



FORM 4 C C

**ON THE LETTER HEAD OF CHARTERED ACCOUNTANT
(Holding Certificate of Practice)**

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/446/PR/201013/003635

Project Name : SR RESIDENCY

Project Address : 4/1A2,KATHA NO:701/4/1/679, DEVASANDRA,KR PURAM

Promoter Name and Address:

JMD DEVELOPERS

886,SR TOWERS,HBR LAYOUT,

Bengaluru Urban-560043

SUBJECT: Report and certification of completion with respect to KRERA

Registered project (project name) developed by (promoter name) having RERA
Registration Number PRM/KA/RERA/1251/446/PR/201013/003635.

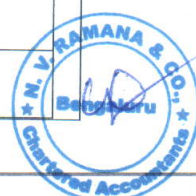
1. This report and certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Karnataka Real Estate (Regulation and Development) Rules, 2017
2. We have obtained all necessary information and explanation from the promoter, during 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 we have examined the prescribed registers, reports, books, documents, agreements and the relevant records of JMD DEVELOPERS [Promoter] for the project for the period from 01/10/2019 to 31/12/2022.
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--	Residential(apartment)			
2	Number of units/inventory as per sanctioned plan	32			
3	Date of RERA Registration as per registration certificate	13/01/2020			
4	End Date as per RERA registration Certificate	01/11/2022			
4(a)	Extension End date				
4(b)	Covid Extension End date				
5	Project Start date as per Registration application	01-11-2019			
6	Nature of Ownership of Land	Joint Development			
7	Total Estimate Cost of Construction per registration.	80000000			
8	Total Estimated Land Cost as per registration	76376300			
9	Total Cost of the Project as per registration	156376300			
10	Project Designated Bank Account as per RERA registration	50200002876884			
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
		Q3-(2019-2020) TO Q4(2020-2021)		28-03-2024	YES
		Q1-(2020-2021)TO Q3(2022-2023)		29-03-2024	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
		2021-2022		08-04-2024	
		2022-2023		11-04-2024	





14	Details of Borrowings on the project – (In case of multiple borrowers, please add additional table)	<table border="1"> <tr> <th>Details</th><th>Details (Amounts in Rs.)</th></tr> <tr> <td>Name of the Lender</td><td></td></tr> <tr> <td>Amount Borrowed</td><td></td></tr> <tr> <td>Balance Amount outstanding/payable as on date of certificate</td><td></td></tr> <tr> <td>Security details against the borrowings as per sanction letter/conditions</td><td>NA</td></tr> <tr> <td>Attach the copy of the hypothecation/mortgage of the project land</td><td></td></tr> <tr> <td>If the amount is repaid and settled. Attach copy of release / discharge letter /NOC from the lender.</td><td></td></tr> </table>	Details	Details (Amounts in Rs.)	Name of the Lender		Amount Borrowed		Balance Amount outstanding/payable as on date of certificate		Security details against the borrowings as per sanction letter/conditions	NA	Attach the copy of the hypothecation/mortgage of the project land		If the amount is repaid and settled. Attach copy of release / discharge letter /NOC from the lender.			
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15	Details of encumbrance on the project land – (In case of multiple encumbrances, please add additional table)	<table border="1"> <tr> <th>Details of encumbrance</th><th>Details</th></tr> <tr> <td>Nature of pending Encumbrance on the project land</td><td></td></tr> <tr> <td>Name of person having charge on property</td><td></td></tr> <tr> <td>Additional Details</td><td></td></tr> <tr> <td>Any liability due to such encumbrance – if so, amount there on</td><td>NA</td></tr> <tr> <td>Attach copy of release/discharge letter / NOC from the interested party</td><td></td></tr> </table>	Details of encumbrance	Details	Nature of pending Encumbrance on the project land		Name of person having charge on property		Additional Details		Any liability due to such encumbrance – if so, amount there on	NA	Attach copy of release/discharge letter / NOC from the interested party					
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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 amount Realised, incurred in case of Ongoing Project as per Sec 4(2)(L)(D) of the Act	Refer Table – B Mention any observation or qualification																
18	Details of commission / brokerage paid to Real Estate Agents -	Refer Table – C Mention any observation or qualification																
19	Details of pending work in the project and estimated cost to complete such pending work	<table border="1"> <tr> <td>Nature of pending Work</td><td>Estimated cost to complete the pending work</td></tr> <tr> <td></td><td></td></tr> <tr> <td></td><td>NA</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				NA										
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	NA																	
20	Weather all agreed services, facilities, amenities are completed including all	If not completed , mention the details there on																





