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FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/309/PR/180507/001646

Project Name : ROHAN UPAVAN PHASE -1 (KLM)

Project Address Building on Khata No.43, Syno. 49/2,48/4A, 48/4B, 48/3, 48/6, 48/1 & 48/5. Ward No.25, Kyalasanahalli Village, Horamavu Sub Division, Mahadevapura Zone, K.R.Puram Hobli, Benagaluru -560077

Promoter Name and Address: ROHAN BUILDERS, 1147, 3RD FLOOR, K P ICON BUILDING, 12TH MAIN ROAD, IIAL 2ND STAGE, INDIRANAGAR BANGALORE-560008.

SUBJECT: Report and certification of completion with respect to K RERA registered project (ROHAN UPAVAN PHASE -1 (KLM)) developed by (ROHAN BUILDERS) having RERA Registration Number PRM/KA/RERA/1251/309/PR/180507/001646

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. I/We have obtained all 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 [Promoter] for the project for the period from 11-01-2018 to 31-12-2021.
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 -

Sl No	Details	Details / Observation / Qualification
1	Type and Nature of the project —	Residential (Apartment)
2	Number of units / inventory as per sanctioned plan	310
3	Date of RERA Registration as per registration certificate	08/03/2018
4	End Date as per RERA registration certificate	30/09/2022
4(a)	Extension End date	
4(b)	Covid Extension End date	30/06/2023
5	Project Start date as per Registration application	08/03/2018
6	Nature of Ownership of Land	Joint Development



M. Golesha

7	Total Estimate Cost of Construction as per registration.	85,90,62,682			
8	Total Estimated Land Cost as per registration	12,00,68,509			
9	Total Cost of the Project as per registration	97,91,31,191			
10	Project Designated Bank Account as per RERA registration	Name of the Account Holder: Rohan Builders			
		Designated Account Number: '918020053681083			
		Bank Name: Axis Bank Ltd			
		IFSC Code: UTIB0000009			
		Branch Name: Main Branch, M.G. Road, Bengaluru			
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 (45 Days)	Actual Filing Date	Delay Yes/No
		Q2-2018-19	14/Nov/18	30/Dec/18	Yes
		Q3-2018-19	14/Feb/19	15/Jan/19	No
		Q4-2018-19	15/May/19	13/Jun/19	Yes
		Q1-2019-20	14/Aug/19	26/Oct/19	Yes
		Q2-2019-20	14/Nov/19	13/Jan/20	Yes
		Q3-2019-20	14/Feb/20	05/Jun/20	Yes
		Q4-2019-20	15/May/20	02/Feb/21	Yes
		Q1-2020-21	14/Aug/20	03/Feb/21	Yes
		Q2-2020-21	14/Nov/20	03/Feb/21	Yes
		Q3-2020-21	14/Feb/21	25/Jun/21	Yes
		Q4-2020-21	15/May/21	25/Jun/21	Yes
		Q1-2021-22	14/Aug/21	12/Nov/21	Yes
		Q2-2021-22	14/Nov/21	14/Feb/22	Yes
		Q3-2021-22	14/Feb/22	18/Apr/22	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
		31/03/2018	30-09-2018	29/09/2018	No
		31/03/2019	30-09-2019	26/09/2019	No
		31/03/2020	30-09-2020	15/10/2020	Yes
		31/03/2021	30-09-2021	29/09/2021	No

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	Tata Capital Financial Services Limited
		Amount Borrowed	14,82,88,792
		Balance Amount outstanding / payable as on date of certificate	1,41,32,605
		Security details against the borrowings as per sanction letter / conditions	Exclusive charges on Receivables of SOLD & UNSOLD Units
		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.	Yet to be fully repaid
15	Details of encumbrance on the project land - (In case of multiple encumbrances, please add additional table	Details of encumbrance	Not Applicable
		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	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 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	

	Agents -		
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
		Nil	Nil
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	
		Facilities, Amenities as per agreement for sale and Marketing Collaterals - List	100 % Completion Yes / No
		Nil	Nil
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 (Home Building Insurance Expiry date of insurance policy :-30-07-2022 Obtained — Yes Transferred to association — Yes / No	
	Attach copy of such Insurance	Attachment	
24	Whether promoter enabled formation/registered association of allottees in accordance with the local laws	Yes 1. Name of the Association :- ROHAN UPAVAN OWNERS' ASSOCIATION 2. Date of registration :-29-12-2021 3. Registration number:-5380/2021-22 4. Registering authority :-Sub Registrar's Office Shivaji Nagar	
25	Whether promoter registered the Deed of Declaration (DoD)	Yes 1. Date of Deed of Declaration - 29-12-2021 2. Date of registration of DoD - 29-12-2021 3. Registration number - BKI-5380-2021-22 4. Registering authority -Sub Registrar's Office Shivaji Nagar	

