

B.T. KUMAR & CO

CHARTERED ACCOUNTANTS

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FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/446/PR/191102/002984

Project Name: **VAISHNO LOTUS**

Project Address: Sy. No 1/3, & 1/5B, Chikkanayakanahalli Village
Varthur Hobli, Bangalore -560087.

Promoter Name: **VAISHNO BUILDERS**

SUBJECT: Report and certification of completion with respect to K RERA registered project:
VAISHNO LOTUS developed by **VAISHNO BUILDERS** having RERA Registration Number
PRM/KA/RERA/1251/446/PR/191102/002984

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 **VAISHNO BUILDERS** for the project for the period from 04/06/2019 to 31.03.2022
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.



5. Details of the project and observations / qualifications -

Sl No	Details	Details / Observation / Qualification			
1	Type and Nature of the project	Residential (apartments)			
2	Number of units / inventory as per sanctioned plan	128 Units			
3	Date of RERA Registration as per registration certificate	02/11/2019			
4	End Date as per RERA registration certificate	31/12/2023			
4(a)	Extension End date	Nil			
4(b)	Covid Extension End date	9 Months, 30/09/2024			
5	Project Start date as per Registration application	02/09/2019			
6	Nature of Ownership of Land	Own Land & Joint Development			
7	Total Estimate Cost of Construction as per registration.	Rs.2200/-			
8	Total Estimated Land Cost as per registration	Rs.4,26,60,870/-			
9	Total Cost of the Project as per registration	Rs.42,42,00,000/-			
10	Project Designated Bank Account as per RERA registration	A/c No. 919020076553746			
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
Q3(2019-20)		15/01/2019	14/01/2019	No	
Q4-(2019-20)		30/06/2020	27/06/2020	No	
Q1-(2020-21)		30/09/2020	01/08/2020	No	
Q2-(2020-21)		15/10/2020	14/10/2020	No	
Q3-(2020-21)		15/01/2021	16/01/2021	No	
Q4-(2020-21)		15/04/2021	09/04/2021	No	
Q1-(2020-21)		15/07/2021	14/07/2021	No	
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
31-3-2020		31-7-2020	17/10/2020	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	LIC Housing Finance Ltd
		Amount Borrowed	Rs 28,00,00,000/-
		Balance Amount outstanding / payable as on date of certificate	Nil
		Security details against the borrowings as per sanction letter / conditions	Flats
		Attach the copy of the hypothecation / mortgage of the project land	Attachment of Loan statement
		If the amount is repaid and settled. Attach copy of release / discharge letter / NOC from the lender.	Amount repaid
15	Details of encumbrance on the project land - (In case of multiple encumbrances, please add additional table)	Details of encumbrance	Details
		Nature of pending Encumbrance on the project land	NIL
		Name of person having charge on property	NIL
		Additional Details	
		Any liability due to such encumbrance — if so, amount there on	NIL
		Attach copy of release / discharge letter / NOC from the interested party	NIL
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 -Nil-	
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 -Nil-	
18	Details of commission / brokerage paid to Real Estate	Refer Table — C Mention any observation or qualification	



	Agents -	Nil	
19	Details of pending work in the project and estimated cost to complete such pending work	Nature of Pending Work- Nil	Estimated cost to complete the pending work
			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 Facilities, Amenities as per agreement for sale and Marketing Collaterals - List	the details there on 100% Completion Yes All Facilities completion
21	Sold and Unsold units / inventory	Refer Table — D Mention any observation or qualification 128 Units Sold	
22	Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	-No- If not complied, mention the observation / qualification there on	
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 - 1. Name of the Association 2. Date of registration 3. Registration number 4. Registering authority	
	Attach copy of such Insurance	Attachment-Nil	
25	Whether promoter registered the Deed of Declaration (DoD)	-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 --NIL--
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 --NIL--
28	Has promoter paid any penalty / delay filing fees to RERA Authority during the tenure of the Project	Date :Nil Nature of payment: Nil
29	Any other information in relation to the promoter and project which may be of importance to the Authority	--NIL--

