



Suraj Singri & Co.

Chartered Accountants

FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1250/304/PR/200219/003291

Project Name: EAST WOOD.

Project Address: HOSKOTE.

Promoter Name and Address: HITHAISHI PROPERTIES PVT LTD.
No,16 IFB Automotive Pvt Ltd, 1st Main Road,
Mahadevapura, Bengaluru, (Bangalore) Urban,
Karnataka, 560048.

SUBJECT: Report and certification of completion with respect to K RERA registered project (project name) developed by (promoter name) having RERA Registration Number: PRM/KA/RERA/1250/304/PR/200219/003291

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 I/We have examined the prescribed registers, reports, books, documents, agreements, and the relevant records of HITHAISHI PROPERTIES PVT LTD. for the project for the period from 01/04/2018 to 10/11/2021.
4. We have 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.



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5. Details of the project and observations / qualifications -

Sl No	Details	Details / Observation / Qualification			
1	Type and Nature of the project —	Plotted Development			
2	Number of units / inventories as per sanctioned plan	210 Plots			
3	Date of RERA Registration as per registration certificate	20/03/2019			
4	End Date as per RERA registration certificate	30/07/2021			
4(a)	Extension End date	NA			
4(b)	Covid Extension End date	30/07/2021			
5	Project Start date As Per Registration application	20/03/2019			
6	Nature of Ownership of Land	Joint Development			
7	Total Estimate Cost of Construction as per registration.	9,50,00,000			
8	Total Estimated Land Cost as per registration	23,00,00,000			
9	Total Cost of the Project as per registration	32,50,00,000			
10	Project Designated Bank Account as per RERA registration	Bank Name: Axis Bank Account No: 915020017002618 IFSC Code: UTIB0000231 Branch Name: COXTOWN, MUNICIPAL NO. 6, FRAZER TOWN, 560005.			
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
		4 th Qtr. FY 18-19	15/04/2019	01/11/2021	YES
		1 st Qtr. FY 19-20	15/07/2019	01/11/2021	YES
		2 nd Qtr. FY 19-20	15/10/2019	01/11/2021	YES
		3 rd Qtr. FY 19-20	15/01/2020	01/11/2021	YES
		4 th Qtr. FY 19-20	15/04/2020	01/11/2021	YES
		1 st Qtr. FY 20-21	15/07/2020	01/11/2021	YES
		2 nd Qtr. FY 20-21	15/10/2020	01/11/2021	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	01/11/2021	YES
		31-3-2019	30-9-2019	01/11/2021	YES
14	A) Details of Borrowings on the project -	Details		(Amounts in Rs.)	
		Name of the Lender		Manjunath R	
		Amount Borrowed		1,29,50,000	
		Balance Amount outstanding / payable as on date of certificate		1,29,50,000	
		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	
	B) Details of Borrowings on the project -	Details		(Amounts in Rs.)	
		Name of the Lender		BARCLAYS SECURITIES INDIA PRIVATE LIMITED.	
		Amount Borrowed		4,00,00,000	
		Balance Amount outstanding / payable as on date of certificate		1,50,00,000	
		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	
		Details of encumbrance		NA	



15	Details of encumbrance on the project land - (In case of multiple encumbrances, please add additional table	Nature of pending Encumbrance on the project land	NA
		Name of person having charge on property	
		Additional Details	
		Any liability due to such encumbrance — if so, amount there on	
		Attach copy of release / discharge letter / NOC from the interested party	
		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	
17	Summary of Money Realized, incurred for the project from the inception of the Project (Pre and Post RERA period)	Refer Table - B	
18	Details of commission / brokerage paid to Real Estate	19,68,625	
	Agents -	Annciya Estates	
19	Details of pending work in the project and estimated cost to complete such pending work	Nature of PendingWork	Estimated cost to complete the pending work
		No Pending Work as on date of Certificate	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 thereon	
		Facilities, Amenities asper agreement for saleand Marketing Collaterals - List	100 % Completion - Yes / No
		Grand Entrance Arch	Yes
		Garden Area	Yes
		Children Play Area	Yes
		Basketball Court	Yes
		Asphalted Roads	Yes
		Fully Developed Parks	Yes
		Roadside Plants	Yes
		Under Ground Drain	Yes



