



Vasanth & Co.,

Chartered Accountants

Partners:

J. Vasanth Kumar, B.Com., F.C.A., L.L.B.,

N. Amarnath, B.Com., F.C.A.,

D.R. Vijanth Kumar, B.Com., F.C.A., Reg. Valuer (SFA)

FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number : **PRM/KA/RERA/1251/446/PR/130722/005067**

Project Name : **CANSA HESTIA**

Project Address : SY.No.276 OF SAMETHANAHALLI VILLAGE,
ANUGONDANAHALLI HOBLI, HOSKOTE TALUK, BANGALORE-
560067.

Promoter Name and Address : **CANSA REALTY LLP**

Sy No.33/1 K No.1106, 3rd Floor., Doddakannahalli,
Varthurhobli, Bangalore , Karnataka – 560085

Subject: Report and certification of completion with respect to K-RERA registered Project.

CANSA HESTIA developed by Cansa Realty LLP having RERA Registration number **PRM/KA/RERA/1251/446/PR/130722/005067**.

1. This report and certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Karnataka Real Estate (Regulation and Development) Rules, 2017.
2. We have obtained all 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 Cansa Realty LLP for the project Cansa Hestia for the period from 13/07/2022 to 30/06/2023.
4. We have 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 –

SI No	Details	Details / Observation / Qualification			
1	Type and Nature of the project	Plotted Development			
2	Number of units / inventory as per sanctioned plan	36 Units			
3	Date of RERA Registration as per registration certificate	13-07-2022			
4	End Date as per RERA registration certificate	30-06-2023			
4 (a)	Extension End date	NA			
4 (b)	Covid Extension End date	NA			
5	Project Start date as per Registration application	13-07-2022			
6	Nature of Ownership of Land	Joint Development Agreement			
7	Total Estimate Cost of Construction as per registration.	Rs.2,80,00,000/-			
8	Total Estimated Land Cost as per registration	Rs.3,50,00,000/-			
9	Total Estimated Cost of the Project as per registration(including Registration Charges)	Rs.6,37,91,500/-			
10	Project Designated Bank Account as per RERA registration	South Indian Bank - 0518073000000898 Kotak Mahindra Bank – 6847865024			
	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 Filing Date	Delay Yes/No
		Q1 (2022-23)	15-07-2022	22-06-2023	Yes
		Q2 (2022-23)	15-10-2022	22-06-2023	Yes





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		Q3 (2022-23)	15-01-2023	22-06-2023	Yes
		Q4 (2022-23)	15-04-2023	22-06-2023	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
		31-3-2023	30-9-2023	Not yet Filed	
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		NA	
		Amount Borrowed		NA	
		Balance Amount outstanding / payable as on date of certificate		NA	
		Security details against the borrowings as 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 letter.		NA	
15	Details of encumbrance on the project land - (case of multiple encumbrances, please add additional table.)	Details of encumbrance		Details	
		Nature of pending Encumbrance on the 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	





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		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	As the project is completed , this is not applicable	
17	Summary of Money Realised, incurred for the project from the inception of the Project (Pre and Post RERA period)	Refer Table — A	
18	Details of commission / brokerage paid to Real Estate Agents	Refer Table — B	
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.
		NA	NA
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 promises made by the promoter.	If not completed, mention the details there on	
		Services, Facilities and Amenities as per agreement for sale and Marketing Collaterals - List	100% Completion Yes / No
		NA	NA
21	Sold and Unsold units / Inventory	Refer Table — C	
22	Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan.	NA	





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
	Attach copy of such Insurance policy	No
25	Whether promoter registered the Deed of Declaration (DoD)	No
26	Maintenance charges collected from the allottees, spent and balance there on.	NA
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	No deposits collected
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	NA





TABLE A -

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	NA
Total 70 % of Money Realised from the allottees from the date of registration of the project till the date of this certificate. The percentage is considered as per amended JDA	B	18,87,30,745 /-
TOTAL	C = A + B	18,87,30,745 /-
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		2,26,70,000/-
b. Approval / NOC's		15,11,560/-
c. On Site Costs		5,22,89,930/-
d. Off Site Costs including Architect, engineer, consultants Cost		60,50,468/-
e. Administrative Costs		1,21,52,046/-
f. Payment of taxes or cess etc, to the statutory Authorities (other than pass through charges)		1,09,99,122/-
g. Financial cost — interest etc		Nil
h. Any other costs		Nil
Surplus / (Deficit)	E=C-D	8,30,57,619/-





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We certify that the Cansa Realty LLP has utilized the amounts collected for Cansa Hestia project only for that project and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of completion of the project.

