

**FORM 4 C C****Report and Certification of Completion under RERA**

KRERA Registration Number : PRM/KA/RERA/1250/301/PR/180120/001845
Project Name : Canterbury Meadows
Project Address : Dandudaskodegahalli Village, Toobagere Hobli, Doddaballapur Taluk, Bengaluru Rural, Karnataka
Promoter Name & Address : Arunapanchami Estates Private Limited - No. 581, 30th Main Road, Sy No. 71, Kattariguppe, Banashankari 3rd Stage, Bengaluru Urban Karnataka - 560085

SUBJECT: Report and certification of completion with respect to K RERA registered project – **Canterbury Meadows** developed by Arunapanchami Estates Private Limited having RERA Registration No: **PRM/KA/RERA/1250/301/PR/180120/001845**

1. This report and certificate are issued in accordance with the provision of the Real Estate (Regulation and Development) Act, 2016 read along with the Karnataka Real Estate (Regulation and Development) Rules, 2017.
2. I/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. I/We hereby confirm that I/We have examined the prescribed registers, report, books, documents, agreements and the relevant records of **Canterbury Meadows** for the project for the period from 30-1-2017 to 31-12-2020
4. I relied on the work of external professional certificates of engineer, architects, licensed surveyors, structural engineers, valuer's 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 Development (Plots)
2	Number of units / inventory as per sanctioned plan	203 Plots
3	Date of RERA Registration as per registration certificate	31-08-2017
4	End Date as per RERA Registration certificate	31-03-2019 (Original) 31-03-2020 (Extended) 31-12-2020 (COVID-19 Extension)
5	Project start date as per Registration application.	30-01-2017
6	Nature of Ownership of Land	Joint Development





7	Total Estimated Cost of Construction as per registration	Rs.11,50,00,000/- (As per RERA Registration) Rs.5,00,00,000/- (Revised)			
8	Total Estimated Land Cost as per registration	Nil (Joint Development)			
9	Total Cost of the Project as per registration	Rs.11,50,00,000/- (As per RERA Registration) Rs.5,00,00,000/- (Revised)			
10	Project Designated Bank Account as per RERA registration	Axis Bank Account Number: 917020034889388 IFSC Code: UTIB0003283			
11	Has the Promoter deposited (minimum) 70% of the money realized from the allottees in to 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 Sec 11 (e) of the Act and Rule 15 (D) and submission made by the promoter	Quarter	Due Date	Actual Filing Date	Delay
		FY 2018-19			
		Q-4	15/04/2019	03/11/2020	Yes
		FY 2019-20			
		Q-1	15/07/2019	04/11/2020	Yes
		Q-2	15/10/2019	04/11/2020	Yes
		Q-3	15/01/2020	04/11/2020	Yes
		Q-4	15/04/2020	04/11/2020	Yes
		FY 2020-21			
		Q-1	15/07/2020	13/07/2023	Yes
		Q-2	15/10/2020	13/07/2023	Yes
		Q-3	15/01/2021	13/07/2023	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	Promoter has not provided the details related applicable audit of statement of accounts & submission and report thereon as per the proviso 3 to Sec -4(2) (L) (D) of the Act, hence we are not able to comment on it.			

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	Not Applicable
		Amount Borrowed	Not Applicable
		Balance Amount outstanding / payable as on date of certificate	Not Applicable
		Security details against the borrowings as per sanction letter / conditions	Not Applicable
		Attach the copy of the hypothecation / mortgage of the project land	Not Applicable
		If the amount is repaid and settled. Attached copy of release /discharge letter / NOC from the lender	Not Applicable
15	Details of encumbrance on the project land –	Details of Encumbrance	Details
		Nature of pending Encumbrance on the project land	N/A





	(In case of multiple encumbrances, please add additional table	Name of the person charge on property	N/A		
		Additional Details			
		Any liability due to such encumbrance – if so, amount there on	Nil		
		Attach copy of release / discharge letter / NOC from the interested party	N/A		
16	Summary of amount released, 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 Agents	Refer Table – B			
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 completed, mention the details there on			
		Facilities, Amenities as per agreements for sale and Marketing Collaterals – List	100% Completion Yes		
			Yes		
21	Sold and Unsold units / Inventory	Refer Table – D			
23	Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	N/A			
23	Insurance on the project – has promoter obtained any insurance on the project, if so, whether it is transferred to the association	No			
24	Whether promoter enabled formation/ registered association of allottees in accordance with the local laws	No			
	Attach copy of such Insurance policy				
25	Whether promoter registered the Deed on Declaration (DoD)	No			
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	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 Realized, incurred and in case of Ongoing Project as per U/s. 4 (2) (L) (D) of the Act –

Details	Note	Amount In Rs.
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	NIL
70% of the amount realized	B = A*70%	NA
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 the 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 KRERA Rule -		

TABLE B -

Summary of Money Realized incurred for the project from the inception of the project upto 31st December 2020.

