000	1700000	NO	NO
20	54	1200	2040000	200000	1840000	NO	NO
21	55	1200	2040000	200000	1840000	NO	NO
22	56	1200	2040000	200000	1840000	NO	NO
23	57	1200	2040000	200000	1840000	NO	NO
24	59	1500	2250000	200000	2050000	NO	NO
25	72	1500	2250000	200000	2050000	NO	NO
26	73	1500	2250000	200000	2050000	NO	NO
27	74	1500	2250000	200000	2050000	NO	NO
28	75	1500	2250000	100000	2150000	NO	NO
29	76	1500	2250000	200000	2050000	NO	NO
30	77	1500	2250000	200000	2050000	NO	NO
31	81	1500	2250000	200000	2050000	NO	NO
32	82	1500	2250000	200000	2050000	NO	NO

1. Unsold Inventory Valuation – As on 30/06/2020

Ready recknor Rate as on the date of Certificate of the Residential Rs. 12,000/- per sq.mts.

Sr. No	Plot No.	Carpet Area (in sq.mts.) (A)	Unit Consideration as per Guidance value (B)	Total Guidance value consideration per flat (A*B)
1	1	9490	1125	1,06,76,250
2	9	1892	1125	21,28,500
3	10	2332	1125	26,23,500
4	14	2384	1125	26,82,000
5	15	1100	1125	12,37,500
6	16	1414	1125	15,90,750
7	23	1500	1125	16,87,500
8	33	1500	1125	16,87,500
9	40	1350	1125	15,18,750
10	42	1403	1125	15,78,375
11	43	1500	1125	16,87,500
12	44	1600	1125	18,00,000
13	46	1200	1125	13,50,000
14	47	1200	1125	13,50,000
15	48	1200	1125	13,50,000
16	50	1200	1125	13,50,000
17	58	1200	1125	13,50,000
18	83	907	1125	10,20,375
19	84	1067	1125	12,00,375
20	85	1340	1125	15,07,500
21	87	1485	1125	16,70,625
22	93	1500	1125	16,87,500
23	96	1250	1125	14,06,250
24	97	1089	1125	12,25,125
25	98	904	1125	10,17,000
26	99	919	1125	10,33,875
27	100	1200	1125	13,50,000
28	101	1200	1125	13,50,000
29	102	1200	1125	13,50,000
30	113	1200	1125	13,50,000
31	114	1200	1125	13,50,000
32	115	1200	1125	13,50,000
33	116	918	1125	10,32,750
34	117	894	1125	10,05,750
35	118	834	1125	9,38,250
36	119	919	1125	10,33,875

37	120	1200	1125	13,50,000
38	121	1200	1125	13,50,000
39	122	1200	1125	13,50,000
40	127	1200	1125	13,50,000
41	128	1200	1125	13,50,000
42	129	1200	1125	13,50,000
43	130	919	1125	10,33,875
44	131	834	1125	9,38,250
45	132	1174	1125	13,20,750
46	133	1067	1125	12,00,375
47	134	1106	1125	12,44,250
48	135	1008	1125	11,34,000

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.	Collect ed for the period upto	Amount spent towards maintenance charges as on date of certificate	Transferre d to the Association	Balance with the promoter	Remarks
	0	0	0	0	0	0	NOT APPLICABLE

Note – mention net of GST or any other taxes

Table F –

Deposits (under various heads including club house, maintenance deposite / found 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
0	0	0	0	0	NOT APPLICABLE

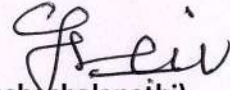
Any observation / qualification

This is to certify that the **M/s. BEST PROPERTIES AND DEVELOPERS** office at: #114, CMR Complex, Above Corporation Bank, Chandapura, Bangalore-560099 has completed 100 % development in the real estate **GREEN VALLEY PHASE-2** 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

(Signature and Stamp/Seal of the Signatory CA)

**For J. SESHACHALAPATHI & CO.
CHARTERED ACCOUNTANTS**


(J.Seshachalapathi)

Proprietor

M. No: 217690

Firm Reg No. 0113985

UDI No. 21217690AAAAER3131

Place: Bangalore

Date: 05/06/2021

Note —

1. UDI No is mandatory.
2. This report and certificate shall be certified by a CA holding COP.
3. If there is no Qualification / Observations - mention NIL.
4. If Promoter has deposited money in other than the RERA Designated bank account (refer registration details in www.rera.karnataka.gov.in) report such deviation under Qualification / Observations.
5. Please ensure information shall match with the information provided during registration or amended subsequently.
6. Sold Included booked apartment /plots / units.
7. Refer all circulars, notifications etc issued by the Authority.