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	NIL
29	Any other information in relation to the promoter and project which may be of importance to the Authority	NA
30		

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 in case of ongoing project)	A	-
70 % of the amount realized	B = A* 70%	-
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	16,27,88,283
Excess / (Short)	D=B-C	-16,27,88,283
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 -		Not Applicable
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 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	-
Total 70% Money Realised from the allottees from the date of registration of the project till end of quarter 3 (Dec-21)	B	90,60,45,310
TOTAL	C = A + B	90,60,45,310
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	1,07,33,75,154
a. Land Cost		4,91,31,191
b. Approval / NOC's		3,20,81,480
c. On Site Costs		83,77,26,597
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		6,01,27,279
h. Any other costs		9,43,08,607
Excess / (Short) Withdrawal	E=C-D	-16,73,29,844
I/We certify that the Rohan Builders has utilized the amounts collected from Rohan Upavan Phase 1 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 2018-19	59,83,231	1,96,281	61,79,512
FY 2019-20	84,83,575	1,25,140	86,08,715
FY 2020-21	60,39,632	-	60,39,632
FY 2021-22	41,46,267	-	41,46,267
TOTAL	2,46,52,705	3,21,421	2,49,74,126

Note — Above values shall match /tally with the financial statements of 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 31-12-2021

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
Refer Annexure -1 for details							

1. Unsold Inventory Valuation - As on 31/12/2021

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs. 53,800 persq.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)
Refer Annexure -2 for details				

Table E -

Advance Maintenance charges collected from the allottees, spent and balance there on -

Sl 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
1	235	89,91,240	01-04-2022 to 31-03-2023	-	-	89,91,240	

Note - mention net of GST or any other taxes
Any observation / qualification

Table F- As on 31/12/2021

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 the promoter	Balance with Association	Remarks

NO DEPOSIT ACCEPT FROM CUSTOMERS OF THIS NATURE

Any observation / qualification

This is to certify that the **Rohan Builders** has completed 100 % development in the real estate **Rohan Upavan Phase 1** 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



Place: Pune
Date: 17-06-2022

(Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory: Mahendrakumar Golesha
Full Address: Office No 2, G S Tower, Market Yard, Pune 411037
ICAI Membership No. 122259 Contact No. : 9975608860
E mail: cagolesha@gmail.com
UDINo - 22122259ALDFIB4069

