



**Sreekanth A S & Associates
Chartered Accountants**

24, Madilu, 3rd Cross, Upkar Residency
Layout, Bengaluru - 560 091. Mobile : 97314 64927
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**KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Karnataka Real Estate (Regulation & Development) Act, 2017)
FORM-4**

**CHARTERED ACCOUNTANTS CERTIFICATE (On Letter Head for Modified
Plan)**

Date 03-03-2023

KRERA Registration Number:

PRM/KA/RERA/1251/309/PR/0

31022/005291

Project Name: CANDADE

KAYARR SIGNATURE'

Promoter Name: KAY ARR AND CO

Cost of Real Estate Project:

Rs.7,50,00,000

Quarter Ended Date:03-01-23

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act 2016 read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.

The promoter in compliance with Section 4(2)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: KAYARR AND CO CANDADE KAYAR SIG MAL
PRO

Name of the designated bank account as per KRBAD

(RERA bank account for (Name) Real Estate Project):

Designated Account Number: 50200068019785

Bank Name: HDFC PVT LTD

IFSC Code: HDFC0000523

Branch Name: RICHMOND ROAD BRANCH

Si. No.	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	i. Land Cost: a. The cost incurred by the promoter for the acquisition of ownership and tile of the land parcels for the project as an outright purchase lease etc. b. Amount paid for Acquisitions/purchase of TDR (if any) c. Amount paid to the Competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, Registration charges, conversion charges, change, taxes, statutory payments to State and Central Government Sub-Total Land Cost ii. Development Cost/ Cost of Construction a. (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered) (iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout road etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. all costs directly incurred to complete the construction of the entire phase of the project registered. b. Payment of taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority. c. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.		

Sub-Total Development Cost

2.	Total Estimated Cost of the Real Estate Project	Rs, 7,50,00,000/-
	1(i)+1(ii) of estimated column	Rs
3.	Total Cost incurred of the Real Estate Project	
	1(i)+1(ii) of Incurred Column	
4.	Percentage of completion of construction work	5%
	(As per Project Architect's Certificate)	
5.	Proportion of the Cost incurred on Land Cost to the Total estimated cost.	
6.	Proportion of the Cost incurred on Construction Cost/to the Total Estimated Cost	
7.	Total percentage of completion of construction as per CA (i.e.3/ 2)	
8.	Amount which can be withdrawn from Designated Account (Total Estimated cost as *Percentage of completion of construction (lower of 4 86 7)	Rs, 1,57,90,789
9.	Less Amount withdrawn till date of this certificate as per Books of Accounts and Bank Statement.	Rs Nil
10.	Net amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs 1,57,90,789
2	Borrowing/Mortgage Details (If Applicable)	
	A. Borrowing Details	
	1. Name of the Lender:	
	2. Amount Disbursed	Rs. NA
	3. Amount pending for disbursement from Lender	Rs. NA
	4. Amount to be repaid to lender:	Rs. NA
	B. Mortgage details	
	1. Mortgaged to (Name of the Entity/ Institution):	
	2. Amount Disbursed	Rs. NA
	3. Amount pending for disbursement:	Rs. NA
	4. Amount to be repaid to lender:	Rs. NA
3	Details of transactions in the designated RERA Bank Account (include pre rera transactions in case of ongoing projects, wherever is applicable):	NA

a. Total number of units booked	NIL
b. Total amount realized from sale of units during the quarter (AA)	NIL Units
c. Total amount deposited into the bank out of sale proceeds during the quarter (AB)	Rs NIL
d. % of Deposit made (AB/AA)	Rs NIL

Reconciliation for the Quarter:

a. Opening Balance Date/Quarter start date):	
b. Opening Balance as per bank statement (INR) (To match with the previous quarter closing bank balance):	
c. Deposits during the Quarter on account of sales (INR):	Rs
d. Other Deposits made (If any):	
e. Withdrawals during the Quarter from sale proceeds (INR):	Rs
f. Order withdrawal made (If any),	Rs
g. Closing Balance as per bank statement (INR):	Rs
h. Closing Balance Date (Quarter end date	Rs 63,652/-

Cumulative Reconciliation from the beginning of DD / MM/Y
the project: YYY

a. Opening balance of the account (INR);	
b. Total Deposits made from sale proceeds (INR)	
c. Total deposits made other than sale proceeds (if any) (INR):	Rs. NIL Rs. NIL
d. Total withdrawals made from sale proceeds (INR)	
e;	Rs. NIL
f. Total withdrawal made other than those from sale proceeds (if any) (INR)	Rs. NIL
g. Closing balance for the current quarter (a-Eb+c)-(d+e)	Rs. NIL

This certificate is being issued for the project CANDADE KAYARR SIGNATURE with RERA Registration No. PRM/KA/RERA/1251/309/PR/031022/005291 for the quarter ended in compliance of the provisions of Section 4 (2) (l) (0) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company. -

Qualification / Observations: -

I hereby certify that the total amount collected / reused from the allottees on account of sale / booking.
of units during the quarter is Rs. NIL (as per Point AA) out of which
Rs. NIL is deposited into the project designated bank account as per Section 4 (2) (I) (D) of the Act.

Yours Faith fully,

ALUR
SADASIVIAH
SREEKANTH
Date: 2023.03.03
13:40:27 +05'30'

Digitally signed by
ALUR SADASIVIAH
SREEKANTH
Date: 2023.03.03
13:40:27 +05'30'

Signature of the Chartered Accountant

Name: **Sreekanth A S**
Membership Number. 210046

Address. No 24, Madilu 3rd cross.
Upkar Residency Layout
Bangalore – 560 091.

Contact Details: 9731464927
Email id. sreesavitheja@gmail.com
UDIN: **23210046BGZOF A3855**

(Additional Information for Projects)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	Rs.5,92,09,211
2.	Balance amount of receivables from sold apartments as per Annexure A to this Certificate (As certified by Chartered Accountant as verified from the records and books of Accounts)	NA
3.	(i) Balance Unsold area (To be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold are as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	NA
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	NA
5.	Amount to be deposited in Designated Account — 70% or 100% IF SI. No. 4 is greater than 1, then 70% of the balance receivables of	NA
6.	On-going project will be deposited in designated Account.	NA
	IF SI.No 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account.	

Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real estate Project.

1. Sold Inventory

Sl. 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	is agreement registered
							Yes / No

2. Unsold Inventory Valuation

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

Sl. No.	Flat No.	Carpet Area (in sq.mts.) (A)	Unit Consideration as per Ready Reckoner Rate (ASR) ILS)	Total ASR consideration per flat (A * B)
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NIL - Under construction

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before MP and explanations provided to me by the Management of Company.

Yours Faithfully,

ALUR
SADASIVIAH
SREEKANTH

Digitally signed by ALUR
SADASIVIAH SREEKANTH
Date: 2023.03.03 13:40:59
+05'30'

Signature of the Chartered Accountant

Name: **Sreekanth A S**
Membership Number: 210046
Address. No 24, Madilu 3rd cross,
Upkar Residency Layout
Bangalore - 560 091.

Contact Details: 9731464927

Email id: sreesavitheja@gmail.com

UDIN: **23210046BGZOFA3855**