

Chartered Accountants

FORM 4 C C

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT (Holding Certificate of Practice)

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/472/PR/190715/002686

Project Name: SLN MEADOWS

Project Address: KHATHA NO 30/75/5-1, CHOKANNAHALLI LAYOUT BEHIND RRSIGNATURE TANISANDRA MAIN ROAD, YELAHANKA, BENGALURU URBAN

Promoter Name: SLN DEVELOPERS

Promoter Address: NO. 4C-431, 5th MAIN, 4th CROSS OMBR LAYOUT OPP CHAITANYA TECHNO SCHOOL, BHUVANAGIRI, BENGALURU URBAN, KARNATAKA - 560043

SUBJECT: Report and certification of completion with respect to K RERA registered Project SLN MEADOWS developed by (promoter name) having RERA Registration Number PRM/KA/RERA/1251/472/PR/190715/002686

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 01/04/2019 to 28/02/2022

4. I/We are 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 —	Residential (Apartment)
1	Number of units / inventory as per sanctioned plan	40
	Date of RERA Registration as per registration certificate	15-07-2019

10, Manasa, Mahadevapura Extn., Akash Nagar, Bangalore - 560 016.

1	1			Nolla	W 733	Joine
- 6	1	End Date as per RERA registration		Chartor	ed Account	ants
		certificate	01-03-2022	Charter	eu Account	- CITICO
41		Extension End date				
40	h) /	Extension End date	NA			
4(0) (Covid Extension End date	01-12-2022			
5)	Project Start date as per Registration				
	-	ppucauon	01-04-2019			
6		Nature of Ownership of Land				
7		The Land	Own			
'	1	Total Estimate Cost of Construction a	ıs 103500000			
		or registration	103300000			
8	1	Total Estimated Land Cost as per	(0000000			
	r	egistration	62000000			
9						
	n	Total Cost of the Project as per egistration	165500000			
10						
10	r	Project Designated Bank Account as	14321110000	4571		
	P	CI ICLICA registration	2.021110000	TJ / I		
11	. JF	las the promoter deposited	YES			
	[[1	minimum) 70% of the many	4 I E O			
		anolices into the project				
	u	esignated bank account from time				
	ti	me in accordance with Sec 4(2)(L)(D				
	0	f the Act	"			1
12		Details of Quarterly Updates as per th				1
	Se	ec 11 (e) of the Act and Rule 15 (D)	e Quarter	Due Date	Actual Filing	Delay
	ar	id submission made but			Date	Yes/No
		nd submission made by the promoter	Q2 (2019-20)	15-10-2019	25-10-2019	YES
			Q3 (2019-20)	15-01-2020	13-01-2020	
			Q4 (2019-20)	15-04-2020		NO
			Q1 (2020-21)	15-07-2020	01-07-2020	YES
			Q2 (2020-21)	15 10 2020	03-08-2020	YES
			03 (2020-21)	15-10-2020	15-10-2020	NO
			Q3 (2020-21)	15-01-2021	12-01-2021	NO
			Q4 (2020-21)	15-04-2021	15-04-2021	NO
13	De	etails of Applicable Audit of	Q1 (2021-22)		16-07-2021	YES
	Sta	tement of Accounts and submission	Year ended	Due Date	Actual Filing	Delay
	of	000000000000000000000000000000000000000			Date	Yes/No
	the	province 2 to Co. 1/0/ (T) (D)	31-03-2020	30-09-2020	12-01-2021	
4.1		proviso 3 to Sec 4(2)(L)(D) of the		30-09-2021	16-07-2021	YES
14	De	tails of Borrowings on the	Det	100000000000000000000000000000000000000		NO
	pro	oject -	200	alis	Detail	
	(In	case of multiple borrowers, please	Nome - Cil T		(amounts i	n Rs.)
	add	additional table	Name of the Le		NA	
			Amount Borrow		NA	
		ļ	Balance Amount	t outstanding /	NA	
		h	payable as on da	te of certificate	111	
		Ē	Security details a		274	
		ĥ	Offormos as	Rampt me	NA	
		1	oorrowings as pe etter / condition	er sanction		The state of the s
- 1		Щ	CHEE / CONdition	30	i .	William Committee of the Parket
			- Condition	18		& ASSO

10, Manasa, Mahadevapura Extn., Akash Nagar, Bangalore - 560 016.

