

FORM 4 C C**Report and Certification of Completion under RERA****UDIN: 24208670BJXLQ6071****Dt.25.03.2024**
Ref: VC/2023-24/360

KRERA Registration Number:	PRM/KA/RERA/1250/303/PR/141122/005452
Project Name:	KNS ATHARVA
Project Address:	Doddachimanahalli Village, Kundana Hobli, Devanahalli Taluk, Bengaluru Rural District, Karnataka - 562110
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 AROHA developed by KNS Infrastructure Private Limited having RERA Registration Number PRM/KA/RERA/1250/303/PR/141122/005452

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/We 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/we 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 **07-06-2022 to 16-03-2023**.
4. I/we are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuears' 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 -	Plotted				
2.	Number of units / inventory as per sanctioned plan	129 Plots				
3.	Date of RERA Registration as per registration certificate	14-11-2022				
4.	End Date as per RERA registration certificate	07-06-2027				
4 (a)	Extension End Date	-				
4 (b)	Covid Extension End Date	-				
5.	Project Start date as per registration application	07-06-2022				
6.	Nature of Ownership of Land	Own Land and JDA				
7.	Total Estimated Cost of Construction as per registration	Rs. 4,75,65,664/-				
8.	Total Estimated Land Cost as per registration	Rs. 1,04,84,510/-				
9.	Total Cost of the Project as per registration	Rs. 5,80,50,174/-				
10.	Project Designated Bank Account as per RERA registration	57500000961442				
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
		Q1 (2022-23)	15/07/2022	15/07/2022	17-01-2023	Yes
		Q2 (2022-23)	15/10/2022	15/10/2022	21-01-2023	Yes
		Q3 (2022-23)	15/01/2023	15/01/2023	21-01-2023	Yes
		Q4 (2022-23)	15/04/2023	15/04/2023	20-04-2023	Yes
		Q1 (2023-24)	15/07/2023	15/07/2023	20-07-2023	Yes
		Q2 (2023-24)	15/10/2023	15/10/2023	31-10-2023	Yes
		Q3 (2023-24)	15/01/2024	15/01/2024	13-01-2024	No
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
		2022-23	30/09/2023	31/12/2023	02/02/2024	Yes



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	TEXTERITY PRIVATE LTD
		Amount Borrowed	Rs. 8,00,00,000 /-
		Balance Amount outstanding / payable as on date of certificate	Rs. 6,12,00,000/-
		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	If not completed mention the details there on	
			100% Completion



	in case of phase wise construction of the project in accordance with the Agreement for sale, Marketing collaterals and promises made by the promoter.	Facilities, Amenities as per the agreement for sale and Marketing Collaterals - List	Yes / No 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 is in accordance with Rule 4(5) of the KRERA Rule -		
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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 the allottees from the date of registration of the project till 16-03-2023	B	Rs. 1,89,24,861.34
TOTAL	C = A+B	Rs. 1,89,24,861.34
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 16-03-2023 a.Land Cost b.Approval / NOC's c. On Site Cost d. Construction Cost	D	Rs. 83,31,610/- Rs. 21,52,900/- Rs. 4,75,65,664/-
Surplus / (Deficit)	E=C-D	Rs. (3,91,25,313)

I/We certify that the KNS Infrastructure Private Limited has utilized the amounts collected for KNS ATHARVA 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			
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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 16-03-2023**

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 16-03-2023**

Ready Recknor Rate as on the date of Certificate of Residential / Commercial premises Rs. 850 per sq.mts.

Sr. No.	Plot No	Carpet Area (in sq.ft.)	Unit Consideration as per Ready Reckoner Rate(ASR) (B)	Total ASR consideration per flat (A * B)
1	1	1,130	850	9,60,500
2	2	1,566	850	13,31,100
3	3	1,635	850	13,89,750
4	4	2,422	850	20,58,700
5	5	1,453	850	12,35,050
6	6	1,453	850	12,35,050
7	7	1,453	850	12,35,050
8	8	1,453	850	12,35,050
9	9	1,453	850	12,35,050
10	10	1,453	850	12,35,050
11	11	1,453	850	12,35,050
12	12	1,453	850	12,35,050
13	13	959	850	8,15,150
14	14	1,163	850	9,88,550
15	15	1,163	850	9,88,550
16	16	1,163	850	9,88,550
17	17	1,163	850	9,88,550
18	18	1,163	850	9,88,550
19	19	1,163	850	9,88,550
20	20	1,163	850	9,88,550
21	21	1,163	850	9,88,550
22	22	1,163	850	9,88,550
23	23	1,163	850	9,88,550



