



Ref. :

Date :

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
FORM-4
CHARTERED ACCOUNTANT'S CERTIFICATE
(for Quarterly Update 31-12-2021)**

Date: 08-02-2022

KRERA Registration Number: **PRM/KA/RERA/1251/446/PR/190123/002296**
Project Name : Project Disha Courtyard
Promoter Name: DISHAGARDEN VIEW LLP
Cost of Real Estate Project: Rs.55,00,00,000/-

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)(I)(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: DISHAGARDEN VIEW LLP
Designated Account Number: 919020059691953
Bank Name: AXIS BANK
IFSC Code: UTIB0003749
Branch Name: VARTHUR ROAD KT



I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. BBMP/LP/1269/17-18 Dt.29-06-2018
Rs.in Crores

Sl. 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 title of the land parcels for the project as an outright purchase lease etc. b. Amount paid for Acquisition/ 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.	Rs.10.00/-	Rs.11.26/-
Sub – Total Land Cost		10.00	15.68
	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 roads 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.	55.00	Rs.51.28/-



	c. Principal sum and 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	Rs.55.00/-	Rs.51.28/-
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.	Rs .65.00	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	Rs 66.96	
	4. Percentage of completion of construction work (as per Project Architect's Certificate)	Rs.93.24%	
	5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.	24.12%	
	6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.	78.89%	
	7. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportion of cost incurred as per	Rs 66.96	
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		
	9. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		
2	Borrowings / Mortgage Details (If Applicable)		
A. Borrowing Details 1. Name of the Lender: Unsecured loan 2. Amount Disbursed: 3. Amount pending for disbursement from Lender: 4. Amount to be repaid to lender: B. Mortgage Details B. Mortgaged to (Name of the Entity/ Institution): Bajaj Housing Finance Ltd 2. Amount Disbursed: 3. Amount pending for disbursement: 4. Amount to be repaid to lender:		Rs 1.52/- Rs Nil Rs Nil Rs 1.52/-	

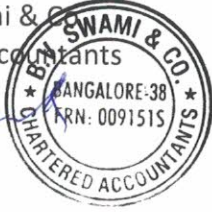


This certificate is being issued for the project **Dish Courtyard** with RERA Registration No. **PRM/KA/RERA/1251/446/PR/190123/002296** in compliance of the provisions of section 4(2) (I) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Yours Faithfully,

For B V Swami & Co.

Chartered Accountants



A Amaranath

Partner

M No: 213629

Firm Reg No: 009151S

UDIN: **22213629AAWFRK9474**

Date: 08/02/2022

Place: Bangalore

(Additional Information for Ongoing Projects)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	Rs.-1.96- Cr.
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)	Rs.1. 00/- Cr.
s3.	(B) 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 area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	SQFT
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	Rs. 1.00/- Cr
5.	Amount to be deposited in Designated Account – 70% or 100% IF Sl.No 4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account. IF Sl.No 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	Rs.0.70 /- Cr



Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

1. Sold Inventory

Sr. No.	Carpet Area (in sq.mts.)	Flat No.	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	1345	A118	1,03,00,000	1,03,00,000	-
2	1345	A122	68,50,000	68,50,000	-
3	1345	A134	82,00,000	82,00,000	-
4	1345	A218	75,86,250	75,86,250	-
5	1565	A221	79,00,000	79,00,000	-
6	1345	A222	59,83,417	59,83,417	-
7	1175	A223	40,79,600	38,60,400	2,19,200
8	1175	A224	36,36,501	36,36,501	-
9	1345	A229	73,50,000	73,50,000	-
10	1195	A230	67,51,070	67,51,070	-
11	1195	A231	58,57,688	58,57,688	-
12	1195	A232	66,00,000	66,00,000	-
13	1195	A233	52,50,000	52,50,000	-
14	1345	A234	71,00,000	71,00,000	-
15	1545	A314	53,64,240	53,64,240	-
16	1345	A318	79,01,182	79,01,182	-
17	1565	A321	68,75,000	68,75,000	-
18	1345	A322	46,69,840	46,69,840	-
19	1175	A-323	69,01,020	69,01,020	-
20	1175	A324	71,56,406	71,56,406	-
21	675	A325	23,43,600	23,43,600	-
22	1175	A327	56,00,044	56,00,044	-
23	1345	A328	61,33,680	61,33,680	-
24	1345	A329	60,00,000	60,00,000	-
25	1195	A330	59,50,000	59,50,000	-
26	1195	A331	41,49,040	41,49,040	-
27	1195	A332	60,00,000	60,00,000	-
28	1195	A333	56,79,380	56,79,380	-
29	1345	A334	63,00,137	63,00,137	-
30	1545	A414	74,02,506	74,02,506	-
31	1345	A418	58,50,000	58,50,000	-
32	1565	A421	91,76,711	91,76,711	-
33	1345	A422	65,00,230	65,00,230	-



