



# V. RAVEENDRA & ASSOCIATES

Chartered Accountants

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

### FORM-4

### CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head for Quarterly Update)

Date: 21.02.2023

KRERA Registration Number : PRM/KA/RERA/1250/304/PR/200515/003394

Project Name : PALM COUNTY

Promoter Name : M/s. SRI ADITYA TAAPASI ESTATES LLP

Total Cost of Real Estate Project: 85, 00, 00,000/-

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 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: M/s. SRI ADITYA TAAPASI ESTATES LLP

Designated Account Number: 510341000711003

Bank Name: Corporation Bank

IFSC Code: CORP0000398

Branch Name: Indiranagar, Bangalore-560038

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. HPA/LAO/35/2018-19, Dated.09.10.2019.

| Sl. No | Particulars                                                                                                                                                                                                                         | Estimated Amt in Rs. | Incurred Amt in Rs.         |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------------------|
| 1      | i. Land Cost:<br>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.<br>b. Amount paid for Acquisition/ purchase of TDR (if any) | 70,00,00,000.00      | 81,56,93,639.00<br><br>0.00 |



No. 46, 12th Main, Sector - 6, HSR Layout, Bangalore - 560 102

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|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                     |                 |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------|
|                                     | 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.                                                                                                                                                                                                                                                                                                                                                                |                     | 4,16,97,606.00  |
| <b>Sub – Total Land Cost</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 70,00,00,000.00     | 85,73,91,245.00 |
|                                     | ii. Development Cost/ Cost of Construction:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 15,00,00,000.00     |                 |
|                                     | a. (i) Estimated Cost of Construction as certified by Engineer<br>(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA                                                                                                                                                                                                                                                                                                                                                                                                                                       |                     | 22,30,44,483.00 |
|                                     | <b>Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered)</b><br>(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. |                     | 4,86,07,546.00  |
|                                     | 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;                                                                                                                                                                                                                                                                                                                                                                                              |                     |                 |
| <b>Sub – Total Development Cost</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 15,00,00,000.00     | 27,16,52,029.00 |
|                                     | 2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Rs. 85,00,00,000.00 |                 |
|                                     | 3. Total Cost Incurred of the Real Estate Project                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Rs.112,90,43,274.00 |                 |



|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                 |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|          | <p>[1(i) + 1(ii)] of Incurred Column.</p> <p>4. Percentage of completion of construction work (as per Project Architect's Certificate)</p> <p>5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.</p> <p>6. Proportion of the Cost incurred on Construction Cost to the Total Estimated Cost.</p> <p>7. Total percentage of completion of construction as per CA (i.e,3/2)</p> <p>8. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of construction (lower of (4 &amp; 7)</p> | <p>100%</p> <p>100%</p> <p>100%</p> <p>100%</p> <p>Rs.109,93,98,533.00</p>                                                      |
|          | <p>9. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.</p> <p>10. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.</p>                                                                                                                                                                                                                                                                                                                               | <p>Rs.109,88,87,966.00</p> <p>Rs.5,10,567.00</p>                                                                                |
| <b>2</b> | <b>Borrowings / Mortgage Details (If Applicable )</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                 |
|          | <p>A. Borrowing Details</p> <p>1. Name of the Lender:</p> <p>2. Amount Disbursed:</p> <p>3. Amount pending for disbursement from Lender:</p> <p>4. Amount to be repaid to lender:</p> <p>B. Mortgage Details</p> <p>1. Mortgaged to (Name of the Entity/ Institution) :</p> <p>2. Amount Disbursed:</p> <p>3. Amount pending for disbursement:</p> <p>4. Amount to be repaid to lender:</p>                                                                                                                                                         | <p>Rs .....</p> <p>Rs .....</p> <p>Rs .....</p> <p>Rs .....</p> <p>Rs .....</p> <p>Rs .....</p> <p>Rs .....</p> <p>Rs .....</p> |

|          |                                                                                                                                                                                                                  |                                                                     |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>3</b> | <b>Details of transactions in the designated RERA Bank Account (include per RERA transactions in case of ongoing projects, wherever applicable)</b>                                                              |                                                                     |
|          | <p>a) Total number of units booked:</p> <p>b) Total amount released from sale of units during the quarter (3b):</p> <p>c) Total amount deposited in to the bank out of sale proceeds during the quarter (3):</p> | <p>360 Unit</p> <p>Rs.32,24,28,682.00</p> <p>Rs.22,57,00,077.00</p> |





