



S. Dad & Co.

Chartered Accountants

44, First Floor, Heera Panna Market,
Pur Road, Bhilwara – 311001, Rajasthan (India)

Tel: 01482-297880, 9829946957

ICAI Firm Registration No.: 007534C

Email: sdcbhl@gmail.com, avadeshsinghvi@gmail.com

CERTIFICATE

FORM-4

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

KRERA Registration Number	PRM/KA/RERA/1251/446/PR/180519/001745
Project Name	IN THAT QUIET EARTH PHASE-1
Promoter Name	TOTAL ENVIRONMENT CONSTRUCTIONS PRIVATE LIMITED
Cost of Real Estate Project	8,52,39,86,410
Quarter Ended Date	30 th June, 2020

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 100% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder	Collection Escrow Account – ITQE 1
Designated Account Number:	'409000708884
Bank Name:	RBL Bank
IFSC Code:	RATN0000156
Branch Name	Residency Road

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	RERA Designated Account – ITQE 1
Name of the designated bank account as per KRBAD (RERA bank account for (Name) Real Estate Project):	
Designated Account Number	409000708909
Bank Name	RBL Bank
IFSC Code	RATN0000156
Branch Name	Residency Road



S. Dad & Co.

Chartered Accountants

44, First Floor, Heera Panna Market,
Pur Road, Bhilwara – 311001, Rajasthan (India)

Tel: 01482-297880, 9829946957

ICAI Firm Registration No.: 007534C

Email: sdcbhl@gmail.com, avadeshsinghvi@gmail.com

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.	59,93,02,264	14,88,10,660
	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.	21,96,18,000	11,79,67,176
	Sub – Total Land Cost	81,89,20,264	26,67,77,836
2	ii. Development Cost/ Cost of Construction:		
	a. (i) Estimated Cost of Construction as certified by Engineer	5,86,50,27,204	76,77,40,082
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA	5,86,50,27,204	76,77,40,082
	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.	1,14,78,65,116	53,73,28,546
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority.	-	-
	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;	69,21,73,826	22,83,40,398



S. Dad & Co.

Chartered Accountants

44, First Floor, Heera Panna Market,
Pur Road, Bhilwara – 311001, Rajasthan (India)

Tel: 01482-297880, 9829946957

ICAI Firm Registration No.: 007534C

Email: sdcbhl@gmail.com, avadeshsinghvi@gmail.com

	Sub – Total Development Cost	7,70,50,66,146	1,53,34,09,026
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.	8,52,39,86,410	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		1,80,01,86,862
	4. Percentage of completion of construction work (as per Project Architect's Certificate)	21.12%	
	5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.	3.13%	
	6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.	17.99%	
	7. Amount which can be withdrawn from Designated Account (Total Estimated Cost as Proportion of cost incurred as per (2 & 5)	1,80,01,86,862	
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.*	98,20,55,212	
	9. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	81,81,31,650	
2	Borrowings / Mortgage Details (If Applicable)		
	A. Borrowing Details		
	1. Name of the Lender:	VISTRA ITCL (INDIA) LIMITED	
	2. Amount Disbursed:	Rs 85 Cr.	
	3. Amount pending for disbursement from lender	Rs 50 Cr.	
	4. Amount to be repaid to lender:	Rs 85 Cr.	
	B. Borrowing Details		
	1. Name of the Lender:	VISTRA ITCL (INDIA) LIMITED	
	2. Amount Disbursed:	Rs. 30 Cr.	
	3.Amount pending for disbursement from Lender:	Rs. 65 Cr.	
	4. Amount to be repaid to Lender:	Rs. 30 Cr.	
	B. Mortgage Details		
	1. Mortgaged to (Name of the Entity/Institution) :	VISTRA ITCL (INDIA) LIMITED	
	2. Amount Disbursed:	Rs 85 Cr. And Rs. 30 Cr.	
	3. Amount pending for disbursement:	Rs 50 Cr. / Rs. 65 Cr.	
	4. Amount to be repaid to lender:	Rs 85 Cr. And 30 Cr	

