

FORM 4 C C**Report and Certification of Completion under RERA****UDIN: 24208670BJZXKY6050****Ref: VC/2023-24/354****Dt. 20.03.2024**

KRERA Registration Number:	PRM/KA/RERA/1251/310/PR/200702/003479
Project Name:	KNS AADRIKA
Project Address:	Dodderi Village, Tavarekere Hobli, Bengaluru South Taluk, Bengaluru Urban District
Promoter Name and Address:	KNS Infrastructure Private Limited No.1125/12, 1st floor, Service Road, Hampinagar, Vijayanagar 2nd stage, Bangalore - 560104.

Subject: Report and certification of completion with respect to K RERA registered project KNS AADRIKA developed by KNS Infrastructure Private Limited having RERA Registration Number PRM/KA/RERA/1251/310/PR/200702/003479

1. This report and certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along the Karnataka Real Estate (Regulation and Development) Rules, 2017
2. I have obtained 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 hereby confirm that I/We have examined the prescribed registers, reports, books, documents, agreements and the relevant records of KNS Infrastructure Private Limited for the project for the period from 16-01-2020 to 01-09-2021.
4. I 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.

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5. Details of the project and observations / qualifications -

Si. No	Details	Details / Observation / Qualification				
1.	Type and Nature of the Project -	Plotted				
2.	Number of units / inventory as per sanctioned plan	69 Plots				
3.	Date of RERA Registration as per registration certificate	02-07-2020				
4.	End Date as per RERA registration certificate	16-01-2025				
4 (a)	Extension End Date	NA				
4 (b)	Covid Extension End Date	NA				
5.	Project Start date as per registration application	16-01-2020				
6.	Nature of Ownership of Land	Own				
7.	Total Estimated Cost of Construction as per registration	Rs. 2,55,80,466/-				
8.	Total Estimated Land Cost as per registration	Rs. 4,38,55,830/-				
9.	Total Cost of the Project as per registration	Rs. 7,55,30,320/-				
10.	Project Designated Bank Account as per RERA registration	920020035967337				
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 Date	Filing Date	Delay Yes/No
		Q4 (2019-20)	15/04/2020	15/04/2020	10/07/2021	Yes
		Q1 (2020-21)	15/07/2020	15/07/2020	10/07/2021	Yes
		Q2 (2020-21)	15/10/2020	15/10/2020	10/07/2021	Yes
		Q3 (2020-21)	15/01/2021	15/01/2021	12/07/2021	Yes
		Q4 (2020-21)	15/04/2021	15/04/2021	12/07/2021	Yes
		Q1 (2021-22)	15/07/2021	15/07/2021	20/07/2021	Yes
		Q2 (2021-22)	15/10/2021	15/10/2021	21/10/2021	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 Date	Filing Date	Delay Yes/No
		2018-19	30/09/2019	NA	NA	NA
		2019-20	30/09/2020	NA	NA	NA
		2020-21	30/09/2021	NA	NA	NA
		2021-22	30/09/2022	NA	NA	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	NA
		Balance Amount outstanding / payable as on date of certificate	NA
		Security details against the borrowings 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 project land	NA
		Name of person having charge on property	NA
		Additional Details	NA
		Any liability due to such encumbrance – if so, 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 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
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	If not completed mention the details there on	
			100% Completion Yes / No



	Agreement for sale, Marketing collaterals and promises made by the promoter.	Facilities, Amenities as per the agreement for sale and Marketing Collaterals - List	Yes 100% completed
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	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	
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	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	No	
29.	Any other information in relation to the promoter and project which may be of importance to the Authority	No	

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 in Rs. (100%)
Total Money Realised from the allottees since inception of the Project till the date of application for registration of project (applicable 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 % the excess money collected within 3 months from application date in accordance with Rule 4(5) of the KRERA 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
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	0
Total 70 % Money Realised from the allottees from the date of registration of the project till 01-09-2021.	B	Rs. 18,200/-
TOTAL	C = A+B	Rs. 18,200/-
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 01-09-2021 - a. Land Cost b. Approval / NOC's c. On Site Cost d. Construction Cost	D	Rs. 4,30,65,000/- Rs. 7,90,830/- Rs. 60,94,024/- Rs. 2,55,80,466/-
Surplus / (Deficit)	E=C-D	Rs. (7,55,12,120/-)

I/We certify that the KNS Infrastructure Private Limited has utilized the amounts collected for KNS AADRIKA 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	NIL	NIL	NIL
FY 2018-19	NIL	NIL	NIL
FY 2019-20	NIL	NIL	NIL
FY 2020-21	NIL	NIL	NIL
TOTAL			

Note - Above values shall match / tally with the financial statements 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 01/09/2021

Sr. No.	Flat No.	Capet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Registered Sale Deed Yes / No

2. Unsold Inventory Valuation – As on 01/09/2021

Ready Recknor Rate as on the date of Certificate of Residential / Commercial premises Rs. 16,000 per sq.mts.

