

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]**

FORM-4 C C

**CHARTERED ACCOUNTANT'S CERTIFICATE
Report and Certification of Completion Under RERA**

Date: 14/10/2022

RERA No. : PRM/KA/RERA/1251/310/PR/190724/002716
Project Name : PEACE SAPPHIRE
Project Address : Municipal Corporation no. 4, (Old No. 209, 210, 211, 215, 216 & 217), 4th D
Cross Road, Chamarajpete Weavers' Society, Attiguppe, Bengaluru - 560040
Promoter Name & address : A PEACE PROJECTS LLP, No. 10/1, 1st Floor, 60ft Road, Kempegowda
Layout, Prashanthnagar, Bengaluru - 560079

SUBJECT: Report and Certification of Completion with respect to K RERA registered project PEACE SAPPHIRE, developed by M/s A PEACE PROJECTS LLP having RERA Registration Number PRM/KA/RERA/1251/310/PR/190724/002716.

1. 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.
2. We have obtained all the necessary information and explanation from the promoter, during the course of our review, which in our opinion are necessary for the purpose of this review and certificate.
3. We hereby confirm that we have examined the prescribed registers, reports, books, documents, agreements and the relevant records of M/s A PEACE PROJECTS LLP for the period from 24/07/2019 to 31/12/2022.
4. We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuers' etc to form the opinion and issue of this report and certificate.
5. Details of the project and observations/qualifications:

S. No.	Details	Details/ Observations/Qualification
1	Type and Nature of the projects	RESIDENTIAL (Apartment)
2	Number of units / inventories as per the Sanction Plan	20 flats
3	Date of RERA Registration as per Registration Certificate	24/07/2019
4	End Date as per RERA Registration Certificate	31/3/2022
4(A)	Extension End Date	
4 (B)	Covid Extension	31/12/2022



	Date				
5	Project Start date as per registration application	24/07/2019			
6	Nature of ownership of Land	Own			
7	Total Estimate Cost of Construction as per registration	₹.9,93,00,000/-			
8	Total Estimated Land Cost as per Registration	₹.6,57,00,000/-			
9	Total Cost of the project as per registration	₹.16,50,00,000/-			
10	Project Designated Bank account as per RERA Registration	Account number: 6012713570, Kotak Mahindra Bank			
11	Has the promoter deposited (Minimum) 70% of the money realised 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 the 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 Filing Date	Delay Yes / No
		Q2 19-20	30-11-2019	22-11-2019	No
		Q3 19-20	31-01-2020	20-01-2020	No
		Q4 19-20	30-04-2020	09-06-2020	Covid Lockdown
		Q1 20-21	31-07-2020	30-07-2020	No
		Q2 20-21	15-10-2020	14-10-2020	No
		Q3 20-21	15-01-2021	13-01-2021	No
		Q4 20-21	15-04-2021	15-04-2021	No
		Q1 21-22	15-07-2021	14-07-2021	No
		Q2 21-22	15-10-2021	12-10-2021	No
		Q3 21-22	15-01-2022	14-01-2022	No
		Q4 21-22	15-04-2022	15-04-2022	No
		Q1 22-23	15-07-2022	15-07-2022	No
		Q2 22-23			



13	Details of applicable audit of statement of accounts and submission of accounts and report thereon as per the provision to Sec 4(2)(L)(D) of the Act	<table border="1"> <tr> <th>Year Ended</th> <th>Due Date</th> <th>Actual Filing Date</th> <th>Delay YES / NO</th> </tr> <tr> <td>2019-20</td> <td>30/09/2020</td> <td>09/06/2020</td> <td>Covid Lockdown</td> </tr> <tr> <td>2020-21</td> <td>30/09/2021</td> <td>15/04/2021</td> <td>No</td> </tr> <tr> <td>2021-22</td> <td>30/09/2022</td> <td>15/04/2022</td> <td>No</td> </tr> </table>	Year Ended	Due Date	Actual Filing Date	Delay YES / NO	2019-20	30/09/2020	09/06/2020	Covid Lockdown	2020-21	30/09/2021	15/04/2021	No	2021-22	30/09/2022	15/04/2022	No
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14	Details of borrowings on the project - (In case of multiple borrowers, please add additional table)	<table border="1"> <tr> <th>Details</th> <th>Details (Amount in ₹.)</th> </tr> <tr> <td>Name of the Lender</td> <td></td> </tr> <tr> <td>Amount borrowed</td> <td></td> </tr> <tr> <td>Balance Amount outstanding / payable as on date of certificate</td> <td></td> </tr> <tr> <td>Security details against the borrowings as per the Sanction letter/conditions</td> <td></td> </tr> <tr> <td>Attach the copy of the hypothecation / mortgage of the project land</td> <td></td> </tr> <tr> <td>If the amount is repaid as settled. Attach copy of release/discharge letter/NOC from the lender</td> <td></td> </tr> </table>	Details	Details (Amount in ₹.)	Name of the Lender		Amount borrowed		Balance Amount outstanding / payable as on date of certificate		Security details against the borrowings as per the Sanction letter/conditions		Attach the copy of the hypothecation / mortgage of the project land		If the amount is repaid as settled. Attach copy of release/discharge letter/NOC from the lender			
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15	Details of Encumbrance on the project land (In case of multiple encumbrances, please add additional table)	<table border="1"> <tr> <th>Detail of Encumbrance</th> <th>Details</th> </tr> <tr> <td>Nature of pending encumbrance on the project land</td> <td></td> </tr> <tr> <td>Name of person having charge on property</td> <td></td> </tr> <tr> <td>Additional details</td> <td></td> </tr> <tr> <td>Any liability due to such encumbrance - if so, amount thereon</td> <td></td> </tr> <tr> <td>Attach copy of release / discharge letter / NOC from the Interested party</td> <td></td> </tr> </table>	Detail of Encumbrance	Details	Nature of pending encumbrance on the project land		Name of person having charge on property		Additional details		Any liability due to such encumbrance - if so, amount thereon		Attach copy of release / discharge letter / NOC from the Interested party					
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16	Summary of amount realised, incurred in case of Ongoing project as per Sec 4(2)(L)(D) of the Act	Refer Table -A																
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 or Qualification																
18	Details of commission / brokerage paid to Real Estate Agents -	Refer Table - C Mention any Observation and Qualification NOT APPLICABLE																