Annexure A

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

1. Sold Inventory

Sr. No.	Flat No.	Carpet Area sq.mts.)	(in	Unit Consideration as per Agreement (Rs.)	Received Amount (Rs.)	Balance Receivable (Rs.)	Date of Agreement for Sale	Registered Sale Deed
1	K-103	86.67		63,42,000	59,06,960	4,35,040	17/01/2022	
2	K-104	72.70		54,55,000	51,33,253	3,21,747	03/02/2022	Yes
3	K-203	86.67		72,86,000	72,56,000	30,000	11/01/2022	Yes
4	K-204	72.20		55,11,000	54,81,000	30,000	17/02/2022	Yes
5	K-301	74.73		61,69,000	57,28,672	4,40,328	08/02/2022	Yes
6	K-302	89.44		78,56,000	75,49,472	3,06,529	21/01/2022	Yes
7	K-303	86.67		66,75,000	64,19,016	2,55,984	07/01/2022	Yes
8	K-304	72.20		52,82,000	52,52,000	30,000	09/02/2022	Yes
9	K-401	72.28		62,66,000	57,85,674	4,80,326	09/02/2022	Yes
10	K-402	87.96		68,08,250	59,64,872	8,43,378	20/04/2022	Yes
11	K-403	86.67		63,99,000	57,98,838	6,00,162	25/01/2022	Yes
12	K-404	72.20		60,08,000	53,02,638	7,05,362	03/03/2022	Yes
13	K-501	72.28		62,17,000	58,30,893	3,86,107	03/02/2022	Yes
14	K-502	87.96		74,12,000	69,45,325	4,66,675	07/01/2022	Yes
15	K-503	86.67		74,15,400	70,47,696	3,67,704	27/01/2022	Yes
16	K-504	72.20		53,13,000	49,20,303	3,92,697	06/04/2022	Yes
17	K-601	77.78		53,34,000	49,36,231	3,97,769		No
18	K-602	87.96		68,46,250	63,60,421	4,85,829	09/02/2022	Yes
19	K-603	86.67		64,49,000	55,81,266	8,67,734		No
20	K-604	72.70		62,22,000	57,37,153	4,84,847	04/01/2022	Yes
21	K-701	72.28		58,18,000	55,18,881	2,99,119	09/02/2022	Yes
22	K-702	87.96		65,46,000	57,77,813	7,68,187	21/01/2022	Yes
23	K-703	86.67		65,80,000	61,08,185	4,71,815		No
24	K-704	72.20		53,45,000	47,56,214	5,88,786	12/01/2022	Yes
25	K-801	72.28		53,65,000	46,88,404	6,76,596		No
26	K-802	87.96		65,65,000	65,05,593	59,407	07/01/2022	Yes
27	K-803	86.67		73,37,000	4,03,283	69,33,717	03/02/2022	Yes
28	K-804	72.20		53,60,000	53,51,449	8,551	10/03/2022	Yes
29	K-901	72.28		62,21,930	58,11,595	4,10,335	21/01/2022	Yes
30	K-902	87.96		71,78,250	62,94,703	8,83,547		No
31	K-903	86.67		67,92,000	67,38,332	53,668	17/01/2022	Yes
32	K-904	72.20		63,10,000	57,50,000	5,60,000	17/01/2022	Yes
33	K-1001	72.28		55,96,000	55,83,700	12,300	12/01/2022	Yes
34	K-1002	87.96		73,03,000	66,61,050	6,41,950	09/02/2022	Yes
35	K-1003	86.67		75,87,250	69,54,478	6,32,772	17/02/2022	Yes
36	K-1004	72.20		59,37,250	52,29,577	7,07,673		No
37	K-1301	76.40		63,20,000	55,45,768	7,74,232		No
38	K-1302	90.87		73,86,000	64,96,591	8,89,409	25/01/2022	Yes
39	K-1303	89.60		82,58,000	73,38,063	9,19,937		No
40	K-1304	74.24		70,06,560	64,93,990	5,12,570		No
41	K-1401	72.52		63,78,500	57,53,771	6,24,729	12/01/2022	Yes
42	K-1402	88.10		66,90,000	61,73,590	5,16,410		No
43	K-1403	86.82		66,60,000	58,46,474	8,13,526	25/02/2022	Yes
44	K-1404	72.26		63,28,000	56,24,393	7,03,607	26/04/2022	Yes
45	K-1501	72.52		60,16,500	52,69,419	7,47,081	10/03/2022	Yes
46	K-1502	88.10		70,28,750	65,13,746	5,15,004	25/02/2022	Yes
47	K-1503	86.82		78,30,000	68,78,955	9,51,045	26/04/2022	Yes
48	K-1504	72.26		62,94,000	62,38,228	55,772	17/01/2022	Yes
49	K-1601	75.78		57,37,000	56,89,922	47,078	21/01/2022	Yes
50	K-1602	90.30		78,52,970	73,90,860	4,62,110	25/01/2022	Yes
51	K-1603	86.82		77,20,000	63,30,673	13,89,327		No
52	K-1604	72.26		63,31,000	61,37,543	1,93,457	25/01/2022	Yes
53	K-1701	80.75		69,71,730	59,86,812	9,84,918	25/01/2022	Yes
54	K-1702	95.23		83,70,450	76,28,739	7,41,711	03/02/2022	Yes
55	K-1703	86.82		77,96,000	71,85,727	6,10,273		No