|                                                                                                          |                     |
|----------------------------------------------------------------------------------------------------------|---------------------|
| d) % of deposit made:                                                                                    | 70%                 |
| Reconciliation for the Quarter                                                                           |                     |
| a) Opening balance date (Quarter start date)                                                             | 01.10.2022          |
| b) Opening balance as per book statement (INR) to match with the previous quarter closing bank balance : | Rs. 1,86,768.00     |
| c) Deposit during the quarter on account of sales (INR)                                                  | Rs.32,24,28,682.00  |
| d) Other deposits made (If any):                                                                         | Rs.0.00             |
| e) Withdrawals during the quarter from sale proceeds (INR):                                              | Rs.32,21,04,903.00  |
| f) Other Withdrawals made (If any)                                                                       | Rs.0.00             |
| g) Closing balance as per bank statement (INR):                                                          | Rs.5,10,567.00      |
| h) Closing balance date (Quarter end date):                                                              | 31.12.2022.         |
| Cumulative Reconciliation from the beginning of the project:                                             |                     |
| a) Opening balance of the account (INR):                                                                 | Rs.0.00             |
| b) Total Deposits made from sale proceeds (INR):                                                         | Rs.109,93,98,533.00 |
| c) Total Deposits made other than sale proceeds (if any) (INR):                                          | Rs.0.00             |
| d) Total withdrawals made from sale proceeds (INR)                                                       | Rs.109,88,87,966.00 |
| e) Total withdrawals made other than those from sale proceeds (if any) (INR):                            | Rs.0.00             |
| Closing balance for the current quarter (a+b+c)-(d+e)                                                    | Rs.5,10,567.00      |

This certificate is being issued for the project **PALM COUNTY** with RERA Registration No. PRM/KA/RERA/1250/304/PR/200515/003394 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.

Yours Faithfully



For V.RAVINDRA & ASSOCIATES

Chartered Accountants

V.RAVINDRA REDDY

Proprietor.

Name. V.RAVINDRA REDDY

Membership Number: 204551

Address: No.46, 12<sup>th</sup> Main Road,

Sector-6, HSR Layout, Bangalore-102



**(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 ) Rs.0.00                                                                                                                                                                                                                                                                                            |
| 2. | Balance amount of receivables from sold apartments as per Annexure A to this certificate Rs.10,28,06,420.00<br>(as certified by Chartered Accountant as verified from the records and books of Accounts)                                                                                                                                                                                                                               |
| 3. | (i) Balance Unsold area 24259.90 (SQ.MTR)<br>(to be certified by Management and to be verified by CA from the records and books of accounts)<br>(ii) Estimated amount of sales proceeds in respect of unsold apartments/ plots (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) Rs.16,500.00 per Sq. Mtr Rs.40,02,88,350.00 as per Annexure A to this certificate |
| 4. | Estimated receivables of ongoing project. Sum of 2 + 3(ii) Rs.50,30,94,770.00                                                                                                                                                                                                                                                                                                                                                          |
| 5. | Amount to be deposited in Designated Account – 70% or 100%<br>IF Sl.No 4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account.<br>IF Sl.No 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account                                                                                                   |

**Annexure A**

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

**1. Sold Inventory**

| Sr. No. | Plot No. | Sital Area (in sq.mts.) | Unit Consideration as per Agreement /Letter of Allotment | Received Amount | Balance Receivable |
|---------|----------|-------------------------|----------------------------------------------------------|-----------------|--------------------|
| 1       | 1        | 63.9                    | 16,00,000                                                | 16,00,000       | -                  |
| 2       | 2        | 138.62                  | 34,09,200                                                | 34,09,200       | -                  |
| 3       | 3        | 111.42                  | 30,71,400                                                | 30,71,400       | -                  |
| 4       | 4        | 54.27                   | 13,28,600                                                | 13,28,600       | -                  |
| 5       | 5        | 128.38                  | 34,00,000                                                | 34,00,000       | -                  |
| 6       | 8        | 66.84                   | 19,75,475                                                | 9,87,735        | 9,87,740           |
| 7       | 9        | 83.89                   | 26,65,826                                                | 26,65,826       | -                  |
| 8       | 10       | 103.23                  | 32,98,575                                                | 32,98,575       | -                  |
| 9       | 11       | 111.42                  | 37,60,000                                                | 37,60,000       | -                  |
| 10      | 12       | 111.42                  | 35,50,000                                                | 35,50,000       | -                  |
| 11      | 13       | 111.42                  | 27,00,000                                                | 27,00,000       | -                  |



