



FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/310/PR/090222/004679

Project Name : HERITAGE URBAN POD

Project Address : SY.NO.116, MAHAL CHOWDADENAHALLI VILLAGE, SARJAPURA HOBLI, ANEKAL TALUK, BANGALORE DISTRICT, BENGALURU SOUTH, BENGALURU URBAN

Promoter Name and Address: HERITAGE HOMES & NO 430, 4TH FLOOR, 4TH BLOCK, 8TH MAIN ROAD, KORAMANGALA, BANGALORE , BENGALURU URBAN, KARNATAKA - 560034

SUBJECT: Report and certification of completion with respect to K RERA registered project HERITAGE URBAN POD developed by HERITAGE HOMES having RERA Registration Number PRM/KA/RERA/1251/310/PR/090222/004679

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 HERITAGE HOMES for the project HERITAGE URBAN POD for the period from 01/01/2021 to 31/03/2021
4. 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.

For K.S. RAMA PRASAD & CO.,
Chartered Accountants
[Signature]
Proprietor



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 | 157 | | | |
| 3 | Date of RERA Registration as per registration certificate | 09-02-2022 | | | |
| 4 | End Date as per RERA registration certificate | 08-03-2021 | | | |
| 4(a) | Extension End date | NA | | | |
| 4(b) | Covid Extension End date | NA | | | |
| 5 | Project Start date as per Registration application | 09-02-2022 | | | |
| 6 | Nature of Ownership of Land | Joint Development | | | |
| 7 | Total Estimate Cost of Construction as per registration. | 3,28,35,000 | | | |
| 8 | Total Estimated Land Cost as per registration | 5,82,11,323 | | | |
| 9 | Total Cost of the Project as per registration | 9,10,46,323 | | | |
| 10 | Project Designated Bank Account as per RERA registration | INDUSIND BANK & A/c no: 254555545555 | | | |
| 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 filing date | Delay Yes/No |
| | | Q4 | 15-04-2021 | 03-01-2024 | |
| | | | | | |
| | | | | | |
| 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 |
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| 14 | Details of Borrowings on the project - | 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 an settled. Attach copy of release / discharge letter / NOC from the lender. | NA |
| | | 15 | Details of encumbrance on the project land - |
| 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 there on | | | |
| Attach copy of release / discharge letter / NOC from the interested party | | | |
| 16 | Summary of amount Realised, incurred In case of Ongoing Project as per Sec 4(2)(L)(D) of the Act | | |
| 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 | Refer Table — C Mention any observation or qualification | |

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| | Agents - | | | |
| | 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 | |
| | | | | |
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| 20 | Weather 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 Facilities, Amenities as per agreement for sale and Marketing Collaterals - List | the details there on 100 % Completion Yes / No | |
| | | | | |
| | | | | |
| 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 | Not Applicable | | |
| 24 | Whether promoter enabled formation / registered association of allottees in accordance with the local laws | Not Applicable | | |
| 25 | Whether promoter registered the Deed of Declaration (DoD) | No | | |

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|----|--|---|
| 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 | Refer 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 | Not Applicable |
| 29 | Any other information in relation to the promoter and project which may be of importance to the Authority | Not Applicable |

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TABLE A -

In case of Ongoing Project -

Summary of amount Realized, 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 Realized 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 |
| 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 % of the excess money collected within 3 months from application date is in accordance with Rule 4(5) of the K RERA Rule - | | |

If amount is not deposited within 3 months from the date of application, mention such non-compliance / qualify in Bold and Italics – Not Applicable

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TABLE B -

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 | 0 |
| Total 70 %Money Realised from the allottees from the date of registration of the project till the date of this certificate. Note: This certificate attests to the completion of the project; however, as of March 31, 2021, the flats remain unallocated to allottees. The absence of allottees at this point has resulted in the absence of any collections as of the same date. | B | 0 |
| TOTAL | C = A + B | 0 |
| Money incurred 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 - a. Land Cost b. Approval / NOC's c. On Site Costs d. Off Site Costs including Architect, engineer, consultants Cost e. Administrative Costs f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges) g. Financial cost — interest etc h. Any other costs | D | 1,42,70,669 |
| Surplus / (Deficit) | E=C-D | (1,42,70,669) |

We certify that the HERITAGE HOMES has utilized the amounts collected for HERITAGE URBAN POD 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.



