

Ravindra & Prabhakara

Chartered Accountants

No.3438/1, Maruthi Apartment,
Service Road off Chord Road,
Vijayanagara II Stage,
Bengaluru – 560 040
☎ 080-29557962
Mob - 9448067962

Partners:

T L Ravindra Bhatt. B.Com., F.C.A.

K R Prabhakara. B.Com.,LLB., F.C.A

FORM - 4 CC

Report and Certification of Completion under RERA

KRERA NO	PRM/KA/RERA/1251/309/PR/200908/003602
PROJECT NAME	SAI TRISHA LAYOUT
PROMOTER'S NAME	STI Engineers Private Limited Formerly known as SAITRISHA INFRAENGINEERS PRIVATE LIMITED
PROMOTER'S ADDRESS	SY.NO:107/4, 107/5, 107/6, 117/1A, 117/1B & 117/2 OF BETTHANAGERE VILLAGE, DASANAPURA HOBLI, BENGALURU NORTH TALUK, BENGALURU URBAN DISTRICT 562123,

SUBJECT: Report and certification of completion with respect to KRERA registered project SAI TRISHA LAYOUT developed by STI Engineers Private Limited Formerly known as SAITRISHA INFRAENGINEERS PRIVATE LIMITED having RERA Registration Number PRM/KA/RERA/1251/309/PR/200908/003602.

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 [Promoter] for the project for the period from 15/09/2018 to 28-02-2021.
4. 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 -

Sl No	Details	Details / Observation / Qualification
1	Type and Nature of the project –	Plotted
2	Number of units / inventory as per sanctioned plan	51 Units
3	Date of RERA Registration as per registration certificate	08-09-2020
4	End Date as per RERA registration certificate	28-02-2021
4(a)	Extension End date	NA
4(b)	Covid Extension End date	NA
5	Project Start as per date / Registration application	15-09-2018
6	Nature of Ownership of Land	Joint Development
7	Total Estimate Cost of Construction as per registration.	2,59,61,013.00



8	Total Estimated Land Cost as per registration	1,85,73,771.00																
9	Total Cost of the Project as per registration	4,45,34,784.00																
10	Project Designated Bank Account as per RERA registration	50200051577839																
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 - NA -	<table><tr><th>Quarter</th><th>Due Date</th><th>Actual filing date</th><th>Delay Yes/No</th></tr><tr><td>QTR 2</td><td>30-10-2018</td><td>16-06-2023</td><td>Yes</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	Quarter	Due Date	Actual filing date	Delay Yes/No	QTR 2	30-10-2018	16-06-2023	Yes								
Quarter	Due Date	Actual filing date	Delay Yes/No															
QTR 2	30-10-2018	16-06-2023	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	<table><tr><th>Year ended</th><th>Due Date</th><th>Actual Filing Date</th><th>Delay Yes/No</th></tr><tr><td>NA</td><td></td><td></td><td></td></tr></table>	Year ended	Due Date	Actual Filing Date	Delay Yes/No	NA											
Year ended	Due Date	Actual Filing Date	Delay Yes/No															
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	NA
		Amount Borrowed	NIL
		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	
		Any liability due to such encumbrance 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													
	Agents -														
19	Details of pending work in the project and estimated cost to complete such pending work	<table><tr><td>Nature of Pending Work</td><td>Estimated cost to complete the pending work</td></tr><tr><td>There is no pending work</td><td>There is no pending work</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>	Nature of Pending Work	Estimated cost to complete the pending work	There is no pending work	There is no pending work									
Nature of Pending Work	Estimated cost to complete the pending work														
There is no pending work	There is no pending work														
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.	<table><tr><td>If not completed, mention Facilities, Amenities as per agreement for sale and Marketing Collaterals - List</td><td>the details there on</td></tr><tr><td>NA</td><td>100 % Completion - Yes</td></tr><tr><td>As per Specification all amenities have been provided</td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>	If not completed, mention Facilities, Amenities as per agreement for sale and Marketing Collaterals - List	the details there on	NA	100 % Completion - Yes	As per Specification all amenities have been provided								
If not completed, mention Facilities, Amenities as per agreement for sale and Marketing Collaterals - List	the details there on														
NA	100 % Completion - Yes														
As per Specification all amenities have been provided															
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 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
	Attach copy of such Insurance	Attachment
25	Whether promoter registered the Deed of Declaration (DoD)	- 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	Date Nature of payment - No
29	Any other information in relation to the promoter and project which may be of importance to the Authority	NA