	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.	Facilities , Amenities as per agreement for sale and Marketing Collaterals – list	100% Completion Yes/No
			NA
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 to the association	Not Applicable 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 – Yes /No	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	No.	
	Attach copy of such Insurance	Not Applicable	
25	Whether promoter registered the Deed of Declaration (DoD)	Yes/No-	
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:09-04-2024 Nature of payment: Net Banking Rs. 7,81,882/-	
29	Any other information in relation to the promoter and project which may be of importance to the Authority.	Nil	
30			





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 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	NIL
70% of the amount realized	B= A*70%	NIL
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	NIL
Excess/(Short)	D=B-C	NIL
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 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	
Total 70% Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	50202264
TOTAL	C=A+B	50202264
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 changes) g. Financial cost – interest etc h. Any other costs	D	715,96,379
Surplus/(Deficit)	E=C-D	(213,94,115)

We certify that the JMD DEVELOPERS [Name of Promoter] has utilized the amount collected for 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			
FY 2018-19	NA	NA	NA
FY 2019-20			
FY 2020-21			
TOTAL			

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 31/12/2022

Sr.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement	Received Amount	Balance Receivable	Date of Agreement of sale	Is agreement registered
No.			/Letter of Allotment				Yes / No
1	G01	92.183	4500000	4500000	0	17.03.2022	sale deed
2	G03	81.87077	3745500	3745500	0	24.06.2022	sale deed
3	G06	81.38303	5845000	5845000	0	24.02.2022	sale deed
4	G09	80.454	5775000	4730000	1045000	31.01.2022	sale deed
5	101	92.183	4198380	4198380	0	28.02.2022	sale deed
6	104	104.45	47,36,940	7,36,940	-	01.09.2022	sale deed
7	105	86.0514	3929100	3929100	0	04.03.2022	sale deed
8	106	81.38303	4200000	4200000	0	24.03.2022	sale deed
9	201	93.18171	3000000	3000000	0	06.02.2021	sale deed
10	204	109.2539	5500000	5500000	0	30.03.2022	sale deed
11	205	89.7443	3000000	3000000	0	06.02.2021	sale deed
12	209	84.26302	3852600	3852600	0	28.02.2022	sale deed
13	302	85.07592	4500000	4500000	0	16.06.2022	sale deed
14	304	109.2539	8000000	6900000	1100000	10.05.2022	sale deed
15	305	89.7443	4580000	4580000		21.06.2021	sale deed
16	309	84.30947	4500000	4500000	0	28.03.2022	sale deed

1. Unsold Inventory valuation – As on 31/12/2022

Ready Recknor Rate as on the date of Certificate of the Residential/Commercial premises Rs. 37674 Per sq.mts.

Sr. No.	Flat No.	PLOT AREA (in sq.mts.) (A)	Unit Consideration as per Ready Reckoner Rate(ASR) (B)	Total ASR consideration per flat (A*B)
1	TOTAL 16	1373.64	37674	5,17,50,589





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 up to	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 observation /qualification: Nil

Table F – As on 31/12/2022

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 Association	Remarks
		Nil			

Any observation / qualification : Nil





This is to certify that the (promoter Name, address) has completed 100%/ development in the real estate SR RESIDENCY (project name) 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 with a delay and regularised subsequently.

Any qualification / observations shall be in – bold and italics : Nil

Place: Bangalore
Date: 12.04.2024



For N.V. Ramana & Co
Chartered Accountants
Firm Reg. No. 009699S

CA N. Venkatramana
Partner

Membership No.211457

UDIN: 24211457BKABKE4637

Note-

- 1) UDINo 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