|    |    |        |           |           |           |
|----|----|--------|-----------|-----------|-----------|
| 12 | 14 | 111.42 | 40,00,000 | 40,00,000 | -         |
| 13 | 15 | 111.42 | 18,59,999 | 18,59,999 | -         |
| 14 | 16 | 111.42 | 33,40,000 | 33,40,000 | -         |
| 15 | 17 | 111.42 | 30,80,000 | 30,80,000 | -         |
| 16 | 20 | 111.42 | 32,60,000 | 32,60,000 | -         |
| 17 | 21 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 18 | 22 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 19 | 23 | 111.42 | 20,00,000 | 20,00,000 | -         |
| 20 | 24 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 21 | 25 | 111.42 | 33,70,000 | 33,70,000 | -         |
| 22 | 26 | 111.42 | 32,50,000 | 32,50,000 | -         |
| 23 | 27 | 111.53 | 31,90,000 | 17,50,000 | 14,40,000 |
| 24 | 28 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 25 | 29 | 151.66 | 42,50,800 | 31,13,000 | 11,37,800 |
| 26 | 31 | 111.42 | 33,40,000 | 33,40,000 | -         |
| 27 | 34 | 111.53 | 40,00,000 | 40,00,000 | -         |
| 28 | 35 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 29 | 36 | 111.42 | 19,40,000 | 7,00,000  | 12,40,000 |
| 30 | 37 | 111.42 | 39,50,000 | 39,50,000 | -         |
| 31 | 39 | 111.42 | 37,90,000 | 37,90,000 | -         |
| 32 | 41 | 111.42 | 33,40,000 | 33,40,000 | -         |
| 33 | 42 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 34 | 43 | 111.42 | 36,70,000 | 36,70,000 | -         |
| 35 | 44 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 36 | 45 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 37 | 46 | 111.42 | 32,50,000 | 32,50,000 | -         |
| 38 | 47 | 111.42 | 23,00,000 | 23,00,000 | -         |
| 39 | 48 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 40 | 49 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 41 | 51 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 42 | 52 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 43 | 53 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 44 | 54 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 45 | 57 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 46 | 58 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 47 | 59 | 111.42 | 29,40,000 | 29,40,000 | -         |
| 48 | 60 | 111.42 | 29,40,000 | 29,40,000 | -         |
| 49 | 61 | 111.42 | 29,40,000 | 29,40,000 | -         |
| 50 | 62 | 111.42 | 29,40,000 | 29,40,000 | -         |
| 51 | 63 | 111.42 | 33,10,000 | 33,10,000 | -         |
| 52 | 64 | 111.42 | 24,63,500 | 24,63,500 | -         |





|    |     |        |           |           |           |
|----|-----|--------|-----------|-----------|-----------|
| 53 | 65  | 111.42 | 25,32,500 | 25,32,500 | -         |
| 54 | 66  | 111.42 | 32,20,000 | 32,20,000 | -         |
| 55 | 67  | 111.42 | 32,20,000 | 32,20,000 | -         |
| 56 | 68  | 111.42 | 21,10,000 | 3,31,000  | 17,79,000 |
| 57 | 69  | 111.42 | 33,10,000 | 33,10,000 | -         |
| 58 | 70  | 111.42 | 18,60,000 | 18,60,000 | -         |
| 59 | 71  | 111.42 | 36,70,000 | 36,70,000 | -         |
| 60 | 72  | 111.42 | 31,90,000 | 31,90,000 | -         |
| 61 | 73  | 111.42 | 31,90,000 | 31,90,000 | -         |
| 62 | 74  | 111.42 | 31,90,000 | 31,90,000 | -         |
| 63 | 75  | 111.42 | 33,70,000 | 33,70,000 | -         |
| 64 | 76  | 111.42 | 36,00,000 | 36,00,000 | -         |
| 65 | 77  | 111.42 | 21,25,000 | 21,25,000 | -         |
| 66 | 78  | 111.42 | 30,50,000 | 30,50,000 | -         |
| 67 | 79  | 111.42 | 32,80,000 | 32,80,000 | -         |
| 68 | 80  | 111.42 | 18,60,000 | 18,60,000 | -         |
| 69 | 81  | 111.42 | 18,60,000 | 18,60,000 | -         |
| 70 | 82  | 111.42 | 30,50,000 | 30,50,000 | -         |
| 71 | 83  | 111.42 | 30,50,000 | 30,50,000 | -         |
| 72 | 84  | 111.42 | 30,50,000 | 30,50,000 | -         |
| 73 | 85  | 129.92 | 36,89,950 | 18,44,974 | 18,44,976 |
| 74 | 87  | 111.42 | 35,80,000 | 22,90,750 | 12,89,250 |
| 75 | 88  | 111.42 | 32,50,000 | 32,50,000 | -         |
| 76 | 89  | 111.42 | 33,00,000 | 33,00,000 | -         |
| 77 | 90  | 111.42 | 35,38,000 | 35,38,000 | -         |
| 78 | 91  | 111.42 | 29,74,242 | 29,74,242 | -         |
| 79 | 92  | 111.42 | 31,60,000 | 31,60,000 | -         |
| 80 | 93  | 111.42 | 20,50,000 | 20,50,000 | -         |
| 81 | 94  | 111.42 | 20,50,000 | 20,50,000 | -         |
| 82 | 95  | 111.42 | 20,50,000 | 20,50,000 | -         |
| 83 | 96  | 111.42 | 39,50,000 | 19,75,000 | 19,75,000 |
| 84 | 97  | 111.42 | 40,30,000 | 40,30,000 | -         |
| 85 | 98  | 111.42 | 18,60,000 | 18,60,000 | -         |
| 86 | 99  | 111.42 | 18,60,000 | 18,60,000 | -         |
| 87 | 100 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 88 | 101 | 111.42 | 19,23,250 | 19,23,250 | -         |
| 89 | 102 | 111.42 | 36,00,000 | 36,00,000 | -         |
| 90 | 103 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 91 | 104 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 92 | 105 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 93 | 106 | 111.42 | 31,40,000 | 31,40,000 | -         |