TABLE- A

In case of Ongoing Project - Nil

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 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	Nil
70 % of the amount realized	B = A*70%	Nil
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	
Excess / (Short)	D=B-C	Nil
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 -		Nil

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 Realized, incurred for the project from the inception of the Project: Nil

Details	Note	Amount in Rs.
Total 70 % of 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	Nil
Total 70 %Money Realized from the allottees from the date of registration of the project till the date of this certificate.	B	Nil
TOTAL	C = A + B	Nil
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 - 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	Nil
Surplus / (Deficit)	E=C-D	Nil

We certify that the **VAISHNO BUILDERS** has utilized the amounts collected for **VAISHNO LOTUS** 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 2019-20	Nil	Nil	Nil
FY 2020-21	Nil	Nil	Nil
TOTAL	Nil	Nil	Nil

Note — Above values shall match /tally with the financial statements of the project of the promote

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 12/10/2021

Sr. NO.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letterof Allotment	Received Amount	Balance Receivable	Date of Agreement of sale/sale deed	Registere d Sale Deed Yes / No
1	101	84.73	5894000	5894000	Nil	19.08.21	Yes
2	102	69.12	4991126	4991126	Nil	25.06.21	Yes
3	105	86.12	5650000	5650000	Nil	18.08.21	Yes
4	107	62.90	4694000	4694000	Nil	08.10.21	Yes
5	106	62.90	4750000	4750000	Nil	02.09.21	Yes
6	108	69.40	4998000	4998000	Nil	04.08.21	Yes
7	109	68.01	4620000	4620000	Nil	09.07.21	Yes
8	112	91.60	6552000	6552000	Nil	02.07.21	Yes
9	113	91.60	6435000	6435000	Nil	24.06.21	Yes
10	114	68.84	5185000	5185000	Nil	18.08.21	Yes
11	115	68.01	4731000	4731000	Nil	08.10.21	Yes
12	116	68.01	4788000	4788000	Nil	06.07.21	Yes
13	117	68.01	4500000	4500000	Nil	23.06.21	Yes
14	120	69.12	4938975	4938975	Nil	29.06.21	Yes
15	122	86.68	5921400	5921400	Nil	05.07.21	Yes
16	123	68.84	5124000	5124000	Nil	15.07.21	Yes
17	124	62.90	4683001	4683001	Nil	11.08.21	Yes
18	126	68.01	4700000	4700000	Nil	05.07.21	Yes