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	A	NIL
Total 70% money realized from the allottees from the date of registration of the project till 31-12-2020	B	Rs.1,29,91,158/-
TOTAL	C=A+B	Rs.1,29,91,158/-
Money incurred /utilized for construction of the project and the land cost of the project required U/s. 4 (2) (L) (D) of the Act till date –	D	Rs.5,02,40,643/-
a. Land Cost		Nil
b. Approval / NOC's		Rs.52,53,443/-
c. On Site Costs		Rs.4,49,62,200/-
d. Off-site costs including Architect, Engineer, Consultants Cost		Rs.25,000/-





e. Administrative Costs		Nil
f. Payment of Taxes, Cess etc., to statutory authorities (Other than pass through charges)		Nil
g. Financial Cost –Interest etc.		Nil
h. Any other costs		Nil
Surplus / (Deficit)	E=C-D	Rs.(3,72,49,485/-)

I/We certify that the **Arunapanchami Estates Private Limited** has utilized the amounts collected for “**Canterbury Meadows Phase I**” 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. (A) (Amount in Rs.)	Total Amount of commission / brokerage paid to others (B) (Amount in Rs.)	TOTAL (Amount in Rs.) C=A+B
2019-20	NIL	NIL	NIL
2020-21	NIL	NIL	NIL
2021-22	NIL	NIL	NIL
2022-23	NIL	NIL	NIL
TOTAL	NIL	NIL	NIL

TABLE D –

Sold and Unsold Inventory in the project

Sold Inventory – As on 31-12-2020

Sl. No.	Plot No.	Area's (Square Meters)	Unit consideration as per agreement	Received Amount	Balance Receivable
1	17	147.80	18,71,430	5,89,400	12,82,030
2	18	155.70	17,92,250	10,00,000	7,92,250
3	21	157.60	20,33,504	10,00,000	10,33,504
4	25	96.36	11,09,393	4,79,325	6,30,068
5	34	139.00	18,00,000	4,50,100	13,49,900
6	35	139.00	20,68,500	5,17,125	15,51,375
7	36	139.00	14,42,000	2,00,000	12,42,000
8	39	152.00	18,00,000	18,00,034	(34)
9	52	111.00	13,80,000	3,45,000	10,35,000
10	58	111.00	16,00,000	6,00,000	10,00,000
11	59	111.00	17,00,000	4,00,000	13,00,000
12	63	111.41	13,80,000	3,45,000	10,35,000
13	65	126.71	15,67,450	3,91,862	11,75,588



14	66	107.70	13,32,850	3,33,212	9,99,638
15	72	117.30	13,50,475	50,000	13,00,475
16	73	110.70	12,74,489	50,100	12,24,389
17	100	111.41	12,82,663	4,00,000	8,82,663
18	101	111.41	14,13,000	1,00,000	13,13,000
19	102	111.41	14,00,000	3,50,000	10,50,000
20	103	111.41	14,00,000	3,50,000	10,50,000
21	105	111.00	16,50,000	16,50,000	-
22	106	111.00	13,80,000	3,45,000	10,35,000
23	109	111.00	13,80,000	3,45,000	10,35,000
24	115	82.60	9,49,000	1,50,000	7,99,000
25	116	95.60	12,08,000	1,50,000	10,58,000
26	147	111.41	12,81,600	2,00,000	10,81,600
27	149	111.41	11,54,000	2,00,000	9,54,000
28	150	116.67	13,26,000	2,00,000	11,26,000
		3,329.61	4,13,26,604	1,29,91,158	2,83,35,446