21	Sold and Unsold units / inventory	Sold Units 38 and Unsold Units 168 Refer Table-D
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	Insurance not obtained. Insurance not obtained, therefore not transferred to the association.
	Attach copy of such Insurance	NA
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Promoter has not formed / registered the association of allottees in accordance with the local laws.
25	Whether promoter registered the Deed of Declaration (DoD)	No - 1. Date of Deed of Declaration - NA 2. Date of registration of DoD - NA 3. Registration number - NA 4. Registering authority - NA
26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table-E
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	Refer Table-F
28	Has promoter paid any penalty / delay filing fees to RERA Authority during the tenure of the Project	Date: 01/11/2021 Amt Paid: 10,80,000
29	Any other information in relation to the promoter and project which may be of importance to the Authority	I hereby declare that the developers have not maintained a separate bank account as RERA Designated bank account and therefore, we have based our certificate on the regular bank account used by the developers in the process of development.



TABLE A - 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	1,20,10,025
70 % of the amount realized	B = A*70%	84,07,018
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	17,77,58,991
Excess / (Short)	D=B-C	(16,93,51,973)
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 -		NA since the collection is in short of the money incurred / utilized towards construction of the project or land cost for the project.



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	1,20,10,025
Total 70 % Money Realized from the allottees from the date of registration of the project till the date of this certificate.	B	8,35,24,068
TOTAL	C = A + B	9,55,34,093
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 - a. Land Cost b. Approval / NOC's c. On Site Costs d. Off Site Costs including Architect, engineer, consultants Cost 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	D	30,38,82,361
Surplus / (Deficit)	E = C - D	(20,83,48,268)

We certify that the "HITHAISHI PROPERTIES PVT LTD" has utilized the amounts collected for East Wood 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.



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	Nil	Nil	Nil
FY 2018-19	Nil	Nil	Nil
FY 2019-20	Nil	Nil	Nil
FY 2020-21	Nil	19,68,625	19,68,625
TOTAL	Nil	19,68,625	19,68,625



