



VENKATRAMANA P & Co.,
Chartered Accountants

CA VENKATRAMANA. P
Proprietor B.Com., F.C.A.

#4, KVS Complex, 3rd Floor,
Next to Water tank, Double Road,
NRI Layout, Bangalore-560016

Mob : +91 9845032389

E-mail: venki_ca2007@yahoo.co.in

FORM 4 CC

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

**Report and Certification of Completion
under RERA**

KRERA Registration Number: PRM/KA/RERA/1251/446/PR/201215/003752

Project Name: Vikyath White Meadows

Project Address: Sy No. 35/1,
White city Layout, Seegehalli,
K R Puram
Bangalore-572213

Promoter Name and Address: Vikyath Infra,

No. 364, Alfa Garden
5th Cross, Kodigehalli Main Road
Ayappa Nagar,
Bengaluru - 560036

SUBJECT: Report and certification of completion with respect to KRERA registered project of "Vikyath White Meadows" developed by Vikyath Infra having RERA Registration Number. PRM/KA/RERA/1251/446/PR/201215/003752.

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 "Vikyath Infra" for the project "Vikyath White Meadows" for the period from 01/02/2020 to 30/11/2021



4. I/We are relied on the work of external Professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, values' 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 Registration Certificate	60 Flats			
3	Date of RERA Registration as per Registration Certificate	RERA Registration Approval Received on 15.12.2020 As per RERA Certificate.			
4	End Date as per RERA Registration Certificate	30.11.2021			
4(a)	Extension End Date	NIL			
4(b)	Covid Extension End Date	NIL			
5	Project Start Date as per Registration Application	01.02.2020			
6	Nature of Ownership of Land	JDA and GPA			
7	Total Estimate Cost of Construction as per Registration	17,51,32,275/-			
8	Total Estimated Land cost as per Registration	4,46,37,202/-			
9	Total Cost of the Project as per Registration	13,04,95,073/-			
10	Project Designed Bank Account as per RERA Registration	Bank Name: Axis Bank Account No: 920020064281826, IFSC Code: UTIB0002177 Branch: Whitefield Main road,			
11	Has the promoter deposited (Minimum) 70% of the money realized from the allottees into the Project Designed 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 Filling Date	Delay Yes/ No
		Q4(2019-20)	15.04.2020	24-06-2022	Yes
		Q1(2020-21)	15.07.2020	24-06-2022	Yes
		Q2(2020-21)	15.10.2020	24-06-2022	Yes
		Q3(2020-21)	15.01.2021	24-06-2022	Yes
		Q4(2020-21)	15.04.2021	24-06-2022	Yes
		Q1(2020-21)	15.07.2021	25-06-2022	Yes
		Q2(2021-22)	15.10.2021	25-06-2022	Yes
		Q3(2021-22)	15.01.2022	25-06-2022	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 Act.	<table><tr><td>Year Ended</td><td>Due Date</td><td>Actual Filling Date</td><td>Delay Yes / No</td></tr><tr><td>31.03.2020</td><td>15.02.2021</td><td>15.02.2021</td><td>No</td></tr><tr><td>31.03.2021</td><td>15.03.2022</td><td>14.02.2022</td><td>No</td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	Year Ended	Due Date	Actual Filling Date	Delay Yes / No	31.03.2020	15.02.2021	15.02.2021	No	31.03.2021	15.03.2022	14.02.2022	No				
Year Ended	Due Date	Actual Filling Date	Delay Yes / No															
31.03.2020	15.02.2021	15.02.2021	No															
31.03.2021	15.03.2022	14.02.2022	No															
14	Details of Borrowing on the Project- (In case of Multiple Borrowers, please add additional table.	<table><tr><td>Details</td><td>Details (Amounts in Rs.) End 31.03.2022</td></tr><tr><td>Name of the Lender</td><td>AS PER ANNEXURE ENCLOSED</td></tr><tr><td>Amount Borrowed</td><td>1,82,40,076 /-</td></tr><tr><td>Balance Amount Outstanding / Payable as on date of Certificate</td><td>1,82,40,076 /-</td></tr><tr><td>Security details against the borrowing as per sanction letter / conditions.</td><td>NIL</td></tr><tr><td>Attach the copy of the hypothecation / Mortgage of the Project land</td><td>NIL</td></tr><tr><td>If the amount is repaid a settled. Attach copy of release / Discharge letter / NOC from the lender.</td><td>NA</td></tr></table>	Details	Details (Amounts in Rs.) End 31.03.2022	Name of the Lender	AS PER ANNEXURE ENCLOSED	Amount Borrowed	1,82,40,076 /-	Balance Amount Outstanding / Payable as on date of Certificate	1,82,40,076 /-	Security details against the borrowing as per sanction letter / conditions.	NIL	Attach the copy of the hypothecation / Mortgage of the Project land	NIL	If the amount is repaid a settled. Attach copy of release / Discharge letter / NOC from the lender.	NA		
Details	Details (Amounts in Rs.) End 31.03.2022																	
Name of the Lender	AS PER ANNEXURE ENCLOSED																	
Amount Borrowed	1,82,40,076 /-																	
Balance Amount Outstanding / Payable as on date of Certificate	1,82,40,076 /-																	
Security details against the borrowing as per sanction letter / conditions.	NIL																	
Attach the copy of the hypothecation / Mortgage of the Project land	NIL																	
If the amount is repaid a 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.	<table><tr><td>Details of Encumbrance</td><td>Details</td></tr><tr><td>Nature of pending Encumbrance on the Project Land</td><td>NA</td></tr><tr><td>Name of person having charge on property</td><td>NA</td></tr><tr><td>Additional Details</td><td>NA</td></tr><tr><td>Any liability due to such encumbrance - if so, amount thereon.</td><td>NA</td></tr><tr><td>Attach copy of release / discharge letter / NOC from the interested party.</td><td>NA</td></tr></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 thereon.	NA	Attach copy of release / discharge letter / NOC from the interested party.	NA				
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 thereon.	NA																	
Attach copy of release / discharge letter / NOC from the interested party.	NA																	
16	Summary of amount Realized, incurred in case of Ongoing Project as per Sec 4 (2) (L) (D) of the Act.	NA																



