

V.Raghavendra
B.Com., F.C.A., A.C.S
CHARTERED ACCOUNTANT
(MEMBERSHIP NO: FCA 9063)

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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/201001/003625

Project Name : Kingston Grandeur

Project Address: Kingston Grandeur, Site No 356, Sy No 12, Sannathammanahalli, KR Puram Sub Zone, Bangalore ward no 52, Bengaluru Urban District.

Promoter Name and Address :Kingston Ventures India Private Limited, #28, Ground Floor, 7th Cross, EWS Layout, 2nd Block, JP Nagar 8th Phase, Bengaluru Urban, 560076

SUBJECT: Report and certification of completion with respect to RERA registered project Kingston Grandeur developed by Kingston Ventures India Private Limited having RERA Registration Number PRM/KA/RERA/1251/446/PR/201001/003625.

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 have obtained all necessary information and explanation from the promoter, during the course of our review, which in my opinion are necessary for the purpose of this review and certificate.
3. I hereby confirm that I have examined the prescribed registers, reports, books, documents, agreements and the relevant records of Kingston Ventures India Private Limited for the project for the period from 01-10-2020 to 27-07-2023.
4. I am 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.

5. Details of the project and observations / qualifications-

SI No	Details	Details / Observation / Qualification			
1	Type and Nature of the project —	Mixed Development			
2	Number of units/inventories as per sanctioned plan	92 Units			
3	Date of RERA Registration as per registration certificate	01-10-2020			
4	End Date as per RERA registration Certificate	27-07-2023			
4(a)	Extension End date	-			
4(b)	□ Covid Extension End date	-			
5	Project Start date as per Registration application	28-07-2020			
6	Nature of Ownership of Land	Joint Development			
7	Total Estimate Cost of Construction as per registration.	Rs.30,00,00,000			
8	Total Estimated Land Cost as per Registration	Rs.2,00,00,000			
9	Total Cost of the Project as per Registration	Rs.32,00,00,000			
10	Project Designated Bank Account as per RERA registration	9880305197			
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
		Quarter II	15/10/2020	30/06/2022	
		Quarter III	15/01/2021	30/06/2022	
		Quarter IV	15/04/2021	30/06/2022	
		Quarter I	15/07/2021	06/08/2022	
		Quarter II	15/10/2021	06/08/2022	
		Quarter III	15/01/2022	06/08/2022	
		Quarter IV	15/04/2022	06/08/2022	
		Quarter I	15/07/2022	22/12/2022	
		Quarter II	15/10/2022	22/12/2022	
		Quarter III	15/01/2023	14/01/2023	
		Quarter IV	15/04/2023	29/04/2023	
		Quarter I	15/07/2023	12/09/2023	

		Quarter II	15/10/2023	12/09/2023	
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
2021-22		15.12.2022	15.12.2022	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		BAJAJ HOUSING FINANCE LIMITED			
Amount Borrowed		21,00,00,000.00			
Balance Amount outstanding / payable as on date of certificate		6,03,55,006.20			
Security details against the borrowings as per sanction letter / conditions		Project Land and Building			
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.					
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					
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					
16	Summary of amount Realized, 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 Realized, 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 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	Nature of Pending Work	Estimated cost to complete the pending Work
		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
21	Sold and Unsold units/ Inventory	Refer Table — D	
22	Has promoter complied with sec14 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	Obtained — No Transferred to association — NA	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	No	
	Attach copy of such Insurance	NA	
25	Whether promoter registered the Deed of Declaration (DoD)	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 Nature of payment
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 Realised, incurred and in case of Ongoing Project as per U/s. 4(2)(L)(D) of the Act -

Detail s	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	0
70 % of the amount realized	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	C	0
Excess / (Short)	D=B-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 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	0
Total 70 % Money Realized from the allottees from the date of registration of the project till the date of this certificate.	B	24,01,16,016
TOTAL	C = A + B	24,01,16,016
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		2,00,00,000
b. Approval / NOC's		
c. On Site Costs		33,28,72,001
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)		1,98,20,829
g. Financial cost — interest etc		
h. Any other costs		
Surplus / (Deficit)	E=C-D	(13,25,76,814)

I certify that the Kingston Ventures India Private Limited has utilized the amounts collected for Kingston Grandeur 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 - As on 30/06/2023

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		
FY 2018-19			
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 30/06/2023-