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 inRs.) |
|----------------|--|--|----------------------------|
| | A | B | C=A+B |
| FY 2017-18 | | | |
| FY 2018-19 | | | |
| FY 2019-20 | | | |
| FY 2020-21 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 |



Table D -

Sold and Unsold Inventory in the project

1. **Sold Inventory - As on 31/03/2021**

| Sr. 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 | Registered Sale Deed Yes / No |
|---------|----------|--------------------------|--|-----------------|--------------------|---------------------------|-------------------------------|
| | | | | | | | |
| | | | | | | | |

1. **Unsold Inventory Valuation - As on 31/03/2021**

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

| Sr. No. | Flat No. | Carpet Area (in sq.mts.) (A) | Unit Consideration as per Guidance value (B) | Total Guidance value consideration per flat (A*B) |
|---------|----------|------------------------------|--|---|
| 1 | 1 | 623 | | |
| 2 | 2 | 600 | | |
| 3 | 3 | 1665 | | |
| 4 | 4 | 1793 | | |
| 5 | 5 | 600 | | |
| 6 | 6 | 600 | | |
| 7 | 7 | 670 | | |
| 8 | 8 | 623 | | |
| 9 | 9 | 600 | | |
| 10 | 10 | 600 | | |
| 11 | 11 | 600 | | |
| 12 | 12 | 600 | | |
| 13 | 13 | 600 | | |
| 14 | 14 | 1449 | | |
| 15 | 15 | 1578 | | |
| 16 | 16 | 600 | | |
| 17 | 17 | 600 | | |
| 18 | 18 | 600 | | |
| 19 | 19 | 600 | | |
| 20 | 20 | 600 | | |
| 21 | 21 | 600 | | |

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|----|----|------|--|--|
| 23 | 23 | 749 | | |
| 24 | 24 | 600 | | |
| 25 | 25 | 600 | | |
| 26 | 26 | 600 | | |
| 27 | 27 | 600 | | |
| 28 | 28 | 600 | | |
| 29 | 29 | 600 | | |
| 30 | 30 | 600 | | |
| 31 | 31 | 600 | | |
| 32 | 32 | 1618 | | |
| 33 | 33 | 1725 | | |
| 34 | 34 | 600 | | |
| 35 | 35 | 600 | | |
| 36 | 36 | 600 | | |
| 37 | 37 | 600 | | |
| 38 | 38 | 600 | | |
| 39 | 39 | 600 | | |
| 40 | 40 | 600 | | |
| 41 | 41 | 600 | | |
| 42 | 42 | 600 | | |
| 43 | 43 | 716 | | |
| 44 | 44 | 688 | | |
| 45 | 45 | 600 | | |
| 46 | 46 | 600 | | |
| 47 | 47 | 600 | | |
| 48 | 48 | 600 | | |
| 49 | 49 | 600 | | |
| 50 | 50 | 600 | | |
| 51 | 51 | 600 | | |
| 52 | 52 | 600 | | |
| 53 | 53 | 600 | | |
| 54 | 54 | 600 | | |
| 55 | 55 | 1957 | | |
| 56 | 56 | 2086 | | |
| 57 | 57 | 600 | | |
| 58 | 58 | 600 | | |
| 59 | 59 | 600 | | |
| 60 | 60 | 600 | | |
| 61 | 61 | 600 | | |
| 62 | 62 | 600 | | |
| 63 | 63 | 600 | | |
| 64 | 64 | 600 | | |
| 65 | 65 | 600 | | |
| 66 | 66 | 600 | | |
| 67 | 67 | 600 | | |
| 68 | 68 | 630 | | |
| 69 | 69 | 688 | | |
| 70 | 70 | 600 | | |
| 71 | 71 | 600 | | |
| 72 | 72 | 600 | | |

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|----|----|------|--|--|
| 23 | 23 | 749 | | |
| 24 | 24 | 600 | | |
| 25 | 25 | 600 | | |
| 26 | 26 | 600 | | |
| 27 | 27 | 600 | | |
| 28 | 28 | 600 | | |
| 29 | 29 | 600 | | |
| 30 | 30 | 600 | | |
| 31 | 31 | 600 | | |
| 32 | 32 | 1618 | | |
| 33 | 33 | 1725 | | |
| 34 | 34 | 600 | | |
| 35 | 35 | 600 | | |
| 36 | 36 | 600 | | |
| 37 | 37 | 600 | | |
| 38 | 38 | 600 | | |
| 39 | 39 | 600 | | |
| 40 | 40 | 600 | | |
| 41 | 41 | 600 | | |
| 42 | 42 | 600 | | |
| 43 | 43 | 716 | | |
| 44 | 44 | 688 | | |
| 45 | 45 | 600 | | |
| 46 | 46 | 600 | | |
| 47 | 47 | 600 | | |
| 48 | 48 | 600 | | |
| 49 | 49 | 600 | | |
| 50 | 50 | 600 | | |
| 51 | 51 | 600 | | |
| 52 | 52 | 600 | | |
| 53 | 53 | 600 | | |
| 54 | 54 | 600 | | |
| 55 | 55 | 1957 | | |
| 56 | 56 | 2086 | | |
| 57 | 57 | 600 | | |
| 58 | 58 | 600 | | |
| 59 | 59 | 600 | | |
| 60 | 60 | 600 | | |
| 61 | 61 | 600 | | |
| 62 | 62 | 600 | | |
| 63 | 63 | 600 | | |
| 64 | 64 | 600 | | |
| 65 | 65 | 600 | | |
| 66 | 66 | 600 | | |
| 67 | 67 | 600 | | |
| 68 | 68 | 630 | | |
| 69 | 69 | 688 | | |
| 70 | 70 | 600 | | |
| 71 | 71 | 600 | | |
| 72 | 72 | 600 | | |