TABLE A -

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	6,00,01,601.00
70 % of the amount realized	$B = A \times 70\%$	4,20,01,120.70
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	4,45,34,784.00
Excess / (Short)	$D = B - C$	-25,33,663.30
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

~~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 Realised, incurred for the project from the inception of the Project –

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	Nil
Total 70 %Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	Nil
TOTAL	C = A + B	Nil
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	
a. Land Cost		1,85,73,771.00
b. Approval / NOC's		
c. On Site Costs		2,59,61,013.00
d. Off Site Costs including Architect, engineer, consultants Cost		
e. Administrative Costs		
f. Payment of Taxes, Cessetc to statutory authorities (other than pass through charges)		
g. Financial cost – interest etc		
h. Any other costs		
Surplus / (Deficit)	E=C-D	4,45,34,784.00

We certify that the **STI ENGINEERS PRIVATE LIMITED** formerly known as **SAITRISHA INFRAENGINEERS PRIVATE LIMITED** has utilized the amounts collected for SAI TRISHA LAYOUT 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 inRs.)
	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	NIL	NIL
TOTAL	NIL	NIL	NIL



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 16/06/2023

Sl No	Flat / Site No	Carpet Area (in Sq.mtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of Sale	Registered Sale Deed Yes / No
1	1	109.29	12,35,000	7,00,000	5,35,000	18-06-2021	YES
2	3	92.95	10,05,000	10,05,000	-	21-10-2021	YES
3	5	101.23	9,87,000	9,87,000	-	21-02-2022	YES
4	6	105.37	11,41,000	11,41,000	-	21-02-2022	YES
5	7	109.51	12,00,000	10,00,000	2,00,000	17-06-2021	YES
6	8	117.10	10,20,000	5,20,000	5,00,000	08-12-2021	YES
7	9	140.22	19,63,000	15,00,000	4,63,000	23-09-2020	YES
8	10	163.00	22,81,500	17,00,000	5,81,500	25-11-2020	YES
9	19	169.75	21,50,000	21,50,000	-	16-12-2022	YES
10	20	170.62	24,80,000	24,80,000	-	16-03-2022	YES
11	21	171.56	24,92,100	24,92,100	-	16-03-2022	YES



12	23	139.56	19,53,000	15,00,000	4,53,000	25-11-2020	YES
13	24	110.32	15,44,000	11,94,000	3,50,000	20-01-2022	YES
14	25	113.30	7,50,000	7,50,000	-	17-04-2021	YES
15	26	116.27	7,50,000	7,50,000	-	17-04-2021	YES
16	27	119.25	16,69,200	16,69,200	-	28-12-2020	YES
17	28	122.22	17,11,000	17,11,000	-	22-04-2021	YES
18	29	135.16	5,00,000	5,00,000	-	02-01-2021	YES
19	30	136.19	5,00,000	5,00,000	-	02-01-2021	YES
20	31	145.48	16,79,200	16,79,200	-	18-02-2021	YES
21	32	154.77	8,75,000	8,75,000	-	19-08-2021	YES
22	33	164.07	23,00,000	19,00,000	4,00,000	19-02-2021	YES
23	34	191.38	24,72,000	24,72,000	-	09-09-2021	YES
24	36	139.29	19,50,000	19,50,000	-	23-09-2020	YES
25	37	139.29	20,00,000	19,50,000	50,000	28-12-2020	YES
26	38	139.29	19,50,000	19,50,000	-	23-09-2020	YES
27	39	139.29	19,50,000	15,00,000	4,50,000	23-09-2020	YES