CA

Kolla & Associates

	-				
				Attach the copy Charter	ed _: Accountants
				hypothecation / mortgage of	.e
				the project land	"
				If the amount is repaid and	D.T.A.
				settled. Attach copy of release	NA
				discharge letter / NOC from	se /
-				the lender.	1
	15	of chemibrance on th	e project	Details of encumbrance	D
		antiu -	1		
-		(In case of multiple encumbra	nces.	Nature of pending	NA
		please add additional table)		Encumbrance on the project	:
				land	
				Name of person having char	ge NA
				on property	
			-	Additional Details	NA
			4	Any liability due to such	NA
				encumbrance – if so, amount	
			-	here on	
				Attach copy of release /	NA
				lischarge letter / NOC from	
\vdash	16	. C		he interested party	
	10)	incurred R	Refer Table — A	
		In case of Ongoing Project as 4(2)(L)(D) of the Act	per Sec	Mention any observation or q	ualification
-	45				
	17	, ,,	-	lefer Table — B	
		incurred for the project from	the M	lention any observation or q	ualification
		inception of the Project (Pre and RERA period)	Post		
-	10				
	18	,		efer Table — C	
		brokerage paid to Real Estate	ĮΜ	lention any observation or qu	ualification
<u> </u>	10	Agents -			
		Details of pending work in the	; r	Nature of Pending Work	Estimated cost to
		project and estimated cost to			complete the pending
		complete such pending work	D.T.	A	work
			N		NA
			N		NA
			N/		NA
			NA	9963	NA
20	ין כ	Weather all agreed services, fac		not completed, mention the	e details there on
	a	amenities are completed includ	rug all F	Facilities, Amenities as	
	F	phases in case of phase wise		per agreement for sale	100% Completion
	C	construction of the project in		d Marketing Collaterals	Yes / No
	a	accordance with the Agreement		- List	
	S	sale, Marketing collaterals and	M.A		NA
	P	promises made by the promoter	· NA	1	VA GSOCIA

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21 Sold and Unsold units /inventory 22 Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan 23 Insurance on the project - has promoter obtained any insurance on the project, if so, whether it is transferred to the association 24 Whether promoter enabled formation / registered association of allottees in accordance with the local laws Attach copy of such Insurance policy Attach copy of such Insurance policy Whether promoter registered the Deed of Declaration (DoD) Attach copy of such Insurance policy Whether promoter registered the Deed of Declaration (DoD) Attachment Whether promoter registered the Deed of Declaration (DoD) Attachment Whether promoter registered the Deed of Declaration (DoD) Registration number Registration of DoD Registration number Registration number Registration number Registration of DoD Registration Refer Table — F Refer Table	-		V	
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the promoter and project which may	F	20		NI A
				INA
DSSO				and the second s
			of importance to the Authority	D5500



Kolla & Associates Chartered Accountants

TABLE A -

In case of Ongoing Project - NOT APPLICABLE

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	A	
till the date of application for registration of project		
(applicable in case of ongoing project)	- A :::= 00/	
70 % of the amount realized	B = A*70%	
Money incurred / utilized towards for construction of the project or	С	
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		
Excess / (Short)	D=B-C	
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 noncompliance / qualify in **Bold and Italics** –

TABLE B - NOT APPLICABLE
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 the date of this certificate.	В	2.0.
TOTAL	C = A + B	No a Mo

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	1 A	44-
Money incurred / utilized for construction of the project and the	ered Accou	Intants
cost of the project as required U/s. 4(2)(L)(D) of the Act till date		
Land Cost		
Approval / NOC's		
On Site Costs		
Off Site Costs including Architect, engineer, consultants Cost		
Administrative Costs		
Payment of Taxes, Cess etc to statutory authorities (other than pass		
unough charges)		
Financial cost - interest etc		
Any other costs		
Surplus / (Deficit)	E=C-D	
	E-C-D	

I/We certify that the SLN DEVELOPERS has utilized the amounts collected for 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 - NOT APPLICABLE

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 2019-20		2	C-A+B	
FY 2020-21				
FY 2021-22				
TOTAL				

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



Chartered Accountants

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 30/11/2021

		1. 30IQ	inventory -	- As on 30/11/2021				
SI. No	Plot No.	Flat Type	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Is Sale Deed Registered Y/N
1	A-202	2.5BHK	124.95	49,00,000	49,00,000		22.02.2021	
2	A-302	2.5BHK	124.95	62,14,000	62,14,000	-	23.03.2021	Yes
3	B-201	2.5BHK	124.95	45,11,000	45,11,000	-	20.03.2020	Yes
4	B-202	2BHK	111.48	56,07,000	56,07,000	-	03.02.2020	Yes
5	B-301	2.5BHK	124.95	45,11,000	45,11,000	-	07.02.2020	Yes
6	B-103	2BHK	112.88	44,00,000	44,00,000	-	20.02.2020	Yes
7	A-102	2.5BHK	124.95	49,00,000	49,00,000	-	13.07.2020	Yes
8	B-101	2.5BHK	124.95	62,10,000	62,10,000	-	01.12.2020	Yes
9	B-102	2BHK	111.48	44,00,000		-	30.12.2020	Yes
10	A103	2ВНК	110.09	44,00,000	44,00,000	-	29.01.2021	Yes
11	A201	3BHK	147.25	75,50,000	44,00,000	-	05.03.2021	Yes
12	A203	2BHK	110.09	54,51,000	75,50,000	-	13.02.2021	Yes
13	A205		147.25	75,00,000	54,51,000	-	17.03.2021	Yes
14		3BHK	147.25		75,00,000	-	27.04.2021	Yes
15	A301	3BHK	110.09	75,00,000	75,00,000	-	26.02.2021	Yes
16	A303	2BHK		54,50,000	54,50,000	-	15.02.2021	Yes
	B001	2.5BHK	124.95	49,00,000	49,00,000	-	20.02.2021	Yes
17	B203	2BHK	112.88	44,00,000	44,00,000	-	13.02.2021	Yes
18	B205	2BHK	110.09	54,50,000	54,50,000	-	14.04.2021	Yes
19	B302	2BHK	111.48	59,87,000	59,87,000	-	130.02.2021	Yes
20	B303	2BHK	112.88	55,00,000	55,00,000	-	15.02.2021	Yes
21	B304	2BHK	107.30	53,25,000	53,25,000	-	31.03.2021	Yes
22	B305	2BHK	110.09	54,80,000	54,80,000	-	22.04.2021	Yes
23	A104	2BHK	107.30	53,00,000	53,00,000	-	23.10.2021	Yes
24	B105	2BHK	110.09	44,00,000	44,00,000	-	24.06.2021	Yes
2.5	B204	2BHK	107.30	52,75,000	52,75,000	-	22.07.2021	Yes
6	A002	2.5BHK	124.95	61,50,000	61,50,000	-	14.08.2021	
_	A304	2ВНК	107.30	55,00,000	55,00,000	-	16.09.2021	Yes ASSOC/
							10.07.2021	Yes