Table D - Sold and Unsold Inventory in the project

1. Sold Inventory - As on 31/07/2020

Sr. No.	Flat No.	Carpet Area (in sq.mts.) (A)	Unit Consideration as per Guidance value (B)	Received Amount	Balance Receivable	Date of Agreement of Sale	Registered Sale Deed Yes /No
1	4	121.52	18,96,600	1,00,000	17,96,600	19-11-2014	No
2	33	111.48	19,20,000	9,60,000	9,60,000	19-11-2014	No
3	58	111.48	16,20,000	4,35,000	11,85,000	28-11-2014	No
4	64	111.48	17,40,000	2,00,000	15,40,000	05-12-2014	No
5	41	111.48	17,40,000	4,35,000	13,05,000	15-12-2014	No
6	71	90.77	12,21,250	1,00,000	11,21,250	15-12-2014	No
7	127	145.49	22,69,250	5,43,750	17,25,500	15-12-2014	No
8	49	111.48	17,40,000	4,35,000	13,05,000	18-12-2014	No
9	40	111.48	17,40,000	3,00,000	14,40,000	23-12-2014	No
10	105	141.49	22,84,500	5,71,125	17,13,375	24-12-2014	No
11	56	111.48	17,40,000	2,70,000	14,70,000	26-12-2014	No
12	133	139.35	23,25,000	4,50,000	18,75,000	30-12-2014	No
13	125	139.35	21,00,000	21,00,000	0	31-12-2014	No
14	45	88.17	11,86,250	1,00,000	10,86,250	05-02-2015	No
15	55	111.48	15,00,000	1,00,000	14,00,000	09-02-2015	No
16	65	111.48	17,40,000	4,35,000	13,05,000	09-02-2015	No
17	126	134.99	21,79,500	6,00,000	15,79,500	22-04-2015	No
18	171	229.01	33,27,750	32,83,300	44,450	30-04-2015	No
19	169	228.63	39,37,600	9,60,000	29,77,600	29-05-2015	No
20	43	111.48	16,20,000	4,20,000	12,00,000	11-06-2015	No
21	47	111.48	15,00,000	3,90,000	11,10,000	12-06-2015	No
22	73	119.66	18,67,600	3,36,725	15,30,875	07-12-2015	No
23	31	97.73	14,72,800	4,00,000	10,72,800	08-12-2015	No
24	32	97.55	16,80,000	4,20,000	12,60,000	08-12-2015	No
25	135	139.35	22,50,000	6,00,000	16,50,000	09-12-2015	No
26	3	121.52	17,65,800	4,06,250	13,59,550	15-12-2015	No
27	119	139.35	21,00,479	5,60,000	15,40,479	19-12-2015	No
28	46	111.48	15,00,000	2,75,000	12,25,000	31-12-2015	No
29	134	139.35	22,50,000	5,62,500	16,87,500	10-01-2016	No
30	168	111.21	16,15,950	3,03,650	13,12,300	27-01-2016	No
31	72	90.02	14,05,050	4,00,000	10,05,050	14-05-2016	No
32	67	111.48	18,00,000	3,70,000	14,30,000	18-07-2016	No
33	68	76.27	11,72,388	3,30,000	8,42,388	18-07-2016	No
34	48	111.48	17,40,000	25,000	17,15,000	29-04-2017	No
35	131	139.35	20,25,000	5,20,000	15,05,000	11-05-2015	No
36	57	111.48	17,40,000	6,70,000	10,70,000	08-11-2019	No
37	42	111.48	17,40,000	3,35,000	14,05,000	03-03-2020	No
38	188	120.77	23,40,000	0	23,40,000	22-09-2020	No
Total	38	4635	7,17,92,767	1,97,02,300	5,20,90,467		



2. Unsold Inventory Valuation - As on 31/07/2020

Ready Reckoner Rate as on the date of Certificate of the Residential /Commercial premises Rs. **17,007** persq.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)
1	1	121.61	17,007	20,68,225
2	2	121.52	17,007	20,66,645
3	5	148.37	17,007	25,23,266
4	6	140.93	17,007	23,96,865
5	7	121.7	17,007	20,69,805
6	8	121.61	17,007	20,68,225
7	9	121.42	17,007	20,65,065
8	10	121.33	17,007	20,63,485
9	11	121.33	17,007	20,63,485
10	12	121.33	17,007	20,63,485
11	13	121.33	17,007	20,63,485
12	14	121.33	17,007	20,63,485
13	15	121.33	17,007	20,63,485
14	16	121.33	17,007	20,63,485
15	17	121.33	17,007	20,63,485
16	18	121.33	17,007	20,63,485
17	19	121.42	17,007	20,65,065
18	20	121.61	17,007	20,68,225
19	21	121.61	17,007	20,68,225
20	22	121.52	17,007	20,66,645
21	23	121.52	17,007	20,66,645
22	24	121.52	17,007	20,66,645
23	25	121.61	17,007	20,68,225
24	26	121.61	17,007	20,68,225
25	27	125.98	17,007	21,42,485
26	28	1381.1	17,007	2,34,88,332
27	29	85.01	17,007	14,45,703
28	30	98.01	17,007	16,66,904
39	34	111.48	17,007	18,96,004
30	35	111.48	17,007	18,96,004
31	36	93.83	17,007	15,95,804
32	37	92.25	17,007	15,68,944
33	38	111.48	17,007	18,96,004
34	39	111.48	17,007	18,96,004
35	44	89.84	17,007	15,27,863
36	50	111.48	17,007	18,96,004
37	51	111.48	17,007	18,96,004
38	52	85.19	17,007	14,48,863