17	Summary of Money Realized, incurred for the Project from the inception of the Project (Pre and Post RERA period)	Refer Table -A 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.	<table><tr><td>Nature of Pending Work</td><td>Estimated cost to complete the pending Work</td></tr><tr><td>Nil</td><td>Nil</td></tr><tr><td>Nil</td><td>Nil</td></tr><tr><td>Nil</td><td>Nil</td></tr><tr><td>Nil</td><td>Nil</td></tr></table>	Nature of Pending Work	Estimated cost to complete the pending Work	Nil	Nil	Nil	Nil	Nil	Nil	Nil	Nil							
Nature of Pending Work	Estimated cost to complete the pending Work																		
Nil	Nil																		
Nil	Nil																		
Nil	Nil																		
Nil	Nil																		
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.	<table><tr><td colspan="2">If not completed, mention the details there on</td></tr><tr><td>Facilities, Amenities as per Agreement for sale and Marketing Collaterals - List</td><td>100% Completion Yes / No</td></tr><tr><td>Children's Play Area</td><td>Yes</td></tr><tr><td>Swimming Pool</td><td>Yes</td></tr><tr><td>Gym</td><td>Yes</td></tr><tr><td>Club House</td><td>Yes</td></tr><tr><td>Camera</td><td>Yes</td></tr><tr><td>Water Supply</td><td>Yes</td></tr></table>		If not completed, mention the details there on		Facilities, Amenities as per Agreement for sale and Marketing Collaterals - List	100% Completion Yes / No	Children's Play Area	Yes	Swimming Pool	Yes	Gym	Yes	Club House	Yes	Camera	Yes	Water Supply	Yes
If not completed, mention the details there on																			
Facilities, Amenities as per Agreement for sale and Marketing Collaterals - List	100% Completion Yes / No																		
Children's Play Area	Yes																		
Swimming Pool	Yes																		
Gym	Yes																		
Club House	Yes																		
Camera	Yes																		
Water Supply	Yes																		
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	Not Applicable 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 - Yes / No.-NA																	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws.	Not Applicable																	
	Attach copy of such Insurance Policy.	Attachment-(N A)																	





25	Whether Promoter registered the Deed Declaration (DOD)	Yes / No 1. Date of Deed of Declaration-No 2. Date of Registration of DOD-No 3. Registration Number-No 4. Registering Authority-No
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
28	Has Promoter paid any penalty / delay filling fees to RERA Authority during the tenure of the Project.	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: -

Summary of amount Realized, incurred and Incase of Ongoing Project as per U/s. 4(2) (L)(D) of the Act.