10, Manasa, Mahadevapura Extn., Akash Nagar, Bangalore - 560 016.

							1	
28	A305	3ВНК	147.25	75,00,000	75,00,00 Cha	rtered Acc	ountants	Yes
29	B104	2BHK	107.30	54,00,000	54,00,000	-	08.10.2021	Yes
30	B003	2BHK	112.88	49,80,000	49,80,000	-	09.10.2021	Yes
31	A101	3ВНК	147.25	72,00,000	72,00,000	-	06.11.2021	Yes
32	A105	3BHK	147.25	72,90,000	72,90,000	-	12.11.2021	Yes
33	B002	2BHK	111.48	54,00,000	14,00,000	40,00,000	22.11.2021	
34	A204	2BHK	107.30	53,00,000	53,00,000		17.07.2021	Yes
35	A001	3BHK	147.25	72,00,000	72,00,000	-	22.11.2021	Yes
36	A003	2BHK	110.09	53,50,000	53,50,000	-	21.12.2021	Yes
37	A005	3ВНК	147.25	70,00,000	70,00,000	-	13.12.2021	Yes
38	B004	2BHK	107.30	53,00,000	53,00,000	-	31.12.2021	Yes
39	B005	2BHK	110.09	54,50,000	11,00,000	43,50,000	01.02.2022	7,000-100
	TOT	AL	4706.86	22,05,41,000	21,21,91,000	83,50,000		

2. Unsold Inventory Valuation - As on 30/11/2021

Ready Recknor Rate as on the date of Certificate of the Residential/Commercial premises Rs. 44,100 per sq.mts.

SI. No.	Flat No.	Flat Type	Carpet Area (in sq.mts.) (A)	Unit Consideration as per Guidance value (B)	Total Guidance value consideration per flat (A*B)
1	A004	2ВНК	107.30	44,100	47,35,000
Γ	OTAL		107.30		47,35,000

Table E - Advance Maintenance charges collected from the allottees, spent and balance there on - NOT APPLICABLE

Number of allottees paid the Advance Maintenanc e charges	Maintenance charges collected from the allottees In	for the period	Amount spent towards Maintenance charges as on date of certificate	d to the	Balance with the promoter	Remarks
						NS30

Note — mention net of GST or any other taxes

10, Manasa, Mahadevapura Extn., Akash Nagar, Bangalore - 560 016.

qualifications / observations shall be in — Bold and Chartered Accountants

Table F - As on DD/MM/YYYY

Deposits (under various heads including club house, maintenance deposit / found etc) collected from the allottees and transferred to association there on - NOT APPLICABLE

SI No	Total Deposits collected from the allottees	Nature of Deposits / Head	Transferred to the Association	Balance with the promoter	Remarks
1					

Any qualifications / observations shall be in — Bold and Italics

This is to certify that the SLN DEVELOPERS, NO. 4C-431, 5th MAIN, 4th CROSS OMBR LAYOUT OPP CHAITANYA TECHNO SCHOOL, BHUVANAGIRI, BENGALURU URBAN, KARNATAKA - 560043, has completed 100 %/ XX% development in the real estate (project Name) 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

Any qualifications / observations shall be in — Bold and Italics

Place: Bangalore

Date: 09/03/2022

For Kolla and Associates Chartered Accountants

> Proprietor CA. Hemadri Kolla

(Signature and Stamp/Seal of the Signatory PCA) 2823S

Name: CA Hemadri Kolla

Full Address: No. 10, Manasa, Mahadevapura Extn, Akash Nagar, Bangalore - 560016

ICAI Membership No.: 224623 Contact No.: 9623788543

E mail: hemadrikolla@gmail.com UDIN: 22224623AEMWLL2860

Note:

1. UDIN 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.kamataka.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.

10, Manasa, Mahadevapura Extn., Akash Nagar, Bangalore - 560 016.