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|-----|-----|------|--|--|
| 74 | 74 | 600 | | |
| 75 | 75 | 600 | | |
| 76 | 76 | 600 | | |
| 77 | 77 | 600 | | |
| 78 | 78 | 600 | | |
| 79 | 79 | 600 | | |
| 80 | 80 | 600 | | |
| 81 | 81 | 600 | | |
| 82 | 82 | 600 | | |
| 83 | 83 | 600 | | |
| 84 | 84 | 600 | | |
| 85 | 85 | 1301 | | |
| 86 | 86 | 1221 | | |
| 87 | 87 | 600 | | |
| 88 | 88 | 600 | | |
| 89 | 89 | 600 | | |
| 90 | 90 | 600 | | |
| 91 | 91 | 600 | | |
| 92 | 92 | 600 | | |
| 93 | 93 | 600 | | |
| 94 | 94 | 600 | | |
| 95 | 95 | 600 | | |
| 96 | 96 | 600 | | |
| 97 | 97 | 600 | | |
| 98 | 98 | 600 | | |
| 99 | 99 | 600 | | |
| 100 | 100 | 600 | | |
| 101 | 101 | 600 | | |
| 102 | 102 | 600 | | |
| 103 | 103 | 630 | | |
| 104 | 104 | 953 | | |
| 105 | 105 | 600 | | |
| 106 | 106 | 600 | | |
| 107 | 107 | 600 | | |
| 108 | 108 | 600 | | |
| 109 | 109 | 600 | | |
| 110 | 110 | 600 | | |
| 111 | 111 | 600 | | |
| 112 | 112 | 600 | | |
| 113 | 113 | 600 | | |
| 114 | 114 | 600 | | |
| 115 | 115 | 600 | | |
| 116 | 116 | 600 | | |
| 117 | 117 | 600 | | |
| 118 | 118 | 600 | | |
| 119 | 119 | 600 | | |
| 120 | 120 | 600 | | |
| 121 | 121 | 600 | | |
| 122 | 122 | 600 | | |
| 123 | 123 | 600 | | |

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|-----|-----|------|--|--|
| 125 | 125 | 894 | | |
| 126 | 126 | 651 | | |
| 127 | 127 | 600 | | |
| 128 | 128 | 600 | | |
| 129 | 129 | 600 | | |
| 130 | 130 | 600 | | |
| 131 | 131 | 600 | | |
| 132 | 132 | 600 | | |
| 133 | 133 | 557 | | |
| 134 | 134 | 557 | | |
| 135 | 135 | 557 | | |
| 136 | 136 | 557 | | |
| 137 | 137 | 557 | | |
| 138 | 138 | 557 | | |
| 139 | 139 | 553 | | |
| 140 | 140 | 917 | | |
| 141 | 141 | 600 | | |
| 142 | 142 | 600 | | |
| 143 | 143 | 600 | | |
| 144 | 144 | 1218 | | |
| 145 | 145 | 1053 | | |
| 146 | 146 | 600 | | |
| 147 | 147 | 600 | | |
| 148 | 148 | 600 | | |
| 149 | 149 | 600 | | |
| 150 | 150 | 600 | | |
| 151 | 151 | 600 | | |
| 152 | 152 | 600 | | |
| 153 | 153 | 1159 | | |
| 154 | 154 | 863 | | |
| 155 | 155 | 600 | | |
| 156 | 156 | 600 | | |
| 157 | 157 | 2160 | | |

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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 |
|-------|--|---|-------------------------------|--|--------------------------------|---------------------------|---------|
| | | | | | | | |
| | | | | | | | |

Any observation / qualification-

Table F- As on 31/03/2021

Deposits (under various heads including club house, maintenance deposit / found etc) collected from the allottees and transferred to association there on -

| SL No | Total Deposits collected from the allottees | Nature of Deposits / Head | Transferred to the Association | Balance with the Promoter | Remarks |
|-------|---|---------------------------|--------------------------------|---------------------------|---------|
| | | | | | |
| | | | | | |

Any observation / qualification

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This is to certify that the Heritage Homes, No 430, 4TH floor, 4th block, 8th main road, koramangala, Bangalore, Bengaluru Urban, Karnataka - 560034 has completed 100% development in the real estate HERITAGE URBAN POD 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

For K.S. RAMA PRASAD & CO.,
Chartered Accountants

K.S. Ramaprasad
Proprietor



Signature and Seal of the Signatory CA

Name: K.S.RAMAPRASAD

Membership No: 200062

Address: 53/54/57

Sham Singh complex, 2nd Floor,
Gandhi Bazaar main road,
Basavanagudi, Bangalore,
Karnataka-560004

Contact Details: 8088369910

Email id: ksrpca@gmail.com

UDIN No: 24200062BKDADO8470

Date: 09-01-2024

Place: Bangalore

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