Sr. No.	Flat No.	Carpet Area sq.mts.)	(in	Unit Consideration as per Agreement (Rs.)	Received Amount (Rs.)	Balance Receivable (Rs.)	Date of Agreement for Sale	Registered Sale Deed
56	K-1704	72.26		63,85,000	51,94,420	11,90,580	21/01/2022	Yes
57	K-1801	75.71		67,10,000	62,87,269	4,22,731	21/01/2022	Yes
58	K-1802	90.21		77,04,000	67,13,770	9,90,230		No
59	K-1803	92.54		72,43,000	67,45,867	4,97,133	25/01/2022	Yes
60	K-1804	78.22		69,11,000	65,19,745	3,91,255	12/01/2022	Yes
61	K-1903	82.81		74,82,000	58,19,346	16,62,654		No
62	K-1904	68.75		59,51,000	13,00,830	46,50,170	07/01/2022	Yes
63	L-101	63.75		60,87,000	53,43,223	7,43,777	26/04/2022	Yes
64	L-102	41.66		32,73,000	30,14,328	2,58,672	13/04/2022	Yes
65	L-103	63.54		47,63,000	40,86,032	6,76,968		No
66	L-104	63.54		55,54,000	52,15,360	3,38,640	06/04/2022	Yes
67	L-106	72.77		54,69,000	54,39,000	30,000		No
68	L-107	62.84		52,62,000	2,90,552	49,71,448	21/01/2022	Yes
69	L-108	64.04		56,73,000	50,12,386	6,60,614		No
70	L-201	63.27		53,39,000	49,55,653	3,83,347	21/01/2022	Yes
71	L-202	41.66		38,60,000	33,78,270	4,81,730		No
72	L-203	63.54		47,77,000	44,91,705	2,85,295		No
73	L-204	63.54		53,79,400	46,69,005	7,10,395		No
74	L-206	72.27		53,22,540	51,81,907	1,40,633	10/01/2022	Yes
75	L-207	62.84		55,01,000	49,34,200	5,66,800	07/01/2022	Yes
76	L-301	63.27		55,61,000	48,30,310	7,30,690	03/02/2022	Yes
77	L-302	41.66		33,31,000	30,08,686	3,22,314	12/01/2022	Yes
78	L-303	63.54		50,14,000	46,39,740	3,74,260	10/01/2022	Yes
79	L-304	63.54		56,78,000	53,35,948	3,42,052	22/02/2022	Yes
80	L-305	72.41		54,01,000	47,17,704	6,83,297		No
81	L-306	72.27		62,87,000	56,61,045	6,25,955	12/01/2022	Yes
82	L-307	62.84		52,58,000	1,00,000	51,58,000	18/03/2022	Yes
83	L-308	63.56		52,95,000	52,55,400	39,600	26/03/2022	Yes
84	L-401	63.27		55,62,000	52,96,999	2,65,001	17/02/2022	Yes
85	L-402	41.66		38,58,000	35,68,212	2,89,788	03/03/2022	Yes
86	L-403	63.54		48,04,000	39,63,963	8,40,037		No
87	L-404	63.54		55,78,000	54,50,588	1,27,412	17/01/2022	Yes
88	L-405	72.41		54,16,000	47,31,130	6,84,870		No
89	L-406	72.27		61,95,000	57,04,273	4,90,728	17/01/2022	Yes
90	L-407	62.84		55,29,000	49,44,010	5,84,990	21/01/2022	Yes
91	L-408	63.56		53,66,000	46,37,780	7,28,220	09/02/2022	Yes
92	L-501	63.27		55,76,000	52,21,203	3,54,797	21/01/2022	Yes
93	L-502	41.66		38,36,180	37,85,000	81,180	24/03/2022	Yes
94	L-503	63.54		48,64,000	41,27,072	7,36,928	13/04/2022	Yes
95	L-504	63.54		54,32,000	49,36,774	4,95,226	17/02/2022	Yes
96	L-505	72.41		54,32,000	49,12,000	5,20,000	05/01/2022	Yes
97	L-506	72.27		61,43,000	53,81,523	7,61,477	08/04/2022	Yes
98	L-507	62.84		54,63,000	47,79,078	6,83,922	03/02/2022	Yes
99	L-508	63.56		53,70,550	47,98,373	5,72,177	21/01/2022	Yes
100	L-601	63.27		53,54,000	47,83,560	5,70,440	09/02/2022	Yes
101	L-602	41.66		36,59,000	33,83,355	2,75,645	03/02/2022	Yes
102	L-603	63.54		48,32,000	43,27,784	5,04,216	05/01/2022	Yes
103	L-604	63.54		48,77,000	34,28,410	14,48,590	24/03/2022	Yes
104	L-605	72.41		54,48,000	47,25,219	7,22,781	10/03/2022	Yes
105	L-606	72.27		63,03,310	59,41,037	3,62,273	07/01/2022	Yes
106	L-607	62.84		55,57,001	51,81,999	3,75,002	17/01/2022	Yes
107	L-608	63.56		54,27,000	53,97,000	30,000	10/01/2022	Yes
108	L-701	63.27		54,71,420	47,83,389	6,88,031		No
109	L-702	41.66		38,54,000	35,73,068	2,80,932	17/01/2022	Yes
110	L-703	63.54		48,46,000	44,86,460	3,59,540	21/01/2022	Yes
111	L-704	63.54		56,49,000	51,70,000	4,79,000	27/01/2022	Yes
112	L-705	72.41		57,15,000	51,18,252	5,96,748		No
113	L-706	72.27		61,47,000	57,84,244	3,62,756	09/02/2022	Yes
114	L-707	62.84		53,84,000	34,05,112	19,78,888	07/01/2022	Yes