19	127	68.01	4952600	4952600	Nil	16.07.21	Yes
20	129	91.60	6396000	6396000	Nil	30.06.21	Yes
21	130	91.60	6396000	6396000	Nil	07.07.21	Yes
22	131	68.84	5246000	5246000	Nil	02.07.21	Yes
23	134	68.01	4651200	4651200	Nil	12.07.21	Yes
24	135	68.01	4788000	4788000	Nil	04.08.21	Yes
25	136	62.62	4767750	4767750	Nil	01.07.21	Yes
26	137	62.62	4532000	4532000	Nil	29.06.21	Yes
27	140	84.73	4176000	4176000	Nil	02.09.21	Yes
28	141	68.84	5097900	5097900	Nil	02.09.21	Yes
29	202	69.14	5011875	5011875	Nil	21.06.21	Yes
30	203	69.40	4981500	4981500	Nil	30.06.21	Yes
31	204	84.69	5734300	5734300	Nil	29.06.21	Yes
32	205	86.63	5998600	5998600	Nil	22.06.21	Yes
33	206	62.85	4800004	4800004	Nil	02.07.21	Yes
34	207	62.85	4793560	4793560	Nil	23.07.21	Yes
35	210	68.04	4860000	4860000	Nil	28.06.21	Yes
36	211	69.14	4920200	4920200	Nil	08.07.21	Yes
37	212	91.61	6380400	6380400	Nil	28.06.21	Yes
38	213	91.61	6400000	6400000	Nil	29.06.21	Yes
39	214	68.86	5185001	5185001	Nil	21.06.21	Yes
40	215	68.04	5117000	5117000	Nil	14.07.21	Yes
41	218	68.04	4900000	4900000	Nil	14.07.21	Yes
42	219	62.63	4738750	4738750	Nil	21.06.21	Yes
43	220	69.14	5023900	5023900	Nil	25.06.21	Yes
44	221	84.69	5850000	5850000	Nil	05.07.21	Yes
45	222	86.63	5913000	5913000	Nil	25.06.21	Yes
46	224	62.85	4460000	4460000	Nil	29.07.21	Yes
47	225	68.04	4800000	4800000	Nil	07.07.21	Yes
48	226	68.04	4998000	4998000	Nil	16.08.21	Yes
49	227	68.04	4750000	4750000	Nil	30.07.21	Yes
50	228	69.14	4920750	4920750	Nil	13.08.21	Yes
51	229	91.61	6240000	6240000	Nil	30.07.21	Yes
52	230	91.61	6552000	6552000	Nil	28.06.21	Yes
53	232	68.04	4900001	4900001	Nil	01.07.21	Yes
54	234	68.04	4938500	4938500	Nil	01.07.21	Yes
55	236	62.63	4532000	4532000	Nil	29.06.21	Yes
56	237	62.63	4692000	4692000	Nil	25.06.21	Yes
57	238	84.69	6292000	6292000	Nil	28.06.21	Yes
58	239	86.16	5986000	5986000	Nil	28.06.21	Yes
59	240	68.86	5202100	5202100	Nil	30.06.21	Yes
60	242	84.26	5900000	5900000	Nil	28.06.21	Yes



61	301	85.66	6006000	6006000	Nil	18.08.21	Yes
62	302	69.14	4700000	4700000	Nil	07.09.21	Yes
63	303	69.40	4952000	4952000	Nil	01.07.21	Yes
64	304	84.69	5850000	5850000	Nil	22.06.21	Yes
65	305	86.63	6499640	6499640	Nil	16.07.21	Yes
66	306	62.85	4680000	4680000	Nil	25.06.21	Yes
67	308	69.42	4991250	4991250	Nil	02.07.21	Yes
68	309	68.04	4866100	4866100	Nil	29.06.21	Yes
69	310	68.04	4998000	4998000	Nil	07.07.21	Yes
70	311	69.14	4981500	4981500	Nil	07.07.21	Yes
71	313	91.61	6318000	6318000	Nil	24.06.21	Yes
72	315	68.04	5050000	5050000	Nil	06.07.21	Yes
73	316	68.04	4960000	4960000	Nil	30.06.21	Yes
74	317	68.04	4898040	4898040	Nil	08.07.21	Yes
75	318	68.04	5027750	5027750	Nil	15.07.21	Yes
76	319	62.63	4560000	4560000	Nil	23.06.21	Yes
77	320	69.14	4981500	4981500	Nil	05.07.21	Yes
78	321	84.69	6149000	6149000	Nil	11.08.21	Yes
79	322	86.63	5945700	5945700	Nil	30.06.21	Yes
80	323	68.86	4941000	4941000	Nil	05.07.21	Yes
81	325	68.04	5100000	5100000	Nil	20.08.21	Yes
82	327	68.04	4750000	4750000	Nil	30.07.21	Yes
83	329	91.61	6246000	6246000	Nil	29.06.21	Yes
84	330	91.61	5928000	5928000	Nil	16.07.21	Yes
85	331	68.86	5124000	5124000	Nil	01.07.21	Yes
86	332	68.04	5012600	5012600	Nil	24.06.21	Yes
87	333	68.04	4998000	4998000	Nil	02.07.21	Yes
88	334	68.04	4819500	4819500	Nil	15.07.21	Yes
89	335	68.04	4879000	4879000	Nil	14.07.21	Yes
90	336	62.63	4571500	4571500	Nil	07.07.21	Yes
91	337	62.63	4683000	4683000	Nil	29.07.21	Yes
92	339	86.16	5986000	5986000	Nil	07.07.21	Yes
93	340	68.86	5002000	5002000	Nil	01.07.21	Yes
94	341	68.86	5000000	5000000	Nil	07.07.21	Yes
95	342	84.26	5582750	5582750	Nil	28.06.21	Yes
96	401	85.66	6266600	6266600	Nil	02.07.21	Yes
97	402	69.14	4951013	4951013	Nil	18.08.21	Yes
98	403	69.40	5000000	5000000	Nil	01.07.21	Yes
99	404	84.69	5863000	5863000	Nil	22.06.21	Yes