|     |     |        |           |           |           |
|-----|-----|--------|-----------|-----------|-----------|
| 94  | 107 | 111.42 | 33,70,000 | 33,70,000 | -         |
| 95  | 108 | 111.42 | 30,70,000 | 30,70,000 | -         |
| 96  | 109 | 111.42 | 33,70,000 | 33,70,000 | -         |
| 97  | 110 | 111.42 | 32,40,000 | 32,40,000 | -         |
| 98  | 111 | 111.42 | 32,40,000 | 32,40,000 | -         |
| 99  | 113 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 100 | 114 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 101 | 115 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 102 | 116 | 111.42 | 32,00,000 | 32,00,000 | -         |
| 103 | 117 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 104 | 118 | 140.08 | 38,14,475 | 28,10,689 | 10,03,786 |
| 105 | 120 | 139.36 | 42,77,500 | 42,77,500 | -         |
| 106 | 121 | 139.36 | 48,47,500 | 24,23,750 | 24,23,750 |
| 107 | 125 | 139.36 | 46,00,000 | 46,00,000 | -         |
| 108 | 126 | 111.42 | 40,87,500 | 40,87,500 | -         |
| 109 | 127 | 111.42 | 40,87,500 | 40,87,500 | -         |
| 110 | 128 | 139.36 | 49,25,000 | 49,25,000 | -         |
| 111 | 130 | 139.36 | 52,60,000 | 26,30,000 | 26,30,000 |
| 112 | 131 | 139.36 | 45,00,000 | 45,00,000 | -         |
| 113 | 132 | 139.36 | 45,00,000 | 45,00,000 | -         |
| 114 | 133 | 139.36 | 45,47,500 | 45,47,500 | -         |
| 115 | 134 | 139.36 | 45,47,500 | 45,47,500 | -         |
| 116 | 135 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 117 | 136 | 139.29 | 46,97,500 | 46,97,500 | -         |
| 118 | 137 | 139.36 | 26,00,000 | 25,00,000 | 1,00,000  |
| 119 | 138 | 139.36 | 43,97,500 | 30,79,000 | 13,18,500 |
| 120 | 140 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 121 | 141 | 111.42 | 33,70,000 | 33,70,000 | -         |
| 122 | 142 | 111.42 | 26,67,000 | 26,67,000 | -         |
| 123 | 143 | 111.42 | 34,30,000 | 34,30,000 | -         |
| 124 | 144 | 111.42 | 31,60,000 | 31,60,000 | -         |
| 125 | 145 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 126 | 146 | 111.42 | 37,90,000 | 18,95,000 | 18,95,000 |
| 127 | 147 | 111.42 | 37,60,000 | 18,30,000 | 19,30,000 |
| 128 | 148 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 129 | 149 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 130 | 150 | 111.42 | 30,00,000 | 30,00,000 | -         |
| 131 | 151 | 111.42 | 33,10,000 | 33,10,000 | -         |
| 132 | 152 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 133 | 153 | 111.42 | 31,40,000 | 31,40,000 | -         |
| 134 | 154 | 111.42 | 31,40,000 | 31,40,000 | -         |