Sr. No.	Flat No.	Carpet Area sq.mts.)	(in	Unit Consideration as per Agreement (Rs.)	Received Amount (Rs.)	Balance Receivable (Rs.)	Date of Agreement for Sale	Registered Sale Deed
115	L-708	63.56						
116	L-801	63.27		54,98,000	51,26,600	3,71,400		No
117	L-802	41.66		54,63,180	47,31,201	7,31,979		No
118	L-803	63.54		36,00,000	34,51,994	1,48,006	12/01/2022	Yes
119	L-804	63.54		48,60,000	45,33,390	3,26,610	13/04/2022	Yes
120	L-805	72.41		55,72,000	5,75,746	49,96,254		No
121	L-806	72.27		55,32,000	55,04,063	27,937	03/02/2022	Yes
122	L-807	62.84		63,36,310	59,72,056	3,64,254	07/01/2022	Yes
123	L-808	63.56		53,36,000	49,40,394	3,95,606	12/01/2022	Yes
124	L-901	63.27		55,98,000	48,64,356	7,33,644		No
125	L-902	41.66		49,67,000	44,39,692	5,27,308		No
126	L-903	63.54		31,88,000	28,77,174	3,10,826		No
127	L-904	63.54		58,05,000	53,35,530	4,69,470		No
128	L-905	72.41		55,26,000	50,02,974	5,23,026	21/01/2022	Yes
129	L-906	72.27		64,94,000	60,46,985	4,47,015	27/01/2022	Yes
130	L-907	62.84		62,13,540	53,90,327	8,23,213		No
131	L-908	63.56		53,88,125	53,50,088	38,037	27/01/2022	Yes
132	L-1001	63.27		53,55,500	47,24,485	6,31,015	06/04/2022	Yes
133	L-1002	41.66		56,16,000	54,77,005	1,38,995	17/01/2022	Yes
134	L-1003	63.54		36,79,000	36,02,551	76,449	27/01/2022	Yes
135	L-1004	63.54		55,52,000	55,02,816	49,184	09/02/2022	Yes
136	L-1006	72.27		56,48,000	12,09,414	44,38,586	17/01/2022	Yes
137	L-1007	62.84		63,46,000	55,21,687	8,24,313	21/01/2022	Yes
138	L-1008	63.56		55,14,520	52,87,801	2,26,719	21/01/2022	Yes
139	L-1105	72.41		55,74,000	51,32,019	4,41,981	10/03/2022	Yes
140	L-1106	72.27		57,25,000	46,22,720	11,02,280		No
141	L-1205	72.41		63,51,000	58,92,344	4,58,656	07/01/2022	Yes
142	L-1206	72.27		62,40,000	62,04,060	35,940		No
143	L-1301	65.43		63,85,000	55,96,758	7,88,242		No
144	L-1302	43.19		64,75,000	62,38,833	2,36,167		No
145	L-1303	66.16		35,83,000	31,32,787	4,50,213		No
146	L-1304	67.15		68,04,000	67,83,908	20,092		No
147	L-1305	72.41		59,62,000	54,64,415	4,97,585	26/03/2022	Yes
148	L-1306	72.27		63,42,000	58,18,432	5,23,568	12/01/2022	Yes
149	L-1307	65.41		63,31,000	59,67,250	3,63,750	05/01/2022	Yes
150	L-1308	66.13		65,68,000	62,42,527	3,25,473	10/01/2022	Yes
151	L-1401	63.43		57,65,000	50,57,304	7,07,696	22/02/2022	Yes
152	L-1402	42.18		50,19,000	46,44,477	3,74,523	03/02/2022	Yes
153	L-1403	64.11		39,79,000	34,84,071	4,94,929	17/01/2022	Yes
154	L-1404	63.88		57,89,250	49,83,054	8,06,196	03/03/2022	Yes
155	L-1405	72.41		56,67,000	53,94,786	2,72,214	12/01/2022	Yes
156	L-1406	72.27		54,43,400	38,74,928	15,68,472		No
157	L-1407	63.42		61,16,000	60,79,914	36,086		No
158	L-1408	64.14		54,25,000	54,76,410	-		No
159	L-1501	63.43		53,32,000	46,84,902	6,47,098		No
160	L-1502	42.18		54,14,830	48,91,529	5,23,301	12/01/2022	Yes
161	L-1503	64.11		37,84,000	35,08,395	2,75,605	17/01/2022	Yes
162	L-1504	63.88		53,81,760	48,31,334	5,50,426	12/01/2022	Yes
163	L-1505	72.41		56,86,000	52,00,858	4,85,142	03/02/2022	Yes
164	L-1506	72.27		61,44,500	53,50,634	7,93,866	17/02/2022	Yes
165	L-1507	63.42		57,96,000	49,72,073	8,23,927	22/02/2022	Yes
166	L-1508	64.14		48,26,000	44,82,735	3,43,265	03/02/2022	Yes
167	L-1601	63.43		48,79,000	45,32,549	3,46,451	03/02/2022	Yes
168	L-1602	42.18		53,24,000	46,62,004	6,61,996	22/02/2022	Yes
169	L-1603	64.11		35,79,000	31,79,980	3,99,020		No
170	L-1604	65.31		58,43,600	55,97,433	2,46,168	25/01/2022	Yes
171	L-1605	72.41		56,55,200	45,97,800	10,57,400	20/04/2022	Yes
172	L-1606	72.27		62,40,000	56,51,700	5,88,300	25/01/2022	Yes
173	L-1607	64.83		62,31,000	57,83,477	4,47,523	21/01/2022	Yes
				53,64,000	53,65,416	-	17/01/2022	Yes