*Amount withdrawn from RERA designated account till 30th June,2020



S. Dad & Co.

Chartered Accountants

44, First Floor, Heera Panna Market,
Pur Road, Bhilwara – 311001, Rajasthan (India)

Tel: 01482-297880, 9829946957

ICAI Firm Registration No.: 007534C

Email: sdcbhl@gmail.com, avadeshsinghvi@gmail.com

3	Details of Transaction in the Designated RERA Bank Account (include Pre RERA transactions in case of ongoing projects, wherever is applicable):	
	(i) Total number of units booked	274
	(ii) Total amount realized from sale of units during the quarter (AA)	9,05,56,492
	(iii) Total amount deposited into the bank out of sale proceeds during the quarter (AB)	7,97,57,147
	(iv) % of Deposit made (AB/AA)	88.07%
	<u>Reconciliation for the Quarter:</u>	
	a. Opening Balance Date/Quarter start date	01-04-2020
	b. Opening Balance as per bank statement (INR) (To match with the previous quarter closing bank balance)	1,42,58,465
	c. Deposits during the Quarter on account of sales (INR)	7,97,57,147
	d. Other Deposits made (if any):	-
	e. Withdrawals during the Quarter from sale proceeds (INR)	9,05,56,492
	f. Order withdrawal made (if any)	-
	g. Closing Balance as per bank statement (INR)	34,59,120
	h. Closing Balance Date (Quarter end date)	30-06-2020
	<u>Cumulative Reconciliation from the beginning of the project</u>	
	a. Opening balance of the account (INR)	-
	b. Total Deposits made from sale proceeds (INR)	98,55,14,332
	c. Total Deposits made other than sale proceeds (if any) (INR)	-
	d. Total withdrawals made from sale proceeds (INR)	98,20,55,212
	e. Total withdrawal made other than those from sale proceeds (if any) (INR)	-
	f. Closing balance for the current quarter (a+b+c)-(d+e)	34,59,120

This certificate is being issued for the project IN THAT QUIET EARTH- Phase -1 with RERA Registration No. PRM/KA/RERA/1251/446/PR/180519/001745 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.



S. Dad & Co.

Chartered Accountants

44, First Floor, Heera Panna Market,
Pur Road, Bhilwara – 311001, Rajasthan (India)

Tel: 01482-297880, 9829946957

ICAI Firm Registration No.: 007534C

Email: sdcbhl@gmail.com, avadeshsinghvi@gmail.com

Qualification / Observations:

I hereby certify that total amount collected/realized from allottees on account of sale /booking of units during the quarter is Rs. 9,05,56,492/- (as per Point no. AA) out of which Rs. 7,97,57,147/- is deposited in to the project designated bank account as per Section 4(2)(I) (D) of the Act.

For S. Dad & Co.

Chartered Accountants

(Avadesh Singhvi)

Partner

M.N. 415736

26.09.2020

UDIN:- 20415736AAAAGM7173



S. Dad & Co.

Chartered Accountants

44, First Floor, Heera Panna Market,
Pur Road, Bhilwara – 311001, Rajasthan (India)

Tel: 01482-297880, 9829946957

ICAI Firm Registration No.: 007534C

Email: sdcbhl@gmail.com, avadeshsinghvi@gmail.com

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)	6,72,37,99,548
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)	1,90,11,35,772
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	55,400
	(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	1,36,38,28,453
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	3,26,49,64,225
5.	Amount to be deposited in Designated Account – 70% or 100%,	3,45,88,35,323



S. Dad & Co.

Chartered Accountants

44, First Floor, Heera Panna Market,
Pur Road, Bhilwara – 311001, Rajasthan (India)

