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U.K. Ramesh, B.Com., F.C.A.

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Poojari & Associates

Chartered Accountants

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KARNATAKAREALESTATRRRGULATORYAUTMOMTY
{Karnataka Real Estate (Regulation & Development) Rules,
2017} FORM 4
CHARTERED ACCOUNTANT CERTIFICATE (On Letter Head for
Modified Plan}

Date 10-10-2020

KRERA No. : PRM/KA/RERA/1251/310/PR/181010/002066
Project Name : VAASTU TRANQUIL
Promoter Name : VAASTU PROPERTIES
Total Cost of Real Estate Project : 47,79,44,586-00
Quarter Ended Date: _____

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: **Vaastu Properties Tranquil**

Name of the designated bank account as per KRBAD (RERA bank account for
(Name) Real Estate Project):

Designated Account Number: **0982000110300901**

Bank Name: **Karnataka Bank Limited**

IFSC Code: **KARB0000098**

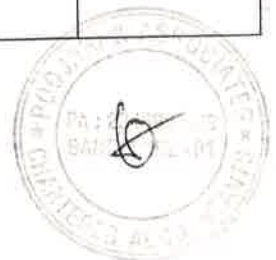
Branch Name: **Sarakki Layout**



Sl. No.	Particulars	Estimated Amt fatis.	Incurred Amt in Rs.
1	i. Land Cost: a. The cost incurred by the promoter for the acquisition of ownership and tile of the land parcels for the project as an outright purchase lease etc. b. Amount paid for Acquisition/purchase of TDR (if any) 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	4,30,70,535 88,04,756	4,30,70,535 88,04,756
	Sub-Total Land Cost	5,18,75,291	5,18,75,291
	ii. Development Cost/Cost of Construction a. (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA Note: (For adding to total cost of construction incurred, minimum of (I) or (ii) is to be considered) (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 road 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. b. Payment of taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority. c. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	42,60,69,295	12,58,34,023
	Sub Total Development Cost	47,79,44,586	17,77,07,314



	2. Total Estimated Cost of the Real Estate Project 1(i)+1(ii) of estimated column 3. Total Cost incurred of the Real Estate Project 1(i) 1(ii) of Incurred Column 4. Percentage of completion of construction work (as per Project Architect's Certificate) 5. Proportion of the Cost incurred on Land Cost to the Total estimated cost. 6. Proportion of the Cost incurred on Construction Cost/to the Total Estimated Cost 7. <u>Total percentage of completion of construction as per CA ti.e.3/21</u> 8. Amount which can be withdrawn from Designated Account (Total Estimated cost as *Percentage of completion of construction (lower of 4 & 7)	Rs47,79,44,586 Rs17,77,07,314 As per Architect Certificate Attached 11.53% 27.98% Rs17,77,09,314	
	9. Less Amount withdrawn till date of this certificate as per Books of Accounts and Bank Statement. 10. Net amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs..... Rs.....	
2	Borrowing/Mortgage Details (If Applicable)		
	A. Borrowing Details 1. Name of the Lender: 2. Amount Disbursed 3. Amount pending for disbursement from Lender 4. Amount to be repaid to lender: B. Mortgage details 1. Mortgaged to [Name of the Entity/ Institution]: 2. Amount Disbursed 3. Amount pending for disbursement: 4. Amount to be repaid to lender:	Rs..... Rs..... Rs..... Rs..... Rs..... Rs..... Rs.....	
3	<u>Details of transactions in the designated RERA Bank Account include pre rera transactions in ease of ongoing projects. wherever is applicable:</u>		



	a. <u>Total number of units booked</u> b. <u>Total amount realized from sale of units during the charter (AA)</u> c. <u>Total amount deposited into the bank out of sale proceeds during the quarter (AB)</u> d. <u>% of Deposit made (AB/AA)</u> <u>Reconciliation for the Quarter:</u> a. <u>Opening Balance Date/Quarter start date</u> b. <u>Opening Balance as per bank statement (INRI (To match with the previous quarter closing bank balanced:</u> c. <u>Deposits during the Quarter on account of sales (INRI:</u> d. <u>Other Deposits made (If any):</u> e. <u>Withdrawals during the quarter from sale proceeds INR:</u> f. <u>Order withdrawal made (If any)</u> g. <u>Closing Balance as per bank statement NCR</u> h. <u>Closing Balance Date Quarter end date</u> <u>Cumulative Reconciliation from the beginning of the project:</u> a. <u>Opening balance of the account (INR);</u> b. <u>Total Deposits made from sale proceeds (INR)</u> c. <u>Total deposits made other than sale proceeds (if any) (INR):</u> d. <u>Total withdrawals made from sale proceeds (INR)</u> e. <u>Total withdrawal made other than those from sale proceeds (if any) (INR)</u> g. <u>Closing balance for the current quarter (a+b+c)-(d+e)</u>	_____ Units Rs _____ Rs _____ Rs _____ Rs _____ Rs _____ Rs _____ Rs _____ Rs _____ Rs _____ DD / MM / Y YY Rs _____ Rs _____ Rs _____ Rs _____ Rs _____ Rs _____	
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This certificate is being issued for the project VAASTU PROPERTIES TRANQUIL with RERA Registration No. PRM/KA/RERA/1251/310/PR/181010/002066 for the quarter ended 30-09-2020 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. -