Sr. No.	Flat No.	Carpet Area sq.mts.)	(in	Unit Consideration as per Agreement (Rs.)	Received Amount (Rs.)	Balance Receivable (Rs.)	Date of Agreement for Sale	Registered Sale Deed
174	L-1608	64.14		55,27,000	54,28,643	98,357	13/04/2022	Yes
175	L-1701	63.44		55,16,000	49,40,700	5,75,300	11/01/2022	Yes
176	L-1702	42.18		36,79,000	33,91,056	2,87,944		No
177	L-1703	65.52		60,98,000	61,51,562	-	17/01/2022	Yes
178	L-1704	69.22		60,19,000	53,38,996	6,80,004	17/01/2022	Yes
179	L-1705	72.41		64,02,000	56,71,992	7,30,008	12/01/2022	Yes
180	L-1706	72.27		61,16,000	47,23,825	13,92,175	08/03/2022	Yes
181	L-1707	68.77		58,93,000	51,68,288	7,24,712	21/01/2022	Yes
182	L-1708	65.55		54,89,000	49,96,964	4,92,036	12/01/2022	Yes
183	L-1801	63.43		54,73,000	48,12,261	6,60,739	27/01/2022	Yes
184	L-1802	42.18		31,22,000	30,27,428	94,572	12/01/2022	Yes
185	L-1803	69.46		60,67,000	55,35,466	5,31,534	03/02/2022	Yes
186	L-1804	65.22		57,70,000	52,51,998	5,18,002	12/01/2022	Yes
187	L-1805	78.17		62,38,340	58,26,009	4,12,331		No
188	L-1806	72.27		56,67,000	49,49,204	7,17,796	05/01/2022	Yes
189	L-1807	64.77		55,80,000	3,13,388	52,66,612	18/03/2022	Yes
190	L-1808	69.49		60,01,000	56,64,688	3,36,312	08/02/2022	Yes
191	L-1901	63.43		54,60,000	30,53,900	24,06,100	07/01/2022	Yes
192	L-1902	42.18		39,63,000	25,000	39,38,000		No
193	L-1903	65.46		58,18,000	49,19,600	8,98,400	09/02/2022	Yes
194	L-1905	68.90		61,01,000	7,82,435	53,18,565	24/03/2022	Yes
195	L-1906	72.08		65,62,000	64,19,429	1,42,571	21/01/2022	Yes
196	L-1908	65.48		55,84,000	45,08,170	10,75,830	18/03/2022	Yes
197	M-101	41.38		34,74,000	32,81,256	1,92,744		No
198	M-103	48.62		38,87,000	34,08,086	4,78,914	03/02/2022	Yes
199	M-106	41.38		31,88,000	31,57,997	30,003		No
200	M-203	48.62		44,31,000	43,10,033	1,20,967	03/02/2022	Yes
201	M-205	40.90		36,16,000	34,78,560	1,37,440	12/01/2022	Yes
202	M-301	40.90		31,65,000	29,75,855	1,89,145	26/03/2022	Yes
203	M-303	48.62		40,16,100	35,66,502	4,49,598	24/03/2022	Yes
204	M-304	40.90		35,04,000	32,19,118	2,84,882	07/01/2022	Yes
205	M-305	40.90		33,26,000	12,76,119	20,49,881	17/02/2022	Yes
206	M-401	40.90		35,74,001	31,21,156	4,52,845	20/04/2022	Yes
207	M-402	48.62		43,96,000	39,10,230	4,85,770	25/01/2022	Yes
208	M-403	48.62		37,36,408	32,43,561	4,92,847		No
209	M-404	40.90		36,35,000	34,59,996	1,75,004	07/01/2022	Yes
210	M-405	40.90		33,65,000	30,95,000	2,70,000	17/02/2022	Yes
211	M-501	40.90		37,05,000	34,80,059	2,24,941	10/01/2022	Yes
212	M-502	48.62		39,67,000	37,99,042	1,67,958	17/01/2022	Yes
213	M-503	48.62		40,46,996	34,61,117	5,85,879		No
214	M-504	40.90		36,44,000	37,35,316	-	13/04/2022	Yes
215	M-505	40.90		36,13,000	31,56,217	4,56,783		No
216	M-506	40.90		35,44,000	27,52,677	7,91,323	01/04/2022	Yes
217	M-601	40.90		32,92,000	27,02,907	5,89,093		No
218	M-602	48.62		38,18,000	33,34,612	4,83,388	08/04/2022	Yes
219	M-603	48.62		39,63,000	36,22,757	3,40,243	11/01/2022	Yes
220	M-604	40.90		36,53,000	30,69,799	5,83,201	17/01/2022	Yes
221	M-605	40.90		33,53,000	3,08,873	30,44,127		No
222	M-606	40.90		33,23,000	29,66,787	3,56,213	17/02/2022	Yes
223	M-701	40.90		33,01,000	29,12,339	3,88,661	12/03/2022	Yes
224	M-702	48.62		42,21,100	41,91,100	30,000	21/01/2022	Yes
225	M-703	48.62		44,26,000	40,46,000	3,80,000	25/01/2022	Yes
226	M-704	40.90		36,62,000	33,93,720	2,68,280	01/04/2022	Yes
227	M-705	40.90		31,49,000	15,39,421	16,09,579	01/04/2022	Yes
228	M-706	40.90		36,62,000	30,02,447	6,59,553	13/04/2022	Yes
229	M-801	40.90		36,71,000	32,07,179	4,63,821	18/03/2022	Yes
230	M-802	48.62		44,35,000	35,98,364	8,36,636		No
231	M-803	48.62		42,54,000	45,02,784	-	07/01/2022	Yes
232	M-804	40.90		36,64,000	28,20,136	8,43,864	10/01/2022	Yes