|     |     |        |           |           |           |
|-----|-----|--------|-----------|-----------|-----------|
| 135 | 155 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 136 | 156 | 111.42 | 32,50,000 | 16,25,000 | 16,25,000 |
| 137 | 157 | 134.55 | 32,50,000 | 20,92,200 | 11,57,800 |
| 138 | 159 | 139.36 | 43,00,000 | 43,00,000 | -         |
| 139 | 161 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 140 | 163 | 139.36 | 44,47,500 | 44,47,500 | -         |
| 141 | 164 | 139.36 | 49,97,500 | 49,97,500 | -         |
| 142 | 165 | 139.36 | 43,22,500 | 43,22,500 | -         |
| 143 | 166 | 139.36 | 40,97,500 | 20,01,001 | 20,96,499 |
| 144 | 167 | 139.29 | 46,00,000 | 46,00,000 | -         |
| 145 | 168 | 139.24 | 24,18,000 | 24,18,000 | -         |
| 146 | 169 | 139.29 | 45,02,500 | 45,02,500 | -         |
| 147 | 172 | 139.36 | 44,35,000 | 25,85,500 | 18,49,500 |
| 148 | 177 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 149 | 180 | 111.42 | 31,90,000 | 31,90,000 | -         |
| 150 | 182 | 147.37 | 41,67,175 | 20,85,000 | 20,82,175 |
| 151 | 187 | 139.29 | 43,22,500 | 43,22,500 | -         |
| 152 | 188 | 139.29 | 44,50,000 | 44,50,000 | -         |
| 153 | 189 | 139.29 | 43,97,500 | 43,97,500 | -         |
| 154 | 190 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 155 | 191 | 139.36 | 41,55,000 | 20,25,000 | 21,30,000 |
| 156 | 192 | 187.99 | 59,00,000 | 29,50,000 | 29,50,000 |
| 157 | 193 | 105.23 | 35,84,300 | 31,90,868 | 3,93,432  |
| 158 | 194 | 111.42 | 36,60,000 | 32,29,000 | 4,31,000  |
| 159 | 197 | 163.51 | 46,94,575 | 23,47,290 | 23,47,285 |
| 160 | 198 | 111.42 | 23,82,500 | 23,82,500 | -         |
| 161 | 199 | 111.42 | 23,82,500 | 23,82,500 | -         |
| 162 | 200 | 111.42 | 23,82,500 | 23,82,500 | -         |
| 163 | 201 | 111.42 | 23,82,500 | 23,82,500 | -         |
| 164 | 202 | 111.42 | 39,00,000 | 39,00,000 | -         |
| 165 | 203 | 111.42 | 42,24,000 | 42,24,000 | -         |
| 166 | 204 | 139.29 | 49,50,000 | 49,50,000 | -         |
| 167 | 205 | 139.36 | 43,97,500 | 43,97,500 | -         |
| 168 | 206 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 169 | 207 | 139.36 | 41,00,000 | 41,00,000 | -         |
| 170 | 208 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 171 | 213 | 111.42 | 23,82,500 | 23,82,500 | -         |
| 172 | 214 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 173 | 215 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 174 | 216 | 111.42 | 30,30,000 | 20,50,000 | 9,80,000  |
| 175 | 217 | 147.33 | 41,60,000 | 29,11,000 | 12,49,000 |



|     |     |        |           |           |           |
|-----|-----|--------|-----------|-----------|-----------|
| 176 | 219 | 90.72  | 24,87,600 | 24,87,600 | -         |
| 177 | 220 | 58.95  | 16,60,850 | 11,14,341 | 5,46,509  |
| 178 | 222 | 123.33 | 22,38,440 | 22,38,440 | -         |
| 179 | 223 | 111.42 | 31,90,000 | 22,26,000 | 9,64,000  |
| 180 | 225 | 121.87 | 20,45,160 | 20,45,160 | -         |
| 181 | 226 | 139.36 | 47,35,000 | 33,19,900 | 14,15,100 |
| 182 | 227 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 183 | 228 | 139.36 | 45,00,000 | 45,00,000 | -         |
| 184 | 229 | 139.40 | 23,25,000 | 23,25,000 | -         |
| 185 | 232 | 139.36 | 52,00,000 | 26,00,000 | 26,00,000 |
| 186 | 233 | 139.36 | 40,80,000 | 40,80,000 | -         |
| 187 | 234 | 139.36 | 46,97,500 | 46,97,500 | -         |
| 188 | 235 | 139.36 | 37,97,500 | 37,97,500 | -         |
| 189 | 238 | 139.29 | 42,97,500 | 42,97,500 | -         |
| 190 | 239 | 139.36 | 41,25,000 | 41,25,000 | -         |
| 191 | 240 | 139.36 | 45,00,000 | 45,00,000 | -         |
| 192 | 241 | 139.36 | 42,00,000 | 35,70,000 | 6,30,000  |
| 193 | 242 | 139.36 | 46,42,500 | 32,49,750 | 13,92,750 |
| 194 | 243 | 207.74 | 73,49,625 | 52,27,925 | 21,21,700 |
| 195 | 244 | 139.36 | 45,00,000 | 45,00,000 | -         |
| 196 | 245 | 139.36 | 42,55,000 | 31,87,500 | 10,67,500 |
| 197 | 246 | 139.36 | 42,60,000 | 31,92,250 | 10,67,750 |
| 198 | 247 | 111.42 | 35,02,000 | 35,02,000 | -         |
| 199 | 248 | 111.42 | 34,50,000 | 34,50,000 | -         |
| 200 | 249 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 201 | 250 | 111.42 | 35,02,000 | 28,89,500 | 6,12,500  |
| 202 | 251 | 115.53 | 36,95,775 | 22,84,750 | 14,11,025 |
| 203 | 252 | 111.42 | 34,00,000 | 24,00,000 | 10,00,000 |
| 204 | 253 | 111.42 | 31,40,000 | 31,40,000 | -         |
| 205 | 254 | 111.42 | 35,00,000 | 35,00,000 | -         |
| 206 | 255 | 111.42 | 30,60,000 | 30,60,000 | -         |
| 207 | 256 | 111.42 | 30,60,000 | 30,60,000 | -         |
| 208 | 257 | 123.99 | 36,81,800 | 26,00,000 | 10,81,800 |
| 209 | 258 | 121.78 | 38,86,950 | 11,66,085 | 27,20,865 |
| 210 | 259 | 111.42 | 34,60,000 | 34,60,000 | -         |
| 211 | 260 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 212 | 261 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 213 | 262 | 111.42 | 35,40,000 | 35,40,000 | -         |
| 214 | 263 | 111.42 | 35,00,000 | 24,80,000 | 10,20,000 |
| 215 | 264 | 81.34  | 25,88,125 | 17,85,600 | 8,02,525  |
| 216 | 267 | 111.42 | 42,00,000 | 42,00,000 | -         |