Serial No	Flat No	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Total Received	Balance Receivable
1	D101	101.73	60,00,000.00	60,00,000.00	-
2	D102	102.19	58,30,000.00	58,30,000.00	-
3	D103	101.73	59,00,000.00	59,00,000.00	-
4	D104	102.19	60,00,000.00	60,00,000.00	-
5	D105	102.19	60,00,000.00	60,00,000.00	-
6	D106	110.55	65,45,000.00	46,22,000.00	19,23,000.00
7	D107	102.19	60,50,000.00	60,50,000.00	-
8	D108	118.92	71,50,000.00	71,50,000.00	-
9	D110	126.35	68,00,000.00	68,00,000.00	-
10	D112	126.35	73,44,000.00	73,43,800.00	200.00
11	D114	125.88	74,71,470.00	74,71,470.00	-
12	D115	103.59	59,09,500.00	59,09,500.00	-
13	D117	130.53	71,65,500.00	50,00,000.00	21,65,500.00
14	D119	102.19	58,30,000.00	58,30,000.00	-
15	D201	109.16	62,86,250.00	49,86,250.00	13,00,000.00
16	D202	107.77	63,00,000.00	63,00,000.00	-
17	D203	101.73	59,13,000.00	57,65,560.00	1,47,440.00
18	D204	102.19	57,20,000.00	57,20,000.00	-
19	D205	102.19	61,50,000.00	61,50,000.00	-
20	D206	110.55	62,47,500.00	49,98,000.00	12,49,500.00
21	D207	102.19	61,00,000.00	60,50,100.00	49,900.00
22	D208	118.92	70,00,000.00	70,00,000.00	-
23	D210	126.35	76,16,000.00	76,16,000.00	-
24	D212	126.35	74,12,000.00	74,12,000.00	-
25	D214	125.88	62,33,000.00	62,33,000.00	-
26	D215	103.59	61,50,000.00	60,33,250.00	1,16,750.00
27	D217	130.53	75,87,000.00	75,87,000.00	-
28	D219	102.19	60,00,000.00	60,00,000.00	-
29	D301	109.16	58,75,000.00	58,75,000.00	-
30	D302	107.77	62,06,000.00	61,99,600.00	6,400.00
31	D303	101.73	58,03,500.00	55,20,700.00	2,82,800.00
32	D304	102.19	61,05,000.00	61,05,000.00	-
33	D305	102.19	61,60,000.00	61,60,000.00	-
34	D306	110.55	8,30,000.00	58,00,000.00	30,000.00
35	D307	102.19	59,95,000.00	59,95,000.00	-
36	D308	118.92	71,68,000.00	71,68,000.00	-
37	D310	126.35	73,00,000.00	73,00,000.00	-
38	D312	126.35	71,00,000.00	71,00,000.00	-

39	D314	125.88	65,71,750.00	65,71,750.00	-
40	D315	103.59	62,13,250.00	62,13,250.00	-
41	D317	130.53	76,00,000.00	76,00,000.00	-
42	D319	102.19	60,00,000.00	60,00,000.00	-
43	D401	109.16	64,62,500.00	64,62,500.00	-
44	D402	107.77	56,84,000.00	54,84,000.00	2,00,000.00
45	D403	101.73	60,00,000.00	60,00,000.00	-
46	D404	102.19	58,30,000.00	58,06,329.00	23,671.00
47	D405	102.19	61,00,000.00	56,80,000.00	4,20,000.00
48	D406	110.55	58,50,000.00	48,50,000.00	10,00,000.00
49	D407	102.19	60,50,000.00	57,90,000.00	2,60,000.00
50	D408	118.92	70,00,000.00	43,74,000.00	26,26,000.00
51	D410	126.35	68,00,000.00	44,34,000.00	23,66,000.00
52	D412	126.35	77,00,000.00	77,00,000.00	-
53	D414	125.88	67,07,250.00	67,07,250.00	-
54	D415	103.59	61,00,000.00	58,50,570.00	2,49,430.00
55	D417	130.53	71,65,500.00	71,65,500.00	-
56	D419	102.19	58,30,000.00	33,52,501.00	24,77,499.00
TOTAL		6265.39	35,99,16,970.00	34,30,22,880.00	1,68,94,090.00

1. Unsold Inventory as on 30/06/2023

Ready Reckoner Rate as on the date of Certificate of the plot

Serial No	Unit No.	Carpet Area (Sq. m)	Unit Consideration as per Ready Reckoner Rate (ASR)
TOTAL			

Table E - As on 30/06/2023

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
NIL							

Note - mention net of GST or any other taxes

Any observation / qualification

Table F - As on 30/06/2023

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

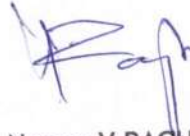
SI No	Total Deposits collected from the allottees	Nature of Deposits / Head	Transferred to the Association	Balance with the promoter	Remarks
NIL					

Any observation / qualification

This is to certify that the (Kingston Ventures India Private Limited) has completed 100 % development in the real estate (Kingston Grandeur) 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

Yours Faithfully



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Date: 10.09.2023
Place: Mangalore