28	40	139.29	22,50,000	22,50,000	-	20-08-2020	YES
29	41	139.29	19,50,000	15,00,000	4,50,000	26-11-2020	YES
30	42	139.29	19,50,000	15,00,000	4,50,000	26-11-2020	YES
31	45	139.29	19,50,000	19,50,000	-	29-03-2021	YES
32	46	157.15	18,65,501	18,65,501	-	09-09-2021	YES
33	47	155.23	18,38,100	18,38,100	-	04-02-2021	YES
34	48	142.11	19,89,000	19,89,000	-	13-11-2020	YES
35	49	127.02	15,11,000	15,11,000	-	22-02-2021	YES
36	50	112.30	13,40,000	13,40,000	-	17-06-2021	YES
37	51	107.22	13,00,000	13,00,000	-	19-08-2021	YES
TOTAL		5,014	6,00,01,601	5,51,19,101	48,82,500		



Details of Site sold - Land Owner (R Shivashankar Babu)							
Sl No	Flat / Site No	Carpet Area (in Sq.mtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of Sale	Registered Sale Deed Yes / No
1	15	166.26	18,00,000.00	18,00,000.00	-	17-04-21	YES
2	43	139.29	12,50,000.00	12,50,000.00	-	23-03-22	YES
3	44	139.29	12,30,000.00	12,30,000.00	-	23-03-22	YES
4	4	97.09	10,50,000.00	10,50,000.00	-	24-06-22	YES
5	16	167.13	16,28,000.00	16,28,000.00	-	27-06-22	YES
6	2	88.81	10,51,600.00	10,51,600.00	-	09-11-22	YES
7	17	168.00	19,88,800.00	19,88,800.00	-	09-11-22	YES
8	13	164.51	19,48,000.00	19,48,000.00	-	02-12-22	YES
TOTAL			1,19,46,400	1,19,46,400			

Note: Whatever the amount received by Land Owner of his share has been received in different bank account hence we have incomplete figures of realized amount based on the input received from the land owner.

2. Unsold Inventory Valuation - As on 16/06/2023

Ready Reckon Rate as on the date of Certificate of the Residential Rs. 10,803 Per sq.mts.

Sl. 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	11	162.74	10,803	17,58,086.00
2	18	168.88	10,803	18,24,441.00
3	22	193.99	10,803	20,95,697.00
4	35	185.72	10,803	20,06,323.00
		711.33		76,84,545.90



R Shivashankar Babu unsold Inventory Valuation - As on 16/06/2023

Ready Reckon Rate as on the date of Certificate of the Residential Rs. 10,803 Per sq.mts.

Sl. 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	12	163.64	10,803	17,67,811.92
2	14	165.38	10,803	17,86,616.12
		329.02		35,54,428.04

Note: Whatever the amount received by Land Owner of his share has been received in different bank account hence we have incomplete figures of realized amount based on the input received from the land owner.

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
1	NIL		NA	NIL	NA	NA	NA

Any observation / qualification: Nil



Table F - As on 16/06/2023

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	NA	NA	NA	NA	NA

Any observation / qualification : Nil

This is to certify that the **STI ENGINEERS PRIVATE LIMITED** formerly known as **SAITRISHA INFRAENGINEERS PRIVATE LIMITED** FIRST FLOOR, No.126, RAILWAY PARALLEL ROAD, KUMARA PART WEST, Bengaluru Urban, Karnataka, 560020 has completed 100 %/ 100% development in the real estate **SAITRISHA LAYOUT** 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.

Place: Bengaluru
Date: 16/06/2023



Address :No.3438/1, Maruthi Apartment,
Service Road off Chord Road
Vijayanagara,
Bengaluru 560 040

Contact Details

UDIN: **23026461BGUYCQ1773**

**For Ravindra & Prabhakara,
Chartered Accountants,**


Partner

Signature of the Chartered Accountant
Name : T L Ravindra Bhatt
Membership No : 026461

Mob: 9448067962
Email: tlrbhat@gmail.com