|     |     |        |           |           |           |
|-----|-----|--------|-----------|-----------|-----------|
| 217 | 268 | 111.42 | 42,10,000 | 42,10,000 | -         |
| 218 | 269 | 111.42 | 20,50,000 | 20,50,000 | -         |
| 219 | 270 | 111.42 | 26,20,000 | 26,20,000 | -         |
| 220 | 271 | 111.42 | 33,00,000 | 33,00,000 | -         |
| 221 | 272 | 111.42 | 33,00,000 | 33,00,000 | -         |
| 222 | 273 | 111.42 | 33,00,000 | 33,00,000 | -         |
| 223 | 274 | 111.42 | 34,30,000 | 34,30,000 | -         |
| 224 | 275 | 111.42 | 35,70,000 | 35,70,000 | -         |
| 225 | 276 | 111.42 | 35,70,000 | 35,70,000 | -         |
| 226 | 277 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 227 | 278 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 228 | 279 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 229 | 280 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 230 | 283 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 231 | 284 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 232 | 285 | 111.42 | 34,50,000 | 34,50,000 | -         |
| 233 | 286 | 111.42 | 35,14,000 | 35,14,000 | -         |
| 234 | 287 | 111.42 | 31,00,000 | 31,00,000 | -         |
| 235 | 288 | 111.42 | 39,70,000 | 39,70,000 | -         |
| 236 | 289 | 111.42 | 39,70,000 | 39,70,000 | -         |
| 237 | 290 | 111.42 | 35,00,000 | 35,00,000 | -         |
| 238 | 291 | 111.42 | 35,00,000 | 35,00,000 | -         |
| 239 | 292 | 111.42 | 34,14,000 | 34,14,000 | -         |
| 240 | 293 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 241 | 294 | 111.42 | 33,10,000 | 33,10,000 | -         |
| 242 | 295 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 243 | 296 | 111.42 | 30,50,000 | 30,50,000 | -         |
| 244 | 297 | 111.42 | 24,50,000 | 24,50,000 | -         |
| 245 | 298 | 111.42 | 31,50,000 | 18,90,000 | 12,60,000 |
| 246 | 299 | 81.34  | 24,50,000 | 14,70,000 | 9,80,000  |
| 247 | 303 | 111.42 | 31,00,000 | 15,00,000 | 16,00,000 |
| 248 | 304 | 111.42 | 16,74,000 | 16,74,000 | -         |
| 249 | 305 | 113.08 | 33,65,900 | 23,00,000 | 10,65,900 |
| 250 | 306 | 92.11  | 26,69,033 | 18,66,710 | 8,02,323  |
| 251 | 307 | 107.37 | 32,35,765 | 21,10,000 | 11,25,765 |
| 252 | 312 | 86.33  | 28,50,000 | 14,90,000 | 13,60,000 |
| 253 | 313 | 116.25 | 39,56,375 | 39,56,375 | -         |
| 254 | 315 | 114.03 | 19,01,850 | 19,01,850 | -         |
| 255 | 316 | 112.92 | 18,83,250 | 18,83,250 | -         |
| 256 | 318 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 257 | 319 | 111.42 | 42,20,000 | 21,10,000 | 21,10,000 |