TABLE B -

Details of commission / brokerage paid to Real Estate Agents -

Financial Year	Total Amount of commission / brokerage paid to RERA Registered Agents.	Total Amount of commission/brokerage paid to Others (Amount in Rs.)	TOTAL (Amount in Rs.)
	A	B	C=A+B
FY 2022-23	Nil	37,75,000.00	37,75,000.00
FY 2023-24	Nil	16,40,000.00	16,40,000.00
TOTAL	Nil	54,15,000.00	54,15,000.00

Table C —

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

Sl No	Plot No	Carpet Area SFT	Unit Consideration as per Agreement /Letter of Allotment	Sale Consideration	Balance receivable	Date of Agreement of sale	Registered Sale Deed Yes / No
1	06	1241.1	3384.09	42,00,000.00	Nil	11.08.2022	Yes
2	09	1245.06	3710.66	46,20,000.00	Nil	23.07.2023	Yes
3	24	1199.21	3502.30	42,00,000.00	Nil	28.09.2023	Yes
4	11	1247.54	6438.67	80,32,500.00	Nil	30.08.2023	Yes
5	23	1199.21	3502.30	42,00,000.00	Nil	22.09.2023	Yes





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Sl No	Plot No	Carpet Area SFT	Unit Consideration as per Agreement /Letter of Allotment	Sale Consideration	Balance receivable	Date of Agreement of sale	Registered Sale Deed Yes / No
6	26	1199.21	7048.39	84,52,500.00	Nil	02.10.2022	Yes
7	07	1241.62	6892.20	85,57,500.00	Nil	30.08.2022	Yes
8	31	1199.21	7398.62	88,72,500.00	Nil	31.08.2022	Yes
9	32	1199.21	7398.62	88,72,500.00	Nil	31.08.2022	Yes
10	28	1199.21	5472.35	65,62,500.00	Nil	23.07.2022	Yes
11	15	1253.67	6155.92	77,17,500.00	Nil	28.07.2022	Yes
12	25	1199.21	5866.36	70,35,000.00	Nil	22.08.2022	Yes
13	30	1199.21	6435.48	77,17,500.00	Nil	18.07.2022	Yes
14	29	1199.21	7398.62	88,72,500.00	Nil	31.08.2022	Yes
15	33	1199.21	6785.71	81,37,500.00	Nil	02.12.2022	Yes
16	34	1199.21	3502.30	42,00,000.00	Nil	03.12.2022	Yes
17	22	1199.21	7311.06	87,67,500.00	Nil	04.12.2022	Yes
18	27	1199.21	4086.02	49,00,000.00	Nil	29.08.2022	Yes
19	14	1252.17	6079.44	76,12,500.00	Nil	01.05.2022	Yes
20	35	1199.21	6610.60	79,27,500.00	Nil	17.06.2022	Yes
21	10	1246.03	6855.17	85,41,750.00	Nil	15.02.2023	Yes
22	08	1243.01	7192.82	89,40,750.00	Nil	23.02.2023	Yes
23	12	1249.15	7078.41	88,42,000.00	Nil	23.02.2023	Yes
24	18	1199.21	6785.71	81,37,500.00	Nil	08.03.2023	Yes
25	21	1199.21	5253.45	63,00,000.00	Nil	26.02.2023	Yes
26	36	1638.37	5896.10	96,60,000.00	Nil	18.03.2023	Yes
27	19	1199.21	3502.30	42,00,000.00	Nil	03.03.2023	Yes
28	01	1232.36	6177.17	76,12,500.00	Nil	11.03.2023	Yes
29	13	1250.66	7178.20	89,77,500.00	Nil	15.04.2023	Yes





Sl No	Plot No	Carpet Area SFT	Unit Consideration as per Agreement /Letter of Allotment	Sale Consideration	Balance receivable	Date of Agreement of sale	Registered Sale Deed Yes / No
30	17	1210.70	8139.29	98,54,250.00	Nil	20.02.2023	Yes
31	02	1233.86	7083.46	87,40,000.00	Nil	14.05.2023	Yes
32	05	1238.50	7097.29	87,90,000.00	Nil	10.05.2023	Yes
33	16	1255.17	6373.63	80,00,000.00	Nil	04.06.2023	Yes
34	20	1199.21	7434.06	89,15,000.00	Nil	02.06.2023	Yes
35	03	1235.37	7398.59	91,40,000.00	Nil	11.06.2023	Yes
36	04	1236.88	7551.25	93,40,000.00	38,33,400.00	31.05.2023	Yes

2. Unsold Inventory Valuation - As on 31/07/2023

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises is Nil.

Sl No.	Plot no.	Carpet Area SFT	Unit consideration as per Guidance value (B)	Total Guidance Value Consideration per flat (A*B)
Nil	Nil	Nil	Nil	Nil

Table D—

Advance Maintenance	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
	Nil	Nil	Nil	Nil	Nil	Nil	Nil





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This is to certify that Cansa Realty LLP having its registered office at at Sy No.33/1 K No.1106, 3rd Floor., Doddakannahalli, Varthurhobli, Bangalore , Karnataka - 560085 has completed 100 % development in the CANSA HESTIA as defined u/s 2 (t) Real Estate (Regulation and Development) Act, 2016 and Cansa Realty LLP has time to time complied with all applicable provisions of the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation & Development Rules) 2017 expect the below mentioned .

Cansa Relaty LLP has not finalized the audit of statement of accounts and submission of accounts and reports thereon as per the proviso 3 to sec 4 (2) (L)(D) of the Act for the FY 2022-2023.

The above statements are extracted based on the books of accounts, bank statements and other records furnished.

for Vasanth & Co.,
Chartered Accountants
(Firm Reg.No.008204S)

N. Amarnath
N.Amarnath
Partner
Membership No.510064
ICAI UDIN: 23510064BGVUHG3438



Date: 22nd August, 2023
Place: Bangalore