100	407	62.85	4838750	4838750	Nil	26.07.21	Yes
101	408	69.42	5310000	5310000	Nil	06.07.21	Yes
102	409	68.04	5025000	5025000	Nil	05.07.21	Yes
103	410	68.04	5176616	5176616	Nil	25.06.21	Yes
104	411	69.14	5090850	5090850	Nil	05.07.21	Yes
105	412	91.61	6200000	6200000	Nil	16.07.21	Yes
106	413	91.61	6396000	6396000	Nil	16.09.21	Yes
107	416	68.04	4850441	4850441	Nil	30.06.21	Yes
108	417	68.04	4908750	4908750	Nil	19.07.21	Yes
109	418	68.04	5176500	5176500	Nil	03.09.21	Yes
110	421	84.69	5755750	5755750	Nil	22.07.21	Yes
111	424	62.85	4850250	4850250	Nil	22.07.21	Yes
112	426	68.04	4850440	4850440	Nil	30.06.21	Yes
113	428	69.14	4950000	4950000	Nil	07.07.21	Yes
114	429	91.61	6396000	6396000	Nil	30.06.21	Yes
115	430	91.61	7353955	7353955	Nil	16.07.21	Yes
116	431	68.86	5150000	5150000	Nil	19.07.21	Yes
117	432	68.04	5176500	5176500	Nil	11.08.21	Yes
118	433	68.04	5110000	5110000	Nil	26.07.21	Yes
119	435	68.04	4968250	4968250	Nil	21.06.21	Yes
120	436	62.63	4850000	4850000	Nil	07.07.21	Yes
121	437	62.63	4738750	4738750	Nil	01.07.21	Yes
122	438	84.69	5850000	5850000	Nil	07.07.21	Yes
123	440	68.86	5124000	5124000	Nil	18.08.21	Yes
124	441	68.86	5119000	5119000	Nil	25.06.21	Yes
125	442	84.26	5617000	5617000	Nil	14.07.21	Yes
126	423	68.86	4880000	1214200	3665800	01.03.21	No
127	233	68.04	5236001	5236001	Nil	20.09.21	No
128	138	84.73	5720000	1435000	4285000	15.08.21	No
Total		9408.96	67,37,17,639	66,57,66,839	79,50,800		



1. Unsold Inventory Valuation - As on 31/10/2021

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs. Nil persq.mts.

Sr. No.	Flat No.	Carpet Area(in sq.mts.) (A)	Unit Consideration as per Guidance value (B)	Total Guidance value considerationper flat (A*B)
	NIL	NIL	NIL	NIL

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
	NIL	NIL	NIL	NIL	NIL	NIL	NIL

Note - mention net of GST or any other taxes

Any observation / qualification

Table F-

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

SI No	Total Deposits Nature of collected from the Deposits / Allottees Head	Transferred to the Balance of Association the promoter	Remarks
	NIL	NIL	

Any observation / qualification

NIL



This is to certify that the **VAISHNO BUILDERS**, Sy. No 1/3, & 1/5B, Chikkanayakanahalli Village, Varthur Hobli, Bangalore -560087 has completed 100% development the real estate **VAISHNO LOTUS** as defined U/Sec 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 B.T. Kumar & Co.,
Chartered Accountants

B.T. Kumar
(Kumar.B.T)



Proprietor

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Date: 12/11/2021

Place: Bangalore

UDIN: **21215700AAAAEK5026**