|     |     |        |           |           |           |
|-----|-----|--------|-----------|-----------|-----------|
| 258 | 320 | 111.42 | 42,20,000 | 10,50,000 | 31,70,000 |
| 259 | 321 | 111.42 | 42,20,000 | 21,10,000 | 21,10,000 |
| 260 | 322 | 111.42 | 42,20,000 | 21,10,000 | 21,10,000 |
| 261 | 323 | 111.42 | 32,40,000 | 32,40,000 | -         |
| 262 | 324 | 111.42 | 25,50,000 | 25,50,000 | -         |
| 263 | 325 | 111.42 | 25,50,000 | 25,50,000 | -         |
| 264 | 326 | 111.42 | 42,70,000 | 42,70,000 | -         |
| 265 | 333 | 111.42 | 40,30,000 | 40,30,000 | -         |
| 266 | 334 | 111.42 | 40,30,000 | 40,30,000 | -         |
| 267 | 336 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 268 | 337 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 269 | 339 | 111.42 | 40,30,000 | 40,30,000 | -         |
| 270 | 340 | 111.42 | 40,30,000 | 40,30,000 | -         |
| 271 | 343 | 56.16  | 14,34,100 | 14,34,100 | -         |
| 272 | 344 | 67.33  | 18,07,100 | 18,07,100 | -         |
| 273 | 345 | 86.92  | 23,33,875 | 23,33,875 | -         |
| 274 | 347 | 111.34 | 25,00,000 | 25,00,000 | -         |
| 275 | 348 | 111.42 | 42,70,000 | 42,70,000 | -         |
| 276 | 349 | 111.42 | 42,70,000 | 42,70,000 | -         |
| 277 | 350 | 111.42 | 42,70,000 | 42,70,000 | -         |
| 278 | 351 | 111.42 | 43,30,000 | 43,30,000 | -         |
| 279 | 352 | 111.42 | 43,30,000 | 43,30,000 | -         |
| 280 | 355 | 139.11 | 45,47,707 | 17,50,000 | 27,97,707 |
| 281 | 358 | 160.19 | 50,30,300 | 50,30,300 | -         |
| 282 | 359 | 111.42 | 43,00,000 | 21,50,000 | 21,50,000 |
| 283 | 360 | 138.5  | 39,73,250 | 39,73,250 | -         |
| 284 | 362 | 116.8  | 30,50,000 | 30,50,000 | -         |
| 285 | 363 | 105.95 | 32,25,000 | 32,25,000 | -         |
| 286 | 364 | 92     | 24,75,000 | 24,75,000 | -         |
| 287 | 365 | 111.42 | 35,50,000 | 24,85,400 | 10,64,600 |
| 288 | 366 | 111.42 | 30,90,000 | 21,63,000 | 9,27,000  |
| 289 | 368 | 111.42 | 31,00,000 | 31,00,000 | -         |
| 290 | 369 | 111.42 | 40,00,000 | 40,00,000 | -         |
| 291 | 372 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 292 | 374 | 139.36 | 43,00,000 | 32,82,350 | 10,17,650 |
| 293 | 375 | 139.36 | 45,47,500 | 32,18,500 | 13,29,000 |
| 294 | 377 | 167.6  | 56,14,000 | 39,29,800 | 16,84,200 |
| 295 | 378 | 111.42 | 32,50,000 | 32,50,000 | -         |
| 296 | 379 | 111.42 | 18,60,000 | 18,60,000 | -         |
| 297 | 380 | 111.42 | 22,40,000 | 22,40,000 | -         |
| 298 | 381 | 111.42 | 21,67,882 | 21,67,882 | -         |