Details	Note	Amount In Rs. (100%)
Total 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	Project 100% completed
70% of the amount realized	$B = A * 70\%$	Project 100% completed
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	Project 100% completed
Excess(short)	$D = B - C$	Project 100% completed
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 non compliance / quality in Bold and Italics-

TABLE B-

Summary of Money Realized, incurred for the Project from the inception of the Project -

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	NA
Total 70% Money Realized from the allottees from the date of Registration of the Project till the date of this Certificate	B	12,69,29,040 /-
Total	C=A+B	12,69,29,040 /-
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-	D	17,51,32,275 /-
a. Land Cost	3,64,81,570 /-	
b. Approval / NOC's	81,55,632 /-	
c. On site Costs	13,04,95,073 /-	
d. Off Site Costs including Architects, engineer, consultants Cost	0	
e. Administrative Costs	0	
f. Payment of Taxes, Cesses to statutory authorities (Other than pass through charges)	0	
g. Financial Cost-interest etc	0	
h. Any other costs		
Surplus / (Deficit)	E=C-D	(4,82,03,235)

I/We certify that the [Vikyath Infra] has utilized the amounts collected for "Vikyath White Meadows" 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-

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 2017-18	NIL	NIL	NIL
FY 2018-19	NIL	NIL	NIL
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 Promoter.

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)

TOTAL NUMBER OF UNITS AS PER SANCTIONED PLAN				
SL NO.	FLOOR	FLAT NO	SBA	Carpet Area (Sq. m)
1	Ground	G1	1170	78.90
2	Ground	G2	1200	81.69
3	Ground	G3	1200	81.69
4	Ground	G4	1200	81.69
5	Ground	G5	1450	97.40
6	Ground	G6	1190	79.83
7	Ground	G7	1060	71.19
8	Ground	G8	1060	71.19
9	Ground	G9	1060	71.19
10	Ground	G10	1220	81.23
11	Ground	G11	1180	79.09
12	Ground	G12	1205	80.76
13	Ground	G13	1205	80.76
14	Ground	G14	1400	94.24
15	Ground	G15	1450	97.77
16	First	101	1170	78.90
17	First	102	1200	81.69
18	First	103	1200	81.69



19	First	104	1200	81.69
20	First	105	1450	97.40
21	First	106	1190	79.83
22	First	107	1060	71.19
23	First	108	1060	71.19
24	First	109	1060	71.19
25	First	110	1220	81.23
26	First	111	1180	79.09
27	First	112	1205	80.76
28	First	113	1205	80.76
29	First	114	1400	94.24
30	First	115	1450	97.77
31	Second	201	1170	78.90
32	Second	202	1200	81.69
33	Second	203	1200	81.69
34	Second	204	1200	81.69
35	Second	205	1450	97.40
36	Second	206	1190	79.83
37	Second	207	1060	71.19
38	Second	208	1060	71.19
39	Second	209	1060	71.19
40	Second	210	1220	81.23
41	Second	211	1180	79.09
42	Second	212	1205	80.76
43	Second	213	1205	80.76
44	Second	214	1400	94.24
45	Second	215	1450	97.77
46	Third	301	1170	78.90
47	Third	302	1200	81.69
48	Third	303	1200	81.69
49	Third	304	1200	81.69
50	Third	305	1450	97.40
51	Third	306	1190	79.83
52	Third	307	1060	71.19
53	Third	308	1060	71.19
54	Third	309	1060	71.19
55	Third	310	1220	81.23
56	Third	311	1180	79.09
57	Third	312	1205	80.76
58	Third	313	1205	80.76
59	Third	314	1400	94.24
60	Third	315	1450	97.77