Tel: 01482-297880, 9829946957

ICAI Firm Registration No.: 007534C

Email: sdcbhl@gmail.com, avadeshsinghvi@gmail.com

Annexure A

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

1. Sold Inventory

No. of Units	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
274	1043,1044,1054,1083,1162,1163,1164,1242,1244,1252,1254,2082,2084,2092,2094,2244,2252,2254,3044,3052,3084,3094,3164,3244,3252,4041,4042,4044,4051,4054,4081,4082,4161,4162,4164,4171,4251,4254,1012,1013,1014,1022,1033,1034,1062,1064,1072,1102,1103,1104,1134,1143,1152,1153,1182,1212,1213,1214,1222,1223,1233,1234,1263,1264,2012,2024,2032,2034,2062,2064,2072,2074,2102,2132,2134,2142,2152,2182,2222,2264,3012,3024,3034,3032,3062,3074,3104,3102,3134,3142,3144,3152,3154,3214,3232,3262,3264,4014,4022,4034,4031,4062,4071,4074,4101,4131,4132,4134,4141,4142,4154,4152,4151,4182,4211,4212,4214,4224,4231,4261,1021a,1021b,1051a,1051b,1061a,1061b,1071a,1071b,1081b,1091a,1131b,1141a,1141b,1151a,1151b,1161b,1181a,1211a,1221a,1221b,1241a,1241b,1251a,1251b,1261b,2023b,2023a,2031b,2051b,2053a,2053b,2063a,2063b,2071b,2073a,2083a,2093a,2093b,2131a,2131b,2141a,2141b,2143a,2151a,2151b,2153a,2161b,2211a,2211b,2213a,2213b,2223a,2223b,2243a,2243b,2253b,2261a,2261b,2263b,3031a,3031b,3033a,3041a,3041b,3043a,3043b,3051a,3051b,3053a,3053b,3071a,3071b,3073a,3083a,3083b,3091a,3091b,3093a,3093b,3101a,3101b,3103a,3131a,3131b,3133a,3133b,3141b,3143b,3143a,3151a,3151b,3153a,3153b,3161a,3161b,3163a,3163b,3211a,3211b,3213a,3213b,3221a,3221b,3223b,3223a,3233a,3243b,3251a,3251b,3	30,944	3,70,77,97,233	1,80,66,61,461	1,90,11,35,772



S. Dad & Co.

Chartered Accountants

44, First Floor, Heera Panna Market,
Pur Road, Bhilwara – 311001, Rajasthan (India)

Tel: 01482-297880, 9829946957

ICAI Firm Registration No.: 007534C

Email: sdcbhl@gmail.com, avadeshsinghvi@gmail.com

	253a,3253b,3261a,3261b,3263a,3263b,4023a,4023b,4083a,4083b,4103a,4103b,4133a,4133b,4153a,4153b,4163a,4163b,4173a,4173b,4183a,4183b,4213a,4233a,4233b,4243b,4253a,4253b,4263a,4263b,1121a,2111a,2113a,2121a,2171a,2181a,2183a,2193a,2201a,2203a,3111a,3173a,3181a,3183a,3201a,				
--	---	--	--	--	--

2. Unsold Inventory Valuation

Ready Reckoner Rate as on the date of certificate of the Residential Premises Rs. 24,600 per sq. mts.