(Additional Information for Projects)

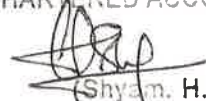
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	272019386
2.	Balance number of receivables from sold apartments as per Annexure A to this Certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	48365057
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	4228 69749.85
4.	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	
5.	Amount to be deposited in Designated Account - 70'X«or 100' • IF SI. No. 4 is greater than 1, then 7096 of the balance receivables of	
6.	On-going project will be deposited in designated Account. IF SI.No 4 is lesser than 1, then 1fX)P» of the of the balance receivables of ongoing project will be deposited in designated Account.	



Qualification / Observations: -

I hereby certify that the total amount collected / relished from the allottees on account of sale / booking of units during the quarter is Rs _____ (as per Point AA) out of which Rs _____ is deposited in to the project designated bank account as per Section 4 (2) (I) (D) of the Act.

For POOJARI & ASSOCIATES
CHARTERED ACCOUNTANTS


(Shyam. H.C.)
Partner
M. No. 224935

Annexure A

Statement for calculation of Receivables from the sales of the Ongoing Real estate Project.

1. Sold Inventory

Sl No	FLAT NO	CARPET AREA(S Q-M)	Unit Consideration as per Agreement/ Letter of Allotment	Received	Balance	Date of Agreement of sale	Agreement registered yes / No
1	003	71.57	47,64,750	40,49,000	7,15,750	15-10-2019	NO
2	015	32.60	25,44,348	2,50,000	22,94,348	16-06-2020	NO
3	016	42.02	27,64,532	2,50,000	25,14,532	16-06-2020	NO
4	017	44.56	28,00,000	19,60,000	8,40,000	06-06-2019	NO
5	021	50.60	32,50,000	15,00,000	17,50,000	12-11-2018	NO
6	024	53.76	33,00,000	15,92,280	17,07,720	02-04-2019	NO
7	025	54.02	35,87,780	26,40,112	9,47,668	11-12-2018	NO
8	105	53.46	37,50,000	31,87,500	5,62,500	11-12-2018	NO
9	107	35.80	23,50,000	23,50,000	-	06-11-2019	NO
10	114	47.56	33,40,000	29,00,000	4,40,000	12-10-2018	NO
11	117	44.56	23,75,000	23,75,000	-	31/10/2018	NO
12	118	44.20	31,25,000	23,43,500	7,81,500	31/10/2018	NO
13	119	54.24	37,52,924	30,01,174	7,51,750	07-03-2019	NO
14	120	50.65	33,70,780	23,10,234	10,60,546	27/11/2018	NO
15	201	47.31	34,17,540	20,50,258	13,67,282	31/10/2018	NO
16	214	47.56	36,31,620	27,46,000	8,85,620	05-04-2019	NO
17	216	42.02	32,45,000	25,95,500	6,49,500	25/03/2019	NO
18	219	54.24	37,98,760	26,68,628	11,30,132	11-12-2018	NO
19	224	56.96	40,04,400	28,02,880	12,01,520	07-10-2019	NO
20	302	54.35	37,50,000	3,00,000	34,50,000		NO
21	303	59.41	43,55,680	37,02,660	6,53,020	31/10/2018	NO
22	309	47.45	31,00,000	24,80,000	6,20,000	30/05/2019	NO
23	317	44.56	32,71,000	3,50,000	29,21,000	21/11/2019	NO
24	318	44.20	33,78,750	23,56,365	10,22,385	07-06-2019	NO
25	319	54.24	28,50,000	28,50,000	-	16/11/2018	NO
26	403	59.41	43,55,680	37,02,704	6,52,976	31/10/2018	NO
27	418	44.20	34,27,000	14,75,000	19,52,000	29/07/2019	NO
28	419	54.24	39,23,000	14,75,000	24,48,000	29/07/2019	NO
29	422	53.37	38,87,609	29,15,283	9,72,326	11-01-2018	NO
30	424	56.96	39,13,840	31,29,536	7,84,304	20/10/2018	NO
31	425	57.22	38,50,000	28,87,500	9,62,500	19/11/2018	NO
32	414	47.56	29,78,500	7,00,000	22,78,500	20/01/2020	NO
33	413	52.57	32,11,000	7,00,000	25,11,000	20/01/2020	NO
34	221	50.65	36,11,375	8,50,000	27,61,375	28/05/2020	NO
35	222	50.60	38,45,000	8,50,000	29,95,000	28/05/2020	NO
36	020	47.76	31,50,000	30,54,697	95,303	17/05/2020	NO
37	323	57.89	40,85,000	24,00,000	16,85,000	07-01-2020	NO
	TOTAL	1,864	12,81,15,868	7,97,50,811	4,83,65,057		



2. Unsold Inventory Valuation

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

69,749.85 per sq.mts.