1. Sold Inventory of Builder/Developer As on. 31/03/2022

SL No	FLAT NO.	Carpet Area (in Sq.mtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of Sale	Registered Sale Deed Yes/No
1	G2	81.66	4646280	4646280	-	28.03.2021	Yes
2	G3	81.66	4244280	4244280	-	20.01.2021	Yes
3	G4	81.66	4244280	4244280	-	20.01.2021	Yes
4	G5	97.36	4950000	4950000	-	18.08.2021	Yes
5	G6	79.80	4612780	4612780	-	04.02.2021	Yes
6	G7	71.16	4177280	4177280	-	25.02.2022	Yes
7	G8	71.16	3476280	3476280	-	17.02.2021	Yes
8	G9	71.16	4177280	4177280	-	05.04.2022	Yes
9	G10	81.20	4713280	4713280	-	10.12.2021	Yes
10	G13	80.73	4663030	4663030	-	10.12.2021	Yes
11	G14	94.20	4637000	4637000	-	24.03.2022	Yes
12	G15	97.73	4950000	4950000	-	15.12.2021	Yes
13	102	81.66	4646280	4646280	-	13.08.2021	Yes
14	104	81.66	4646280	4646280	-	05.07.2021	Yes
15	105	97.36	4500000	4500000	-	27.01.2022	Yes
16	106	79.80	4612780	4612780	-	03.01.2021	Yes
17	107	71.16	4177280	4177280	-	03.02.2022	Yes
18	108	71.16	4396280	4396280	-	11.04.2022	Yes
19	110	81.20	4713280	4713280	-	30.06.2020	Yes
20	111	79.06	4579280	4579280	-	05.08.2021	Yes
21	112	80.73	4663030	4663030	-	13.02.2021	Yes
22	113	80.73	4663030	4663030	-	11.01.2021	Yes
23	114	94.20	4371000	4371000	-	27.01.2022	Yes
24	201	78.87	-	-	-	-	No
25	202	81.66	4646280	4646280	-	16.10.2021	Yes
26	203	81.66	4646280	4646280	-	06.11.2021	Yes
27	205	97.36	4950000	4950000	-	02.03.2021	Yes
28	209	71.16	4177280	4177280	-	27.08.2021	Yes
29	211	79.06	4579280	4579280	-	24.06.2021	Yes
30	213	80.73	4663030	4663030	-	15.07.2021	Yes
31	214	94.20	4840000	4840000	-	30.11.2020	Yes
32	301	78.87	-	-	-	-	No
33	303	81.66	4646280	4646280	-	13.12.2021	Yes
34	305	97.36	4950000	4950000	-	25.06.2021	Yes
35	306	79.80	4612780	4612780	-	20.02.2021	Yes
36	307	71.16	4177280	4177280	-	08.11.2021	Yes
37	308	71.16	4177280	4177280	-	29.11.2021	Yes
38	309	71.16	4177280	4177280	-	20.12.2021	Yes
39	311	79.06	4579280	4579280	-	07.07.2021	Yes
40	313	80.73	4254565	4254565	-	23.02.2022	Yes
41	314	94.20	4840000	4840000	-	13.12.2021	Yes
42	315	97.73	4950000	4950000	-	28.03.2021	Yes



Balance 18 Flats Related to Landlord.

1. Unsold Inventory Valuation Builder/Developer-As on 31/03/2022

Ready Reckoner Rate as on the date of Certificate of the Residential / Commercial premises Rs.
_____ Per Sq. Mtr.

SL No	Flat No	Carpet area of flat in (Sq. ft)(a)	Carpet area of flat in (Sq.mtr)(a)	Unit Consideration as per Guidance Value(b)	Total Guidance Value Consideration of flat(a*b)
1	201	849	78.87	43,36,400	43,36,400
2	301	849	78.87	43,36,400	43,36,400

TABLE E-

Advance Maintenance charges collected from the allottees, spent and balance there on-

SL No	Number of allottees paid the Advance Maintenance Charges	Total Advance maintenance charges collected from the allottees	Collected for the Period up to	Amount spent towards Maintenance charges as on date of Certificate	Transferred to the Association	Balance with the promoter	Remarks
	NA	NA	NA	NA	NA	NA	NA
TOTAL	NA	NA	NA	NA	NA	NA	NA

Note - mention net of GST or any other Taxes.

Any Observation/Qualification

TABLE F- As on 31/03/2022

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

SL No	Total Deposits collected from the allottees	Nature of Deposits / Head	Transferred to the Association	Balance with the Promoter	Remarks
NA	NA	NA	NA	NA	NA

Any Observation / qualification--NIL



This is to certify that the (**Vikyath Infra**, No. 364, Alfa Garden, 5th Cross, Kodigehalli Main Road, Bengaluru - 560036) has completed 100% Development in the Real Estate (**Vikyath White Meadows**) 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 qualification / observation shall be in -Bold and Italics.

Place: BANGALORE

Date: 29.06.2022



Venkatramana P.

(Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory: VENKATRAMANA P

Full Address: NO.4, KVS COMPLEX,
3RD FLOOR, DOUBLE ROAD,
NRI LAYOUT, BANGALORE-560016.

ICAI Membership No.:228408

Contact No.: 9845032389

E-mail:venki_ca2007@yahoo.co.in

UDIN No. 22228408ALWAYU7911