39	53	83.61	17,007	14,22,003
40	54	111.48	17,007	18,96,004
41	59	111.48	17,007	18,96,004
42	60	81.38	17,007	13,84,083
43	61	79.15	17,007	13,46,163
44	62	111.48	17,007	18,96,004
45	63	111.48	17,007	18,96,004
46	66	111.48	17,007	18,96,004
47	69	61.87	17,007	10,52,282
48	70	91.51	17,007	15,56,303
49	74	121.98	17,007	20,74,545
50	75	122.07	17,007	20,76,125
51	76	122.17	17,007	20,77,705
52	77	122.17	17,007	20,77,705
53	78	122.07	17,007	20,76,125
54	79	121.89	17,007	20,72,965
55	80	121.7	17,007	20,69,805
56	81	121.7	17,007	20,69,805
57	82	185.34	17,007	31,52,107
58	83	126.26	17,007	21,47,225
59	84	121.52	17,007	20,66,645
60	85	121.42	17,007	20,65,065
61	86	121.42	17,007	20,65,065
62	87	121.42	17,007	20,65,065
63	88	121.42	17,007	20,65,065
64	89	121.42	17,007	20,65,065
65	90	121.42	17,007	20,65,065
66	91	121.61	17,007	20,68,225
67	92	121.8	17,007	20,71,385
68	93	121.7	17,007	20,69,805
69	94	121.42	17,007	20,65,065
70	95	121.42	17,007	20,65,065
71	96	121.33	17,007	20,63,485
72	97	121.42	17,007	20,65,065
73	98	121.42	17,007	20,65,065
74	99	121.42	17,007	20,65,065
75	100	121.24	17,007	20,61,905
76	101	121.24	17,007	20,61,905
77	102	121.24	17,007	20,61,905
78	103	121.24	17,007	20,61,905
79	104	128.39	17,007	21,83,565
80	106	139.35	17,007	23,70,005
81	107	139.35	17,007	23,70,005
82	108	139.35	17,007	23,70,005
83	109	139.35	17,007	23,70,005
84	110	139.35	17,007	23,70,005
85	111	139.35	17,007	23,70,005
86	112	139.35	17,007	23,70,005



87	113	139.35	17,007	23,70,005
88	114	139.35	17,007	23,70,005
89	115	139.35	17,007	23,70,005
90	116	139.35	17,007	23,70,005
91	117	139.35	17,007	23,70,005
92	118	139.35	17,007	23,70,005
93	120	139.35	17,007	23,70,005
94	121	139.35	17,007	23,70,005
95	122	139.35	17,007	23,70,005
96	123	139.35	17,007	23,70,005
97	124	139.35	17,007	23,70,005
98	128	139.35	17,007	23,70,005
99	129	139.35	17,007	23,70,005
100	130	139.35	17,007	23,70,005
101	132	139.35	17,007	23,70,005
102	136	223.43	17,007	37,99,908
103	137	220.64	17,007	37,52,508
104	138	139.35	17,007	23,70,005
105	139	139.35	17,007	23,70,005
106	140	139.35	17,007	23,70,005
107	141	139.35	17,007	23,70,005
108	142	139.35	17,007	23,70,005
109	143	139.35	17,007	23,70,005
110	144	139.35	17,007	23,70,005
111	145	139.35	17,007	23,70,005
112	146	157.66	17,007	26,81,266
113	147	112.13	17,007	19,07,064
114	148	125.79	17,007	21,39,325
115	149	124.86	17,007	21,23,525
116	150	123.93	17,007	21,07,725
117	151	123	17,007	20,91,925
118	152	122.07	17,007	20,76,125
119	153	121.24	17,007	20,61,905
120	154	120.31	17,007	20,46,105
121	155	119.38	17,007	20,30,305
122	156	118.45	17,007	20,14,505
123	157	117.43	17,007	19,97,124
124	158	116.5	17,007	19,81,324
125	159	115.66	17,007	19,67,104
126	160	114.74	17,007	19,51,304
127	161	113.81	17,007	19,35,504
128	162	112.88	17,007	19,19,704
129	163	111.95	17,007	19,03,904
130	164	111.02	17,007	18,88,104
131	165	110.18	17,007	18,73,884
132	166	109.25	17,007	18,58,084
133	167	108.33	17,007	18,42,284
134	170	228.54	17,007	38,86,809