Unsold Inventory Valuation- As on 31-12-2020

SR.No.	Plot No.	Area's (Square Meters)	Average Selling price per Square Feet	Total Average Consideration
1	1	115.60	11,513	13,30,903
2	2	104.80	11,513	12,06,562
3	3	131.70	11,513	15,16,262
4	4	221.40	11,513	25,48,978
5	5	139.00	11,513	16,00,307
6	6	169.10	11,513	19,46,848
7	7	176.90	11,513	20,36,650
8	8	111.20	11,513	12,80,246
9	9	115.30	11,513	13,27,449
10	10	119.20	11,513	13,72,350
11	11	226.60	11,513	26,08,846
12	12	211.20	11,513	24,31,546
13	13	229.30	11,513	26,39,931
14	14	156.30	11,513	17,99,482
15	15	217.50	11,513	25,04,078
16	16	278.60	11,513	32,07,522
17	19	156.00	11,513	17,96,028
18	20	146.80	11,513	16,90,108
19	22	75.39	11,513	8,67,965
20	23	82.40	11,513	9,48,671
21	24	89.35	11,513	10,28,687
22	26	103.40	11,513	11,90,444
23	27	83.18	11,513	9,57,651
24	28	107.10	11,513	12,33,042
25	29	113.20	11,513	13,03,272
26	30	96.73	11,513	11,13,652
27	31	111.20	11,513	12,80,246
28	32	139.00	11,513	16,00,307
29	33	139.00	11,513	16,00,307
30	37	139.00	11,513	16,00,307
31	38	139.00	11,513	16,00,307





32	40	217.70	11,513	25,06,380
33	41	190.30	11,513	21,90,924
34	42	164.30	11,513	18,91,586
35	43	119.10	11,513	13,71,198
36	44	113.20	11,513	13,03,272
37	45	106.70	11,513	12,28,437
38	46	100.20	11,513	11,53,603
39	47	93.79	11,513	10,79,804
40	48	111.41	11,513	12,82,663
41	49	111.41	11,513	12,82,663
42	50	111.41	11,513	12,82,663
43	51	111.41	11,513	12,82,663
44	53	105.40	11,513	12,13,470
45	54	86.35	11,513	9,94,148
46	55	111.41	11,513	12,82,663
47	56	111.41	11,513	12,82,663
48	57	111.41	11,513	12,82,663
49	60	111.41	11,513	12,82,663
50	61	111.41	11,513	12,82,663
51	62	111.41	11,513	12,82,663
52	64	111.41	11,513	12,82,663
53	67	111.41	11,513	12,82,663
54	68	111.41	11,513	12,82,663
55	69	111.41	11,513	12,82,663
56	70	111.41	11,513	12,82,663
57	71	111.41	11,513	12,82,663
58	74	110.50	11,513	12,72,187
59	75	110.20	11,513	12,68,733
60	76	110.00	11,513	12,66,430
61	77	109.70	11,513	12,62,976
62	78	83.33	11,513	9,59,378
63	79	130.30	11,513	15,00,144
64	80	124.50	11,513	14,33,369
65	81	117.90	11,513	13,57,383
66	82	111.20	11,513	12,80,246
67	83	104.60	11,513	12,04,260
68	84	101.90	11,513	11,73,175
69	85	104.80	11,513	12,06,562
70	86	108.60	11,513	12,50,312
71	87	112.50	11,513	12,95,213
72	88	113.70	11,513	13,09,028
73	89	137.80	11,513	15,86,491
74	90	129.20	11,513	14,87,480
75	91	111.41	11,513	12,82,663
76	92	111.41	11,513	12,82,663
77	93	111.41	11,513	12,82,663
78	94	111.41	11,513	12,82,663
79	95	111.41	11,513	12,82,663
80	96	111.41	11,513	12,82,663
81	97	111.41	11,513	12,82,663
82	98	111.41	11,513	12,82,663
83	99	111.41	11,513	12,82,663
84	104	111.41	11,513	12,82,663
85	107	111.41	11,513	12,82,663
86	108	111.41	11,513	12,82,663
87	110	111.41	11,513	12,82,663
88	111	124.09	11,513	14,28,648