34	1175	A423	40,79,600	36,29,600	4,50,000
35	1175	A424	66,50,569	66,50,569	-
36	675	A-425	38,50,347	38,50,347	-
37	675	A-426	35,00,000	35,00,000	-
38	1175	A427	68,50,436	68,50,436	-
39	1345	A428	69,01,309	69,01,260	49
40	1345	A429	73,50,000	73,50,000	-
41	1195	A430	65,50,310	65,50,310	-
42	1195	A431	69,00,385	69,00,385	-
43	1195	A432	60,50,000	60,50,000	-
44	1195	A433	65,00,000	65,00,000	-
45	1345	A434	72,00,000	72,00,000	-
46	1345	B101	60,99,010	60,99,010	-
47	1175	B102	59,22,700	59,22,700	-
48	1175	B103	68,78,813	68,78,813	-
49	1175	B105	56,59,497	56,59,497	-
50	1345	B-106	77,00,642	77,00,642	-
51	1345	B107	52,00,000	52,00,000	-
52	1195	B108	64,00,001	64,00,001	-
53	675	B110	37,50,000	37,50,000	-
54	1195	B111	66,03,388	66,03,388	-
55	1195	B112	56,50,069	56,50,069	-
56	1345	B113	46,69,840	46,69,840	-
57	1545	B114	85,50,000	85,50,000	-
58	675	B115	23,43,600	23,26,240	17,360
59	675	B116	23,43,600	23,26,240	17,360
60	1345	B117	1,02,00,000	1,02,00,000	-
61	1345	B118	87,07,213	87,07,213	-
62	675	B119	40,00,322	40,00,322	-
63	1565	B121	68,00,000	68,00,000	-
64	1345	B-122	72,00,000	72,00,000	-
65	1175	B-123	69,25,000	69,25,000	-
66	675	B125	23,43,600	23,00,000	43,600
67	675	B-126	38,00,580	38,00,580	-
68	1195	B130	66,10,538	66,73,276	62,738
69	1195	B131	62,50,000	62,50,000	-
70	1345	B132	68,00,000	68,00,000	-
71	1345	B-201	75,50,000	75,50,000	-
72	1175	B202	52,97,600	52,97,600	-
73	1175	B203	52,97,600	52,97,600	-
74	1175	B204	69,25,000	69,25,000	-



75	1175	B205	40,79,600	40,79,600	-
76	1345	B206	69,50,000	69,50,000	-
77	1345	B207	67,53,023	67,53,023	-
78	1195	B208	65,50,310	65,50,310	-
79	675	B210	35,00,000	35,00,000	-
80	1195	B211	58,26,319	58,26,319	-
81	1195	B212	41,49,040	41,49,040	-
82	1345	B213	71,50,000	71,50,000	-
83	1545	B214	53,64,240	53,64,240	-
84	675	B216	23,43,600	23,43,600	-
85	1345	B217	59,83,036	59,83,036	-
86	1345	B218	57,00,001	57,00,001	-
87	1565	B221	61,77,780	61,77,780	-
88	1345	B222	45,00,008	45,00,008	-
89	1175	B-223	67,50,503	67,50,503	-
90	1175	B224	56,59,500	56,59,500	-
91	675	B-225	35,00,000	35,00,000	-
92	675	B-226	38,20,000	38,20,000	-
93	1175	B227	66,00,000	66,00,000	-
94	1345	B228	68,80,125	68,80,125	-
95	1345	B229	72,00,000	72,00,000	-
96	1195	B230	61,50,000	61,50,000	-
97	1195	B231	61,75,000	61,75,000	-
98	1345	B232	64,91,756	64,91,756	-
99	1345	B-301	80,09,925	80,09,925	-
100	1175	B302	68,01,086	68,01,086	-
1	1175	B-303	66,00,000	66,00,000	-
102	1175	B304	59,00,000	59,00,000	-
103	1175	B305	37,17,600	37,17,600	-
104	1345	B306	59,83,036	59,83,036	-
105	1345	B307	66,51,000	66,51,000	-
106	1195	B308	64,50,000	64,50,000	-
107	1195	B311	57,00,000	57,00,000	-
108	1195	B312	70,00,765	70,00,765	-
109	1345	B-313	75,50,000	75,50,000	-
110	1545	B314	74,50,000	74,50,000	-
111	675	B-316	30,00,000	30,00,000	-
112	1345	B317	81,50,000	81,50,000	-
113	1345	B318	60,00,000	60,00,000	-
114	675	B319	37,50,000	37,50,000	-
115	675	B320	37,50,000	37,50,000	-