No. of Units	Unit No.	Carpet Area [sq.m.]	Unit Consideration as per ready Reconer rate	Total ASR consideration per flat (A * B)
462	1042,1052,1053,1082,1084,1092,1093,1094,1243,1253,1172,1173,1174,2042,2044,2052,2054,2162,2164,2242,2172,2174,3042,3054,3082,3092,3162,3242,3254,3172,3174,4052,4084,4091,4092,4094,4241,4242,4244,4252,4172,4174,1023,1024,1032,1063,1073,1074,1132,1133,1142,1144,1154,1183,1184,1224,1232,1262,2014,2022,2104,2144,2154,2212,2214,2224,2232,2234,2262,2184,3014,3022,3064,3072,3132,3182,3212,3222,3224,3234,3184,4011,4012,4021,4024,4032,4064,4061,4072,4102,4104,4144,4181,4184,4221,4222,4232,4234,4262,4264,1031a,1031b,1041a,1041b,1081a,1091b,1101a,1101b,1131a,1161a,1171a,1171b,1181b,1211b,1231a,1231b,1261a,2031a,2033a,2033b,2041a,2041b,2043a,2043b,2051a,2061a,2061b,2071a,2073b,2081a,2081b,2083b,2091a,2091b,2101a,2101b,2103a,2103b,2133a,2133b,2143b,2153b,2161a,2163a,2163b,2221a,2221b,2231a,2231b,2233a,2233b,2241a,2241b,2251a,2251b,2253a,2263a,3021a,3021b,3033b,3061a,3061b,3063a,3063b,3073b,3081a,3081b,3103b,3141a,3231a,3231b,3233b,3241a,3241b,3243a,4033a,4033b,4043a,4043b,4053a,4053b,4063a,4063b,4073a,4073b,4093a,4093b,4143a,4143b,4213b,4223a,4223b,4243a,1111a,1111b,1201a,2123a,2173a,2191a,3113a,3121a,3123a,3171a,3191a,3193a,3203a,4113a,4123a,	55,400		



S. Dad & Co.

Chartered Accountants

44, First Floor, Heera Panna Market,
Pur Road, Bhilwara – 311001, Rajasthan (India)

Tel: 01482-297880, 9829946957

ICAI Firm Registration No.: 007534C

Email: sdcbhl@gmail.com, avadeshsinghvi@gmail.com

4193a,4203a,1011a,1011b,2011a,2011b,2013a,2013b,2021a,2021b,3011a,3011b,3013a,3013b,3023a,3023b,4013a,4013b,1122,1123,1124,1202,1203,1204,2122,2124,2202,2204,3122,3124,3202,3204,4121,4122,4124,4201,4202,4204,1112,1113,1114,1192,1193,1194,2112,2114,2192,2194,3112,3114,3192,3194,4111,4112,4114,4191,4192,4194,1282,1283,1284,1322,1323,1324,1332,1333,1334,1362,1363,1364,2282,2284,2322,2324,2332,2334,2362,2364,3282,3284,3322,3324,3332,3334,3362,3364,4281,4282,4284,4321,4322,4324,4331,4332,4334,4361,4362,4364,1272,1273,1274,1292,1293,1294,1302,1303,1304,1312,1313,1314,1342,1343,1344,1352,1353,1354,2272,2274,2292,2294,2302,2304,2312,2314,2342,2344,2352,2354,3272,3274,3292,3294,3302,3304,3312,3314,3342,3344,3352,3354,4271,4272,4274,4291,4292,4294,4301,4302,4304,4311,4312,4314,4341,4342,4344,4351,4352,4354,1291a,1291b,1301a,1301b,1311a,1311b,1321a,1321b,1331a,1331b,1341a,1341b,2291a,2291b,2293a,2293b,2301a,2301b,2303a,2303b,2311a,2311b,2313a,2313b,2321a,2321b,2323a,2323b,2331a,2331b,2333a,2333b,2341a,2341b,2343a,2343b,3291a,3291b,3293a,3293b,3301a,3301b,3303a,3303b,3311a,3311b,3313a,3313b,3321a,3321b,3323a,3323b,3331a,3331b,3333a,3333b,3341a,3341b,3343a,3343b,4293a,4293b,4303a,4303b,4313a,4313b,4323a,4323b,4333a,4333b,4343a,4343b,1271a,1281a,1351a,1361a,2271a,2273a,2281a,2283a,2351a,2353a,2361a,2363a,3271a,3273a,3281a,3283a,3351a,3353a,3361a,3363a,4273a,4283a,4353a,4363a,		24,600	1,36,38,28,453
--	--	--------	----------------

This certificate is being issued for RERA compliance for the TOTAL ENVIRONMENT CONSTRUCTIONS PRIVATE LIMITED and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

For S. Dad & Co.

Chartered Accountants

(Avadesh Singhvi)

Partner

M.N. 415736

26.09.2020

UDIN:- 20415736AAAAGM7173