89	112	122.40	11,513	14,09,191
90	113	111.41	11,513	12,82,663
91	114	113.00	11,513	13,00,969
92	117	106.60	11,513	12,27,286
93	118	107.50	11,513	12,37,648
94	119	111.41	11,513	12,82,663
95	120	111.41	11,513	12,82,663
96	121	114.07	11,513	13,13,288
97	122	111.34	11,513	12,81,857
98	123	140.80	11,513	16,21,030
99	124	128.70	11,513	14,81,723
100	125	123.50	11,513	14,21,856
101	126	97.80	11,513	11,25,971
102	127	111.41	11,513	12,82,663
103	128	111.41	11,513	12,82,663
104	129	111.41	11,513	12,82,663
105	130	111.41	11,513	12,82,663
106	131	111.41	11,513	12,82,663
107	132	111.41	11,513	12,82,663
108	133	111.41	11,513	12,82,663
109	134	111.41	11,513	12,82,663
110	135	111.41	11,513	12,82,663
111	136	111.41	11,513	12,82,663
112	137	111.41	11,513	12,82,663
113	138	111.41	11,513	12,82,663
114	139	111.41	11,513	12,82,663
115	140	123.54	11,513	14,22,316
116	141	121.90	11,513	14,03,435
117	142	109.80	11,513	12,64,127
118	143	78.97	11,513	9,09,182
119	144	72.62	11,513	8,36,074
120	145	143.30	11,513	16,49,813
121	146	111.41	11,513	12,82,663
122	148	111.41	11,513	12,82,663
123	151	127.00	11,513	14,62,151
124	152	111.41	11,513	12,82,663
125	153	111.41	11,513	12,82,663
126	154	111.41	11,513	12,82,663
127	155	111.41	11,513	12,82,663
128	156	111.41	11,513	12,82,663
129	157	73.60	11,513	8,47,357
130	158	150.20	11,513	17,29,253
131	159	111.41	11,513	12,82,663
132	160	111.41	11,513	12,82,663
133	161	111.41	11,513	12,82,663
134	162	111.41	11,513	12,82,663
135	163	111.41	11,513	12,82,663
136	164	145.00	11,513	16,69,385
137	165	154.88	11,513	17,83,133
138	166	111.41	11,513	12,82,663
139	167	111.41	11,513	12,82,663
140	168	111.41	11,513	12,82,663
141	169	111.41	11,513	12,82,663
142	170	111.41	11,513	12,82,663
143	171	111.41	11,513	12,82,663
144	172	80.48	11,513	9,26,566
145	173	89.33	11,513	10,28,456





146	174	111.41	11,513	12,82,663
147	175	93.60	11,513	10,77,617
148	176	124.90	11,513	14,37,974
149	177	111.41	11,513	12,82,663
150	178	93.60	11,513	10,77,617
151	179	113.12	11,513	13,02,351
152	180	111.41	11,513	12,82,663
153	181	111.41	11,513	12,82,663
154	182	111.41	11,513	12,82,663
155	183	111.41	11,513	12,82,663
156	184	111.41	11,513	12,82,663
157	185	111.41	11,513	12,82,663
158	186	175.71	11,513	20,22,949
159	187	117.90	11,513	13,57,383
160	188	117.90	11,513	13,57,383
161	189	124.60	11,513	14,34,520
162	190	104.16	11,513	11,99,194
163	191	111.41	11,513	12,82,663
164	192	111.41	11,513	12,82,663
165	193	111.41	11,513	12,82,663
166	194	111.41	11,513	12,82,663
167	195	116.86	11,513	13,45,409
168	196	68.32	11,513	7,86,568
169	197	69.44	11,513	7,99,463
170	198	93.80	11,513	10,79,919
171	199	144.76	11,513	16,66,622
172	200	111.41	11,513	12,82,663
173	201	111.41	11,513	12,82,663
174	202	111.41	11,513	12,82,663
175	203	124.35	11,513	14,31,642
	TOTAL	20,795.64		23,94,20,203

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
	NIL	NIL	NA	NA	NA	NA	NA

Table F – As on 31-12-2020

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
NA	NA	NA	NA	NA	NA

This is to certify that the **Arunapanchami Estates Private Limited - No. 581, 30th Main Road, Sy No. 71, Kattariguppe, Banashankari 3rd Stage, Bengaluru Urban Karnataka – 560085** has completed 100% development in the real estate project “**Canterbury Meadows Phase I**” 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.

Yours Faithfully,

For Bahl Chandhoke
Chartered Accountants
FRN: 002537N



Saurabh Srivastava
Partner
MRN: 089371
UDIN: 24089371BKEJOP1500
Date : 08-05-2024
Place : Bangalore