135	172	229.38	17,007	39,01,029
136	173	229.75	17,007	39,07,349
137	174	230.03	17,007	39,12,089
138	175	230.12	17,007	39,13,669
139	176	229.94	17,007	39,10,509
140	177	229.01	17,007	38,94,709
141	178	227.24	17,007	38,64,689
142	181	100.71	17,007	17,12,724
143	182	103.59	17,007	17,61,704
144	183	106.47	17,007	18,10,684
145	184	109.35	17,007	18,59,664
146	185	112.13	17,007	19,07,064
147	186	115.01	17,007	19,56,044
148	187	117.89	17,007	20,05,024
149	189	83.61	17,007	14,22,003
150	190	83.61	17,007	14,22,003
151	191	83.61	17,007	14,22,003
152	192	83.63	17,007	14,22,338
153	193	83.61	17,007	14,22,003
154	194	83.61	17,007	14,22,003
155	195	83.61	17,007	14,22,003
156	196	83.63	17,007	14,22,338
157	199	226.5	17,007	38,52,049
158	200	225.01	17,007	38,26,769
159	201	224.45	17,007	38,17,289
160	202	224.18	17,007	38,12,549
161	203	223.9	17,007	38,07,809
162	204	223.43	17,007	37,99,908
163	205	222.97	17,007	37,92,008
164	206	222.41	17,007	37,82,528
165	207	221.85	17,007	37,73,048
166	208	221.57	17,007	37,68,308
167	209	221.76	17,007	37,71,468
168	210	233.56	17,007	39,72,129
Total	168	23,675.65		40,26,55,089

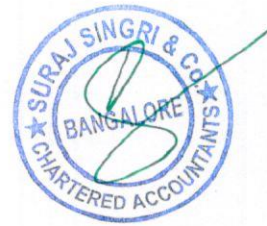


Table E - Advance Maintenance charges collected from the allottees, spent and balance there on

SI No	Number of allottees paid the Advance Maintenance charges	Total Advance Maintenance charges collected from the allottees In Rs.	Collected for the period up to	Amount spent towards Maintenance charges as on date of certificate	Transferred to the Association	Balance with the promoter	Remarks
1	1	54,000	Dec-20	16,52,897	0	(6,31,415)	The Developer has spent total of Rs. 16,52,897 over the period of Apr-21 to Oct-21
2	5	1,33,488	Apr-21		0		
3	9	2,08,980	May-21		0		
4	6	1,54,476	Aug-21		0		
5	5	1,28,322	Sep-21		0		
6	1	27,000	Oct-21		0		
7	7	1,78,758	Nov-21		0		
8	5	1,36,458	Dec-21		0		
Total	39	10,21,482		16,52,897	0	(6,31,415)	

Table F - Deposits (under various heads including club house, maintenance deposit / 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
1	25,90,000	Club House	0	25,90,000	The Promoter has not formed the association as on the date of Certificate and hence, not transferred the amount.



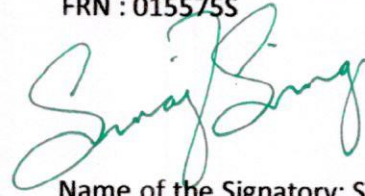
This is to certify that the "HITHAISHI PROPERTIES PVT LTD" has completed 100 % development in the real estate EAST WOOD as defined U/s 2(t) Real Estate (Regulation and Development) Act, 2016 and promoter has time to time complied with all applicable provisions of the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation and Development) Rules, 2017

I hereby declare that the developers have not maintained a separate bank account as RERA Designated bank account and therefore, we have based our certificate on the regular bank account used by the developers in the process of development.

Place: Bangalore

Date: 10.11.2021

For Suraj Singri & Co.,
Chartered Accountants
FRN : 015575S



Name of the Signatory: Suraj S Singri

Full Address: 1st floor, Above Belaku Eye care
Vasavi Mahal Road, K. R. Puram,
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ICAI Membership No:235439

Contact No: 9632727999

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UDIN: **21235439AAAAEX3089**