116	1565	B321	56,08,960	56,00,000	8,960
117	1345	B322	46,69,840	46,69,840	-
118	1175	B-323	62,00,000	62,00,000	-
119	1175	B324	44,50,099	44,50,099	-
120	675	B-326	40,00,332	40,00,332	-
121	1175	B327	52,45,841	52,45,841	-
122	1345	B328	59,00,000	59,00,000	-
123	1345	B329	72,00,000	72,00,000	-
124	1195	B330	60,01,984	60,01,984	-
125	1195	B331	56,79,380	56,79,380	-
126	1345	B332	62,00,000	62,00,000	-
127	1345	B401	76,00,000	76,00,001	-1
128	1175	B402	40,79,600	40,56,100	23,500
129	1175	B403	69,01,020	69,01,020	-
130	1175	B404	70,02,188	71,34,375	- 1,32,187
131	1175	B405	67,01,153	67,01,153	-
132	1345	B406	75,50,000	75,50,000	-
133	1345	B407	69,50,000	69,50,000	-
134	1195	B408	64,00,000	64,00,000	-
135	675	B409	40,00,585	40,00,585	-
136	675	B410	34,00,000	29,23,000	4,77,000
137	1195	B411	58,57,688	58,57,688	-
138	1195	B-412	72,00,000	72,00,000	-
139	1345	B413	62,00,000	62,00,000	-
140	1545	B414	73,95,229	73,95,229	-
141	675	B-415	36,00,000	36,00,000	-
142	675	B-416	30,00,000	30,00,000	-
143	675	B419	35,00,610	35,00,610	-
144	675	B420	35,00,610	35,00,610	-
145	1565	B421	82,00,000	82,00,000	-
146	1345	B422	46,69,840	48,49,940	- 1,80,100
147	1175	B-423	62,00,000	62,00,000	-
148	1175	B424	54,00,249	54,00,249	-
149	675	B425	40,00,332	4,80,000	35,20,332
150	675	B426	33,50,284	33,50,284	-
151	1175	B427	64,47,000	64,47,000	-
152	1345	B428	54,50,000	54,50,000	-
153	1345	B429	69,00,000	69,00,000	-
154	1195	B430	61,70,000	61,70,000	-
155	1195	B431	61,70,000	61,70,000	-



156	1345	B432	65,10,000	65,10,000	-
157	675	A326	2343600	2343600	0
158	1175	B104	7200821	7274025	-73204
159	675	B120	3700110	3700000	110
160	675	B215	2343600	2492480	-148880
161	675	B219	3000000	3000000	0
162	675	B310	2343600	2343600	0
163	675	B315	2343600	2308880	34720
164	1345	B417	4102250	2900000	1202250
165	1345	B418	4102250	4035000	67250
166	675	B109	4350070	4424658	-74588
167	675	B119	4000322	4000322	0
168	675	B120	3700110	3700000	110
169	1175	B124	7200821	6200000	1000821
170	675	B325	4050000	4050000	0
171	1345	A228	5250208	5250208	0
172	675	B309	4140000	540000	3600000
173	675	B209	4100000	4100000	0
	199885		99,07,10,550	98,06,99,626	1,00,10,924



2. Unsold Inventory Valuation

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

Unit No	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate(ASR)
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This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Yours Faithfully

For B V Swami & Co

Chartered Accountants



A Amaranath

Partner

M No: 213629

Firm Reg No: 009151S

UDIN: **22213629AAWFRK9474**

Date: 08-02-2022

Place: Bangalore