Sr. No.	Flat No.	Carpet Area sq.mts.)	(in	Unit Consideration as per Agreement (Rs.)	Received Amount (Rs.)	Balance Receivable (Rs.)	Date of Agreement for Sale	Registered Sale Deed
233	M-805	40.90		36,71,000	34,73,040	1,97,960	21/01/2022	Yes
234	M-806	40.90		34,93,000	32,23,218	2,69,782		No
235	M-901	40.90		30,68,000	30,38,000	30,000		Nn
236	M-902	48.62		44,46,500	41,39,457	3,07,043	18/03/2022	Yes
237	M-903	48.62		41,30,200	41,00,200	30,000	09/02/2022	Yes
238	M-904	40.90		33,65,000	3,14,969	30,50,031	17/01/2022	Yes
239	M-905	40.90		36,20,000	35,54,440	65,560	27/01/2022	Yes
240	M-906	40.90		34,89,000	31,59,000	3,30,000	25/01/2022	Yes
241	M-1001	40.90		36,69,000	33,35,160	3,33,840	21/01/2022	Yes
242	M-1002	48.62		44,57,000	39,40,460	5,16,540	08/02/2022	Yes
243	M-1003	48.62		44,26,000	36,20,336	8,05,664	08/04/2022	Yes
244	M-1004	40.90		36,90,000	32,57,400	4,32,600	13/04/2022	Yes
245	M-1005	40.90		29,42,000	29,12,000	30,000	12/01/2022	Yes
246	M-1006	40.90		36,90,000	32,23,080	4,66,920		No
247	M-1101	40.90		36,20,000	35,02,584	1,17,416	17/02/2022	Yes
248	M-1102	48.62		42,41,000	37,18,190	5,22,810	18/03/2022	Yes
249	M-1103	48.62		44,70,000	41,02,410	3,67,590	03/02/2022	Yes
250	M-1104	40.90		33,90,000	30,17,290	3,72,710	17/02/2022	Yes
251	M-1105	40.90		36,99,000	34,89,643	2,09,357	17/02/2022	Yes
252	M-1106	40.90		36,29,000	35,99,000	30,000	05/01/2022	Yes
253	M-1201	40.90		33,59,000	29,35,131	4,23,869	17/01/2022	Yes
254	M-1202	48.62		44,81,000	39,30,649	5,50,351	20/04/2022	Yes
255	M-1203	48.62		44,67,000	38,99,080	5,67,920		No
256	M-1204	40.90		36,90,000	50,000	36,40,000	06/04/2022	Yes
257	M-1205	40.90		38,12,000	35,85,765	2,26,235	12/01/2022	Yes
258	M-1206	40.90		36,30,000	3,70,090	32,59,910	22/02/2022	Yes
259	M-1301	40.90		36,29,000	35,99,000	30,000	08/02/2022	Yes
260	M-1302	48.62		44,16,000	41,79,910	2,36,090		No
261	M-1303	48.62		44,05,000	42,04,999	2,00,001		No
262	M-1304	40.90		32,59,000	50,000	32,09,000	12/03/2022	Yes
263	M-1305	40.90		36,59,000	3,36,723	33,22,277	27/01/2022	Yes
264	M-1306	40.90		35,59,000	19,14,743	16,44,257	08/02/2022	Yes
265	M-1401	40.90		35,12,000	36,35,140	-	03/02/2022	Yes
266	M-1402	48.62		44,69,000	39,17,602	5,51,398	20/04/2022	Yes
267	M-1403	48.62		44,68,000	41,33,559	3,34,441	21/01/2022	Yes
268	M-1404	40.90		36,59,000	31,35,857	5,23,143	12/01/2022	Yes
269	M-1406	40.90		36,29,000	31,64,074	4,64,926		No
270	M-1501	40.90		37,51,000	36,52,691	98,309	12/03/2022	Yes
271	M-1502	48.62		44,70,000	43,40,000	1,30,000		No
272	M-1503	48.62		44,68,000	44,38,000	30,000	08/02/2022	Yes
273	M-1504	40.90		36,29,000	1,00,000	35,29,000		No
274	M-1505	40.93		36,96,630	34,05,666	2,90,964		No
275	M-1506	40.90		36,59,000	17,61,807	18,97,193	21/01/2022	Yes
276	M-1601	40.90		35,00,000	30,57,404	4,42,596		No
277	M-1602	48.62		44,26,000	39,77,084	4,48,916		No
278	M-1603	48.62		44,68,000	44,38,000	30,000		No
279	M-1604	40.90		36,59,000	33,58,181	3,00,819	12/01/2022	Yes
280	M-1605	40.90		34,91,000	32,86,000	2,05,000	12/01/2022	Yes
281	M-1606	40.90		36,90,000	34,04,000	2,86,000		No
282	M-1702	41.31		33,60,360	23,46,400	10,13,960		No
283	M-1703	48.62		43,73,000	43,43,000	30,000	22/02/2022	Yes
284	M-1705	40.90		36,90,000	3,18,890	33,71,110	26/04/2022	Yes
285	M-1706	40.90		36,90,000	37,28,400	-	03/02/2022	Yes
286	M-1801	40.90		35,71,000	32,17,538	3,53,462	21/01/2022	Yes
287	M-1803	50.05		44,86,000	40,69,607	4,16,393	07/01/2022	Yes
288	M-1804	40.90		36,29,000	36,63,890	-		No
289	M-1805	40.90		36,59,000	33,33,896	3,25,104	17/02/2022	Yes
290	M-1806	40.90		36,90,000	1,00,000	35,90,000	08/02/2022	Yes
291	M-1901	40.90		36,90,000	30,18,500	6,71,500	13/04/2022	Yes