Sl. No	Site No.	Plot Area (In Sq.mts) (A)	Unit Consideration as per Guidance Value (B)	Total Guidance Value Consideration per Plot (A*B)
1	1	178.81	16,000	2,860,983
2	2	111.48	16,000	1,783,738
3	3	111.48	16,000	1,783,738
4	4	111.48	16,000	1,783,738
5	5	111.48	16,000	1,783,738
6	6	111.48	16,000	1,783,738
7	7	111.48	16,000	1,783,738
8	8	103.14	16,000	1,650,255
9	9	104.74	16,000	1,675,852
10	10	105.79	16,000	1,692,649
11	11	114.70	16,000	1,835,214
12	12	135.55	16,000	2,168,818
13	13	152.84	16,000	2,445,461
14	14	152.71	16,000	2,443,380
15	15	161.76	16,000	2,588,175
16	16	158.71	16,000	2,539,375
17	17	111.48	16,000	1,783,738
18	18	111.48	16,000	1,783,738
19	19	111.48	16,000	1,783,738
20	20	111.48	16,000	1,783,738
21	21	133.60	16,000	2,137,617

22	22	199.33	16,000	3,189,309
23	23	139.35	16,000	2,229,673
24	24	139.35	16,000	2,229,673
25	25	139.35	16,000	2,229,673
26	26	139.35	16,000	2,229,673
27	27	139.35	16,000	2,229,673
28	28	139.35	16,000	2,229,673
29	29	139.35	16,000	2,229,673
30	30	197.51	16,000	3,160,190
31	31	146.06	16,000	2,336,980
32	32	111.48	16,000	1,783,738
33	33	111.48	16,000	1,783,738
34	34	111.48	16,000	1,783,738
35	35	111.48	16,000	1,783,738
36	36	157.79	16,000	2,524,659
37	37	172.67	16,000	2,762,743
38	38	111.48	16,000	1,783,738
39	39	111.48	16,000	1,783,738
40	40	111.48	16,000	1,783,738
41	41	111.48	16,000	1,783,738
42	42	147.99	16,000	2,367,809
43	43	130.06	16,000	2,080,984
44	44	111.48	16,000	1,783,738
45	45	111.48	16,000	1,783,738
46	46	111.48	16,000	1,783,738
47	47	111.48	16,000	1,783,738
48	48	111.48	16,000	1,783,738
49	49	109.58	16,000	1,753,296
50	50	160.49	16,000	2,567,855
51	51	139.35	16,000	2,229,673
52	52	139.35	16,000	2,229,673
53	53	139.35	16,000	2,229,673
54	54	139.35	16,000	2,229,673
55	55	139.35	16,000	2,229,673
56	56	162.61	16,000	2,601,776



57	57	230.77	16,000	3,692,353
58	58	153.73	16,000	2,459,701
59	59	153.73	16,000	2,459,701
60	60	153.73	16,000	2,459,701
61	61	188.38	16,000	3,014,102
62	62	213.49	16,000	3,415,874
63	63	206.31	16,000	3,300,986
64	64	188.70	16,000	3,019,230
65	65	168.68	16,000	2,698,900
66	66	116.90	16,000	1,870,413
67	67	107.02	16,000	1,712,329
68	68	112.40	16,000	1,798,410
69	69	100.50	16,000	1,608,010

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

Note - mention net of GST or any other taxes

Any observation / qualification

NIL

TABLE F - As on 01/09/2021

Deposits (under various heads including club house, maintenance deposit / fund 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

Any observation / qualification

NIL



This is to certify that the KNS Infrastructure Private Limited, No. 1125/12, 1st floor, Service Road, Hampinagar, Vijayanagar 2nd stage, Bangalore - 560104 has completed 100% development in the real estate KNS AADRIKA 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

For VHAVLE & COMPANY
Chartered Accountants
Fr No.: 013027S



Anand Rao V J

Proprietor

Membership No. 208670

UDIN: 24208670BJZXKY6050

Place: Bengaluru

Date: 20-03-2024

Full Address : No.3, 2nd Floor, Yasodha Regency, Tata

Silk Farm,

K.R. Road, Bangalore-560070

Contact No.: 9632944722

Email : anand.vjr@Vhavle.com

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