24	24	1,163	850	9,88,550
25	25	1,163	850	9,88,550
26	26	1,163	850	9,88,550
27	27	1,163	850	9,88,550
28	28	1,163	850	9,88,550
29	29	1,163	850	9,88,550
30	30	1,163	850	9,88,550
31	31	1,163	850	9,88,550
32	32	1,163	850	9,88,550
33	33	1,163	850	9,88,550
34	34	912	850	7,75,200
35	35	766	850	6,51,100
36	36	1,163	850	9,88,550
37	37	1,163	850	9,88,550
38	38	1,163	850	9,88,550
39	39	1,163	850	9,88,550
40	40	1,163	850	9,88,550
41	41	1,163	850	9,88,550
42	42	1,163	850	9,88,550
43	43	1,163	850	9,88,550
44	44	1,163	850	9,88,550
45	45	1,163	850	9,88,550
46	46	1,163	850	9,88,550
47	47	1,163	850	9,88,550
48	48	1,163	850	9,88,550
49	49	1,163	850	9,88,550
50	50	1,163	850	9,88,550
51	51	1,163	850	9,88,550
52	52	1,163	850	9,88,550
53	53	1,163	850	9,88,550
54	54	1,163	850	9,88,550
55	55	1,163	850	9,88,550
56	56	769	850	6,53,650
57	57	944	850	8,02,400
58	58	1,163	850	9,88,550
59	59	1,163	850	9,88,550
60	60	1,163	850	9,88,550
61	61	1,163	850	9,88,550
62	62	1,163	850	9,88,550
63	63	1,163	850	9,88,550
64	64	1,163	850	9,88,550
65	65	1,163	850	9,88,550
66	66	1,163	850	9,88,550
67	67	1,163	850	9,88,550
68	68	1,163	850	9,88,550
69	69	1,163	850	9,88,550



70	70	1,163	850	9,88,550
71	71	1,163	850	9,88,550
72	72	1,163	850	9,88,550
73	73	1,163	850	9,88,550
74	74	1,163	850	9,88,550
75	75	1,163	850	9,88,550
76	76	1,163	850	9,88,550
77	77	1,163	850	9,88,550
78	78	1,053	850	8,95,050
79	79	1,214	850	10,31,900
80	80	1,163	850	9,88,550
81	81	1,163	850	9,88,550
82	82	1,163	850	9,88,550
83	83	1,163	850	9,88,550
84	84	1,163	850	9,88,550
85	85	1,163	850	9,88,550
86	86	1,163	850	9,88,550
87	87	1,163	850	9,88,550
88	88	1,163	850	9,88,550
89	89	1,163	850	9,88,550
90	90	1,163	850	9,88,550
91	91	1,163	850	9,88,550
92	92	1,163	850	9,88,550
93	93	1,163	850	9,88,550
94	94	1,163	850	9,88,550
95	95	1,163	850	9,88,550
96	96	1,163	850	9,88,550
97	97	1,163	850	9,88,550
98	98	1,163	850	9,88,550
99	99	1,163	850	9,88,550
100	100	1,283	850	10,90,550
101	101	1,404	850	11,93,400
102	102	1,163	850	9,88,550
103	103	1,163	850	9,88,550
104	104	1,163	850	9,88,550
105	105	1,163	850	9,88,550
106	106	1,163	850	9,88,550
107	107	1,163	850	9,88,550
108	108	1,163	850	9,88,550
109	109	1,163	850	9,88,550
110	110	1,163	850	9,88,550
111	111	1,163	850	9,88,550
112	112	1,453	850	12,35,050
113	113	1,453	850	12,35,050
114	114	1,453	850	12,35,050
115	115	1,453	850	12,35,050



116	116	1,453	850	12,35,050
117	117	1,453	850	12,35,050
118	118	1,453	850	12,35,050
119	119	1,453	850	12,35,050
120	120	1,453	850	12,35,050
121	121	1,453	850	12,35,050
122	122	1,453	850	12,35,050
123	123	1,453	850	12,35,050
124	124	1,453	850	12,35,050
125	125	1,453	850	12,35,050
126	126	1,453	850	12,35,050
127	127	1,453	850	12,35,050
128	128	1,453	850	12,35,050
129	129	1,453	850	12,35,050

Table E -

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 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

TABLE F - As on 16-03-2023

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

Any observation / qualification



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 ATHARVA 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
NIL

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



Anand Rao V J
Proprietor
Membership No. 208670
UDIN: 24208670BJZXLQ6071

Place: Bengaluru
Date: 25-03-2024

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

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 ATHARVA 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
NIL

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



Anand Rao V J
Proprietor

Membership No. 208670
UDIN: 24208670BJZXLQ6071

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