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement (Rs.)	Received Amount (Rs.)	Balance Receivable (Rs.)	Date of Agreement for Sale	Registered Sale Deed
292	M-1903	40.79	34,40,000	1,00,000	33,40,000	20/04/2022	Yes
293	M-1904	40.90	36,59,000	50,000	36,09,000	09/02/2022	Yes
294	M-1905	38.60	38,86,000	34,06,364	4,79,636	26/04/2022	Yes
295	M-1906	40.90	36,90,000	33,79,890	3,10,110	18/03/2022	Yes
		17,784.68	1,50,81,70,794.48	1,29,43,50,443	21,44,63,269		
				90,60,45,310			



M. Selenko

2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises
Rs. 33800/- per sq.mts.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate(ASR)
1	L-208	63.56	34,00,990
2	L-1005	72.41	38,46,700
3	M-104	40.90	22,59,710
4	M-105	40.90	22,59,710
5	M-201	40.90	22,59,710
6	M-204	40.90	22,59,710
7	M-206	40.90	22,59,710
8	M-302	45.35	24,82,560
9	M-306	40.90	22,59,710
10	M-406	40.90	22,59,710
11	M-1405	40.90	22,59,710
12	M-1701	40.90	22,59,710
13	M-1704	40.90	22,05,690
14	M-1802	41.31	22,25,950
15	M-1902	41.31	22,25,950
		672.94	3,67,25,230

This certificate is being issued for the project **ROHAN UPAVAN PHASE -1 (KLM)** with RERA Registration No.**PRM/KA/RERA/1251/309/PR/180507/001646** in compliance of the provisions of section 4(2) (I) (D) of the Act and based on the books of accounts, records and documents produced before me and explanations provided to me by the Management of the firm.



(Signature)

