

FORM-4 C C
CHARTERED ACCOUNTANT'S CERTIFICATE
[KARNATAKA REAL ESTATE REGULATORY AUTHORITY]

KRERA Registration Number: PRM/KA/RERA/1251/308/PR/031022/005296
Project Name: WHITE COUNTY PRIME
Project Address: SY NO. 152/3,152/4. 152/7 & 152/8 RAJAPURA VILLAGE,
JIGANI HOBLI, ANEKAL, BENGALURU URBAN
Promoter Name & Address: CREATION SHELTERS PVT LTD
NO 75, HOUSE OF WHITE, HOSUR ROAD, KORAMANGALA INDUSTRIAL
AREA, BENGALURU 560095

Subject: - Report and certification of completion with respect to K RERA registered project WHITE COUNTY PRIME developed by M/s. Creation Shelters Pvt Ltd having RERA Registration Number PRM/KA/RERA/1251/308/PR/031022/005296.

1. This report and certificate is issued in accordance with the provisions of the Real estate (Regulation & Development) Act, 2016 read along with the Karnataka Real estate (Regulation & 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, reports, books, documents, agreements and the relevant records of M/s. Creation Shelters Pvt Ltd for the project for the period from 01/04/2022 to 31/03/2023
4. I/we are relied on the work of external professional certificate of engineer, architects, Chartered accountants, licensed surveyors, structural engineers, Valuear's etc to form the opinion and issue of this report and certificate.
5. Details of the project and observation / qualifications

Sl No	Details	Details / Observation / Qualification
1	Type and Nature of the project	Residential (apartment / Villa) / commercial / Mixed / Plotted / Industrial
2	Number of units / Inventory as per sanctioned plan	21
3	Date of RERA Registration as	03-10-2022



	per registration certificate				
4	End date as per RERA registration certificate	30-09-2024			
	4(a) Extension End date	- Not Applicable -			
	4(b) Covid Extension end date	-Not Applicable-			
5	Project Start date as per registration application	10-04-2022			
6	Nature of Ownership of Land	Own/ Joint Development / Other (mention the details)			
7	Total Estimate cost of Construction as per registration.	2,60,00,500			
8	Total Estimate land cost as per registration	4,60,00,000			
9	Total Cost of the project as per registration	7,20,00,500			
10	Project Designated Bank Account as per RERA registration	Name of the designated bank account as per KRBAD: CREATION SHELTERS PRIVATE LIMITED RERA DESIGNATED A/C FOR WHITE COUNTY PRIME Designated Account Number: 510909010176674 Bank Name: City Union Bank IFSC Code: CIUB0000109 Branch Name: Koramangala			
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 Promoter.	Yes/No			
12	Details of Application Quarterly Update as per the sec 11 (e) of the act and rules 15 (D) and submission made by the promoter	Quarter	Due Date	Actual Filing Date	Delay Yes/No
		Q1 [22-23]	15-07-2022	05-12-2022	YES
		Q2 [22-23]	15-10-2022	05-12-2022	YES
		Q3 [22-23]	15-01-2023	11-02-2023	YES
		Q4 [22-23]	15-04-2023	09-06-2023	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	Year Ended	Due Date	Actual Filing Date	Delay Yes/No
		01.04.2022	31.03.2023	NA	NA
14	Details of borrowings on the project – (In case of multiple borrowers, please add	Details		Details [amount in Rs.]	
		Name of the Lender		Nil	