Accountants

(P) : 91-80-22111180, (F) : 91-80-22111180

	Details of pending work in the project and estimated cost to complete such pending work	NOT APPLICABLE					
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 promise made by the promoter	If not completed, mention the details there on <table><tr><td>Facilities, Amenities as per agreement for sale and marketing collaterals - list</td><td>100% Completion Yes / No</td></tr><tr><td></td><td></td></tr></table>		Facilities, Amenities as per agreement for sale and marketing collaterals - list	100% Completion Yes / No		
Facilities, Amenities as per agreement for sale and marketing collaterals - list	100% Completion Yes / No						
21	Sold and Unsold Units / Inventory	Refer Table D Mention any observation qualification					
22	Has promoter complied with sec 14 of the Act in case of Modification of Sanction 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 - Yes / No Transferred to Association - Yes / No					
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Yes / No - NO 1. Name of the association 2. Date of registration 3. Registration number 4. Registering authority					
	Attach copy of such insurance policy						
25	Whether promoter registered the Deed of Declaration (DoD)	Yes / 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, spent and balance there on	Refer Table E Mention any observation or qualification					
27	Deposits (Under	Refer Table - F					



SKNJ & CO

Chartered Accountants

No. 6/3. 1st Floor, 4th Cross, K S Garden,
Lalbagh Road, Bangalore - 560027 (INDIA)
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	Various heads including club house etc) collected from the allottees and transferred to association there on	Mention any observation or qualification
28	Has promoter paid any penalty / delay filing fee to RERA Authority during the tenure of the project	NO Date Nature of Payment
29	Any other information in relation to the promoted and project which may be of importance to the Authority	
30		



Name of the Lender	Amount Borrowed	Amount Outstanding	Security Details
Centurion Biztrade LLP	65,00,000	35,00,000	Nil
T.V.Thippesh	1,00,00,000	5,00,000	Nil

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 ₹. (100%)
Total money realised from the allottees since inception of the project till the date of application for registration of the project (applicable in case of ongoing project)	A	14,74,27,589
70% of the amount realized	B=A*70%	10,31,99,312
Money Incurred/ utilised 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	15,14,69,799
Excess/ (Short)	D=B-C	(4,42,28,277)

Table D

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

1. **Sold Inventory - As on 30/09/2022**

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	101	111	11376000	11376000	0
2	102	58	6782000	4500000	2282000
3	201	111	11430000	11430000	0
4	202	58	9800000	9800000	0
5	204	103	9984375	9984375	0
6	301	111	13500000	13500000	0
7	304	103	9984375	9984375	0
8	401	111	11430000	11430000	0
9	402	58	6459048	6459048	0
10	404	103	9984375	9984375	0
11	501	111	10160000	10160000	0
12	502	58	5550000	5550000	0
13	503	98	8800000	8800000	0
14	504	103	8875000	8875000	0

Note: Booking of Flat No 303 has been cancelled and amount of Rs. 25,00,000/- (incl GST) received has been refunded on 11/10/2022.



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2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs. 59000/- per sq.mts. **(The Government has provided the Guidance Value for Super-Builtup Area Only)**

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate(ASR)
1	103	98	5782000
2	104	103	6077000
3	203	98	5782000
4	302	58	3422000
5	303	98	5782000
6	403	98	5782000

This certificate is being issued for RERA compliance for the Company M/s A PEACE PROJECTS LLP 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, **SKNJ & Co**
Chartered Accountant
FRN 013998S




Nilesch Jain
Partner
M.No.: 214703
Place: Bangalore
UDIN - 22214703AZTTPH5599