



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

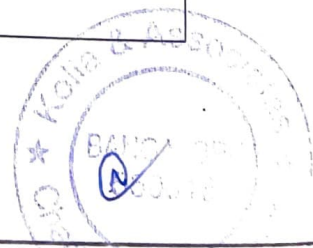
Promoter Name: SLN DEVELOPERS

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 –

Sl No	Details	Details / Observation / Qualification
1	Type and Nature of the project —	Residential (Apartment)
2	Number of units / inventory as per sanctioned plan	40
3	Date of RERA Registration as per registration certificate	15-07-2019



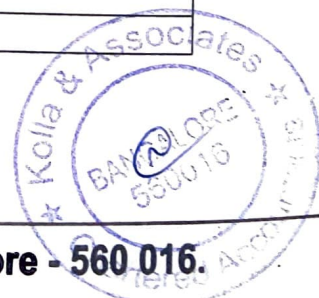


4	End Date as per RERA registration certificate	01-03-2022			
4(a)	Extension End date	NA			
4(b)	Covid Extension End date	01-12-2022			
5	Project Start date as per Registration application	01-04-2019			
6	Nature of Ownership of Land	Own			
7	Total Estimate Cost of Construction as per registration	103500000			
8	Total Estimated Land Cost as per registration	62000000			
9	Total Cost of the Project as per registration	165500000			
10	Project Designated Bank Account as per RERA registration	143211100004571			
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 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
		Q2 (2019-20)	15-10-2019	25-10-2019	YES
		Q3 (2019-20)	15-01-2020	13-01-2020	NO
		Q4 (2019-20)	15-04-2020	01-07-2020	YES
		Q1 (2020-21)	15-07-2020	03-08-2020	YES
		Q2 (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
		Q1 (2021-22)	15-07-2021	16-07-2021	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	Year ended	Due Date	Actual Filing Date	Delay Yes/No
		31-03-2020	30-09-2020	12-01-2021	YES
		31-03-2021	30-09-2021	16-07-2021	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		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 and settled. Attach copy of release / discharge letter / NOC from the lender.	NA
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	NA
		Name of person having charge on property	NA
		Additional Details	NA
		Any liability due to such encumbrance – if so, amount there on	NA
		Attach copy of release / discharge letter / NOC from the interested party	NA
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 Agents -	Refer Table — C Mention any observation or qualification	
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
		NA	NA
		NA	NA
		NA	NA
		NA	NA
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 the details there on Facilities, Amenities as per agreement for sale and Marketing Collaterals - List	100% Completion Yes / No
		MA	NA
		NA	NA





		NA	NA
		NA	NA
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	Yes / No / Not Applicable It 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 — Yes / No - NO Transferred to association — Yes / No - NO	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Yes / No - NO Name of the Association Date of registration Registration number Registering authority	
	Attach copy of such Insurance policy	Attachment	
25	Whether promoter registered the Deed of Declaration (DoD)	Yes / No - NO Date of Deed of Declaration Date of registration of DoD Registration number Registering authority	
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	Date Nature of payment NO	
29	Any other information in relation to the promoter and project which may be of importance to the Authority	NA	





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 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	
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.	B	
TOTAL	$C = A + B$	





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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 -		
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 through charges)		
Financial cost - interest etc		
Any other costs		
Surplus / (Deficit)	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.

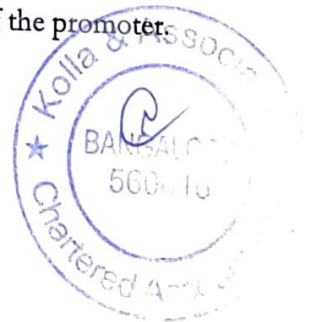
(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions).

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			
FY 2020-21			
FY 2021-22			
TOTAL			

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





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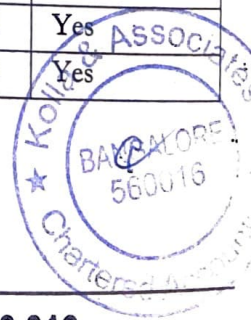
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Table D -

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

Sl. 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	-	23.03.2021	Yes
2	A-302	2.5BHK	124.95	62,14,000	62,14,000	-	20.03.2020	Yes
3	B-201	2.5BHK	124.95	45,11,000	45,11,000	-	03.02.2020	Yes
4	B-202	2BHK	111.48	56,07,000	56,07,000	-	07.02.2020	Yes
5	B-301	2.5BHK	124.95	45,11,000	45,11,000	-	20.02.2020	Yes
6	B-103	2BHK	112.88	44,00,000	44,00,000	-	13.07.2020	Yes
7	A-102	2.5BHK	124.95	49,00,000	49,00,000	-	01.12.2020	Yes
8	B-101	2.5BHK	124.95	62,10,000	62,10,000	-	30.12.2020	Yes
9	B-102	2BHK	111.48	44,00,000	44,00,000	-	29.01.2021	Yes
10	A103	2BHK	110.09	44,00,000	44,00,000	-	05.03.2021	Yes
11	A201	3BHK	147.25	75,50,000	75,50,000	-	13.02.2021	Yes
12	A203	2BHK	110.09	54,51,000	54,51,000	-	17.03.2021	Yes
13	A205	3BHK	147.25	75,00,000	75,00,000	-	27.04.2021	Yes
14	A301	3BHK	147.25	75,00,000	75,00,000	-	26.02.2021	Yes
15	A303	2BHK	110.09	54,50,000	54,50,000	-	15.02.2021	Yes
16	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	-	13.02.2021	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
25	B204	2BHK	107.30	52,75,000	52,75,000	-	22.07.2021	Yes
26	A002	2.5BHK	124.95	61,50,000	61,50,000	-	14.08.2021	Yes
27	A304	2BHK	107.30	55,00,000	55,00,000	-	16.09.2021	Yes



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

Ph : +91 9632788543, E-mail : hemadri@kollaandassociates.com



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28	A305	3BHK	147.25	75,00,000	75,00,000	-	22.09.2021	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	3BHK	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	3BHK	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	
TOTAL			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.

Sl. 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	2BHK	107.30	44,100	47,35,000
TOTAL			107.30		47,35,000

Table E -

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

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

Note — mention net of GST or any other taxes



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

Ph : +91 9632788543, E-mail : hemadri@kollaandassociates.com



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Any qualifications / observations shall be in — Bold and Italics

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

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 CA)

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.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.

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Ph : +91 9632788543, E-mail : hemadri@kollaandassociates.com