Sl No	Flat No	CARPET AREA(S Q-M)	Unit Consideration as per Ready Reckoner Rate(ASR)
1	001	43.99	30,22,990
2	002	48.19	33,11,340
3	004	48.87	33,58,197
4	005	49.26	33,84,944
5	006	49.06	33,71,219
6	007	30.35	20,85,547
7	008	46.66	32,06,201
8	009	43.74	30,06,137
9	010	38.64	26,55,226
10	011	47.73	32,79,933
11	012	48.32	33,20,852
12	014	47.56	32,68,251
13	018	44.20	30,37,545
14	019	51.30	35,25,194
15	022	50.17	34,47,823
16	023	54.79	37,65,475
17	026	53.75	36,93,607
18	027	51.67	35,50,490
19	028	51.06	35,08,968
20	029	52.22	35,88,561
21	030	54.02	37,12,335
22	031	51.12	35,12,663
23	101	45.40	31,20,085
24	102	52.61	36,15,714
25	103	71.57	49,17,994
26	104	53.07	36,46,930
27	106	49.06	33,71,219
28	108	49.26	33,85,327
29	109	46.40	31,88,646
30	110	43.39	29,81,496
31	111	50.61	34,78,210
32	112	48.32	33,20,852
33	113	34.63	23,79,451
34	115	32.59	22,39,777
35	116	42.02	28,87,528
36	123	57.89	39,78,371
37	124	56.96	39,14,215
38	125	57.22	39,32,344
39	126	53.75	36,93,590
40	127	51.67	35,50,543



41	128	53.95	37,07,590
42	129	55.04	37,82,571
43	130	54.03	37,12,835
44	131	51.12	35,12,663
45	202	54.35	37,34,770
46	203	59.41	40,82,912
47	204	54.71	37,59,985
48	205	55.10	37,86,541
49	206	49.06	33,71,219
50	207	36.59	25,14,402
51	208	50.29	34,56,186
52	209	47.45	32,60,973
53	210	44.31	30,44,822
54	211	51.75	35,56,537
55	212	48.32	33,20,852
56	213	34.63	23,79,451
57	215	32.59	22,39,777
58	217	44.56	30,62,377
59	218	44.20	30,37,545
60	220	50.65	34,80,380
61	221	50.60	34,76,933
62	222	53.37	36,67,741
63	223	57.89	39,78,371
64	225	57.22	39,32,344
65	226	53.75	36,93,683
66	227	51.67	35,50,541
67	228	53.96	37,07,945
68	229	55.12	37,87,531
69	230	54.02	37,12,325
70	231	51.12	35,12,663
71	232	51.11	35,12,625
72	233	31.20	21,44,221
73	301	47.31	32,51,206
74	304	54.71	37,59,985
75	305	55.10	37,86,541
76	306	49.06	33,71,219
77	307	36.59	25,14,402
78	308	50.29	34,56,186
79	310	44.31	30,44,822
80	311	51.75	35,56,537



81	312	48.32	33,20,852
82	313	34.63	23,79,451
83	314	47.56	32,68,059
84	315	32.59	22,39,777
85	316	42.02	28,87,528
86	320	50.65	34,80,380
87	321	50.60	34,76,933
88	322	53.37	36,67,741
89	323	57.89	39,78,371
90	324	56.96	39,14,215
91	325	57.22	39,32,344
92	326	53.75	36,93,683
93	327	51.67	35,50,541
94	328	53.96	37,07,945
95	329	55.12	37,87,531
96	330	54.02	37,12,325
97	331	51.12	35,12,663
98	332	51.11	35,12,625
99	333	31.20	21,44,221
100	401	47.31	32,51,206
101	402	54.35	37,34,770
102	404	54.71	37,59,985
103	405	55.10	37,86,541
104	406	49.06	33,71,219
105	407	36.59	25,14,402
106	408	50.29	34,56,186
107	409	47.45	32,60,973
108	410	44.31	30,44,822
109	411	51.75	35,56,537
110	412	48.32	33,20,852
111	415	32.59	22,39,777
112	416	42.02	28,87,528
113	417	44.56	30,62,377
114	419A	50.65	34,80,380
115	421	50.60	34,76,933
116	423	57.89	39,78,371
117	426	53.75	36,93,683
118	427	51.67	35,50,541
119	428	53.96	37,07,945
120	429	55.12	37,87,531
121	430	54.02	37,12,325
122	431	51.12	35,12,663
123	432	51.11	35,12,625
124	433	31.20	21,44,221
Total		5,687	41,84,09,579

This certificate is being issued for RERA compliance for the Company **VAASTU PROPERTIES** and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Date: 10-10-2020
Place: BANGALORE

For POOJA & ASSOCIATES
CHARTERED ACCOUNTANTS

(Snyam. H.C.)
Partner
M. No. 224935