|     |     |        |           |           |           |
|-----|-----|--------|-----------|-----------|-----------|
| 299 | 384 | 145.72 | 49,35,000 | 49,35,000 | -         |
| 300 | 385 | 118.88 | 36,00,000 | 36,00,000 | -         |
| 301 | 386 | 116.74 | 20,50,000 | 20,50,000 | -         |
| 302 | 395 | 145.33 | 41,00,000 | 41,00,000 | -         |
| 303 | 396 | 150.88 | 41,81,875 | 20,25,650 | 21,56,225 |
| 304 | 399 | 167.09 | 55,98,950 | 55,98,950 | -         |
| 305 | 401 | 167.09 | 62,93,000 | 62,93,000 | -         |
| 306 | 403 | 139.36 | 46,00,000 | 46,00,000 | -         |
| 307 | 407 | 101.56 | 18,43,350 | 18,43,350 | -         |
| 308 | 408 | 139.36 | 48,47,500 | 38,04,375 | 10,43,125 |
| 309 | 409 | 139.36 | 49,97,500 | 49,97,500 | -         |
| 310 | 410 | 139.36 | 46,60,000 | 46,60,000 | -         |
| 311 | 411 | 139.36 | 49,95,000 | 49,95,000 | -         |
| 312 | 412 | 139.36 | 49,97,500 | 49,97,500 | -         |
| 313 | 413 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 314 | 414 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 315 | 415 | 139.36 | 46,60,000 | 46,60,000 | -         |
| 316 | 418 | 139.36 | 45,98,125 | 45,98,125 | -         |
| 317 | 419 | 139.36 | 40,00,000 | 40,00,000 | -         |
| 318 | 420 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 319 | 421 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 320 | 422 | 185.22 | 66,59,825 | 39,65,000 | 26,94,825 |
| 321 | 426 | 139.29 | 24,25,625 | 24,25,625 | -         |
| 322 | 427 | 139.29 | 40,00,000 | 40,00,000 | -         |
| 323 | 428 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 324 | 429 | 139.26 | 42,00,000 | 42,00,000 | -         |
| 325 | 430 | 139.36 | 43,97,500 | 43,97,500 | -         |
| 326 | 431 | 139.36 | 43,35,000 | 43,35,000 | -         |
| 327 | 432 | 139.36 | 43,35,000 | 41,50,100 | 1,84,900  |
| 328 | 433 | 139.36 | 43,35,000 | 43,35,000 | -         |
| 329 | 434 | 139.36 | 42,50,000 | 38,00,000 | 4,50,000  |
| 330 | 437 | 139.36 | 44,00,000 | 44,00,000 | -         |
| 331 | 438 | 139.36 | 23,25,000 | 23,25,000 | -         |
| 332 | 439 | 139.36 | 23,25,000 | 23,25,000 | -         |
| 333 | 441 | 139.4  | 23,25,000 | 23,25,000 | -         |
| 334 | 442 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 335 | 444 | 139.36 | 46,25,000 | 46,25,000 | -         |
| 336 | 447 | 139.36 | 39,75,000 | 39,75,000 | -         |
| 337 | 448 | 139.36 | 39,75,000 | 39,75,000 | -         |
| 338 | 449 | 139.36 | 23,25,000 | 23,25,000 | -         |
| 339 | 450 | 139.36 | 23,35,000 | 23,35,000 | -         |



|     |     |        |           |           |           |
|-----|-----|--------|-----------|-----------|-----------|
| 340 | 451 | 139.36 | 45,00,000 | 45,00,000 | -         |
| 341 | 452 | 139.29 | 24,35,000 | 24,35,000 | -         |
| 342 | 453 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 343 | 461 | 139.36 | 23,25,000 | 23,25,000 | -         |
| 344 | 462 | 139.29 | 23,25,000 | 23,25,000 | -         |
| 345 | 463 | 139.36 | 49,00,000 | 49,00,000 | -         |
| 346 | 474 | 111.42 | 40,30,000 | 40,30,000 | -         |
| 347 | 476 | 111.42 | 36,70,000 | 36,70,000 | -         |
| 348 | 477 | 111.42 | 25,00,000 | 25,00,000 | -         |
| 349 | 485 | 153.02 | 25,57,500 | 25,57,500 | -         |
| 350 | 486 | 153.02 | 32,18,169 | 6,39,375  | 25,78,794 |
| 351 | 487 | 191.89 | 57,50,000 | 57,50,000 | -         |
| 352 | 490 | 223.04 | 37,19,800 | 37,19,800 | -         |
| 353 | 492 | 223.04 | 49,50,000 | 49,50,000 | -         |
| 354 | 493 | 222.35 | 37,20,000 | 37,20,000 | -         |
| 355 | 494 | 222.95 | 83,80,000 | 83,80,000 | -         |
| 356 | 495 | 222.82 | 37,17,380 | 37,17,380 | -         |
| 357 | 496 | 222.82 | 37,20,000 | 37,20,000 | -         |
| 358 | 497 | 222.95 | 79,00,000 | 79,00,000 | -         |
| 359 | 498 | 222.82 | 78,00,000 | 78,00,000 | -         |
| 360 | C02 | 147.96 | 40,79,800 | 17,85,911 | 22,93,889 |





## 2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises

Rs.16, 500.00 per sq.mts.

| Sr. No. | Plot No. | Carpet Area (in sq.mtr) | Unit Consideration as per Ready Reckoner Rate(ASR) | Total ASR consideration per flat/plot (A*B) |
|---------|----------|-------------------------|----------------------------------------------------|---------------------------------------------|
| 1       | 150      | 24259.90                | Rs.16,500.00                                       | Rs.40,02,88,350.00                          |

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Yours Faithfully

For V.RAVINDRA & ASSOCIATES  
Chartered Accountants



V.RAVINDRA REDDY

Proprietor.

Name. V.RAVINDRA REDDY

Membership Number: 204551

Address: No.46, 12<sup>th</sup> Main Road,  
Sector-6, HSR Layout, Bangalore-102

Contact Details: Mob.94480 88722

Email. ID. [ravivelukuru@gmail.com](mailto:ravivelukuru@gmail.com)

UDIN. No: 23204551BGVKUZ6377



Date: 21.02.2023

Place: Bangalore