	additional table	Amount Borrowed	Nil
		Balance Amount outstanding/payable as on date of certificate	Nil
		Security details against the borrowings as per sanction letter/conditions	Nil
		Attach the copy of the hypothecation/mortgage of the project land	Nil
		If the amount is repaid an settled. Attach copy of release/discharge letter/NOC from the Lender	Nil
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	Nil
		Name of person having charge on property	Nil
		Additional Details	Nil
		Any liability due to such encumbrance – if so, amount there on	Nil
		Attach copy of release/ discharge letter/ NOC from the interested party	Nil
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 of qualification- Nil	
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 of qualification- Nil	
18	Details of commission/ brokerage paid to Real Estate Agents -	Refer Table – C Mention any observation of qualification- Nil	
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	Nil
20	Weather 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
		Internal Roads & Footpaths	Yes
		Water Supply	Yes
		Sewerage (Chamber, Lines, Septic Tank STP)	Yes
		Storm Water Drains	Yes
		Landscaping & Tree Planting	Yes
		Street Lighting	Yes
		Community Buildings	Yes
		Solid Waste Management and Disposal	Yes
21	Sold and Unsold units/ inventory	Refer Table – D	
22	Has Promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	Mention Observation or qualification	
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	NA	
25	Whether promoter registered the Deed of Declaration[DOD]	Yes/No – 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, spend and balance there on	Refer Table – E No
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	Refer Table – F No
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 in case of ongoing project)	A	NA
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 project	C	NA
Excess /(Short)	$D=B-C$	NA
Amount deposited in accordance with Rule 4(5)- (Promoter has deposited 70% of the excess money collected within 3		NA



Months from application date is in accordance with Rule 4(5) of the K RERA Rule -		
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If amount is not deposited within 3 months from the date of application, mention such non-compliance/quality 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	3,30,05,521
TOTAL	C=A+B	3,30,05,521
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		4,52,35,160
b. Approval/NOC's		36,66,962
c. On site costs		2,33,83,765
d. Off Site costs including Architect, Engineer, consultants cost		88,000
e. Administrative Costs		0.00
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)		0.00
g. Financial cost - interest etc		0.00
h. Any other costs		
Surplus/(Deficit)	E=C-D	-3,93,68,366

I/We certify that M/s. Creation Shelters Pvt Ltd has utilized the amounts collected for White County Prime 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 2022-23	Nil	Nil	Nil
TOTAL	Nil	Nil	Nil

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 31/07/2023

Sr No	Flat No	Carpet 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
1	1	110.06	41,96,100	41,96,100	0	06-06-2023	YES
2	4	190.87	73,44,000	73,44,000	0	10-07-2023	YES
3	5	190	73,62,000	73,62,000	0.00	22-04-2023	YES
4	8	216.81	42,01,200	20,50,300	21,50,900	14-07-2023	No
5	10	123.85	51,18,720	41,18,720	10,00,000	07-06-2023	YES
6	11	141.37	31,07,500	31,07,500	0	NA	YES
7	12	157.32	48,27,000	48,27,000	0	NA	YES
TOTAL		1130.28	3,61,56,420	3,30,05,521	31,50,900		

1. Unsold Inventory Valuation – As on 30/06/2023

Ready Reckoner Rate as on the date of certificate of the Residential/ Commercial premises Rs. 43,045/- per sq.mts. 3,30,05,620



Sr 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	2	104.87	43,045	45,14,154
2	3	186.03	43,045	80,07,705
3	6	186.76	43,045	80,39,128
4	7	182.2	43,045	78,42,842
5	9	368.85	43,045	1,58,77,235
6	13	173.48	43,045	74,67,488
7	14	217.67	43,045	93,69,657
8	15	128.09	43,045	55,13,664
9	16	175.82	43,045	75,68,213
10	17	178.33	43,045	76,76,257
11	18	178.33	43,045	76,76,257
12	19	178.33	43,045	76,76,257
13	20	178.33	43,045	76,76,257
14	21	488.3	43,045	2,10,18,989
Total		2925.39		12,59,24,103

TABLE E-

Advance Maintenance charges collected from the allottees, spent and balance there on

S 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	Nil	Nil	Nil	Nil	Nil	

Note – Mention net of GST or any other taxes

Any observation/ qualification

Table F – As on 31/07/2023

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
	Nil	Nil	Nil	Nil	Nil

Any observation/qualification

This is to certify that M/S. CREATION SHELTERS PVT LTD has completed 100%/100% development in the real estate WHITE COUNTY PRIME 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

For LTA & Co.
Chartered Accountants
FRN.No:024083S


Konki Santhosh
Partner
Membership No. 259041
UDIN: 23259041BGYXVJ4602



Date: 12.09.2023
Place: Bangalore