

PRAVEEN SHETTER & ASSOCIATES
CHARTERED ACCOUNTANTS

Form 4 CC
Report and Certification of Completion under RERA

KRERA Registration Number : PRM/KA/RERA/1251/308/PR/210409/004122
Project Name : SIGNATURE CLASSIC – 2
Project Address : Division -Bangalore, Village- Sompura, Taluka -Anekal,
District -Bangalore Urban, PIN -562125
Promoter Name and Address : M/s Signature Dwellings Pvt Ltd, #32, 3rd floor,
1st Main Road, 1st Block Koramangala, Bangalore 560034

SUBJECT: - Report and certification with respect to K RERA registered project **SIGNATURE CLASSIC – 2** developed by **Signature Dwellings Private Limited** having RERA Registration Number **PRM/KA/RERA/1251/308/PR/210409/004122**

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 **Signature Classic-2** for the period from **09/04/2021 to 30/06/2022**.
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 / Villa) / Commercial / Mixed / Plotted / Industrial
2	Number of Units / Inventory as per Registration Certificate	86 (Builder Share) 28 (Land Owner Share)
3	Date of RERA Registration as per Registration Certificate	09/04/2021
4	End Date as per RERA Registration Certificate	31/12/2023
4(a)	Extension End Date	NA
4(b)	Covid Extension End Date	NA
5	Project Start Date as per Registration Application	09/04/2021
6	Nature of Ownership of Land	Joint Development
7	Total Estimate Cost of Construction as per Registration	12.54 Cr

PRAVEEN SHETTER & ASSOCIATES
CHARTERED ACCOUNTANTS

8	Total Estimated Land cost as per Registration	0.74 Cr			
9	Total Cost of the Project as per Registration	15.40 Cr			
10	Project Designed Bank Account as per RERA Registration	of the Account Holder : RERA BK AC FOR SIGNATURE CLASSIC2 REAL EST PROJ SIGNATURE DWELLINGS PVT LTD Designated Account Number: 019872400000177 Bank Name : YES BANK IFSC Code : YESB0000198 Branch Name : JP Nagar, Bangalore			
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 (2020-21)	NA	17/05/2022	Y
		Q1 (2021-22)	NA	17/05/2022	Y
		Q2 (2021-22)	NA	19/05/2022	Y
		Q3 (2021-22)	NA	22/05/2022	Y
		Q4 (2021-22)	NA	22/05/2022	No
		Q1 (2022-23)	NA	29/07/2022	No
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.	Year Ended	Due Date	Actual Filling Date	Delay Yes / No
14	Details of Borrowing on the Project- (Incase 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		NA	

PRAVEEN SHETTER & ASSOCIATES
CHARTERED ACCOUNTANTS

		borrowing as per sanction letter / conditions.	
		Attach the copy of the hypothecation / Mortgage of the Project land	NA
		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.	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 Realised, incurred in case of Ongoing Project as per Sec 4 (2) (L) (D) of the Act.	NA	
17	Summary of Money Realised, 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. Nil.	

PRAVEEN SHETTER & ASSOCIATES
CHARTERED ACCOUNTANTS

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
		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.	If not completed, mention the details there on	
		Facilities, Amenities as per Agreement for sale and Marketing Collaterals – List	100% Completion Yes / No
		Clubhouse ,gym ,indoor games	Yes
		External dvlpt/play area/ outdoor gym	Yes
		STP/ WTP/Solar	Yes
21	Sold and Unsold Units / Inventory	CCTV	Yes
		Refer Table – D	
		Mention any Observation or qualification.	
		100% sold	
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 – No.	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws.	No-	
		1. Name of the Association 2. Date of Registration. 3. Registration Number. 4. Registering Authority.	
	Attach copy of such Insurance Policy.	Attachment No	

PRAVEEN SHETTER & ASSOCIATES
CHARTERED ACCOUNTANTS

25	Whether Promoter registered the Deed Declaration (DOD)	No 1. Date of Deed of Declaration 2. Date of Registration of DOD 3. Registration Number 4. Registering Authority
26	Maintenance Charges collected from the allottees, spent and balance there on.	Refer Table – E Mention any observation or qualification. Collected: Rs. 28,51,824 Balance: Rs. 19,01,216
27	Deposits under various heads including club house etc collected from the allottees and transferred to association there on.	Refer Table – F No deposits collected
28	Has Promoter paid any penalty / delay filling 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.	No

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 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	18,61,77,522/-
70% of the amount realized	B=A*70%	13,03,24,265/-
Money incurred / utilized towards for construction of the Project or the land cost for the Project as required	C	17,10,40,324/-

PRAVEEN SHETTER & ASSOCIATES
CHARTERED ACCOUNTANTS

U/s.4(2)(L)(D) of the Act till the date of Application for Registration of Project		
Excess(short)	D=B-C	1,51,37,198/-
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-		0

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 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	0
Total 70% Money Realised from the allottees from the date of Registration of the Project till the date of this Certificate	B	13,03,24,265/-
Total	C=A+B	13,03,24,265/-
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	250
a. Land Cost		40,00,000
b. Approval / NOC's		34,00,000
c. On site Costs		
d. Off Site Costs including Architects, engineer,consultants Cost		13,34,44,616
e. Administrative Costs		3,01,95,709

PRAVEEN SHETTER & ASSOCIATES
CHARTERED ACCOUNTANTS

f. Payment of Taxes, Cesses to statutory authorities (Other than pass through charges)		
g. Financial Cost-interest etc		
h. Any other costs		
Surplus / (Deficit)	E=C-D	50

I/We **SIGNATURE DWELLINGS PVT LTD** certify that the has utilized the amounts collected for **SIGNATURE CLASSIC - 2** 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
TOTAL			

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)

[This space is left blank intentionally]

PRAVEEN SHETTER & ASSOCIATES
CHARTERED ACCOUNTANTS

1.Sold Inventory- As on 30/06/2022

Sl.No	Flat No	Area	Sale Value	Cumulative Amount Received Till Date	Balance Receivable
1	G 101	79.62	₹ 29,42,938	₹ 26,76,294	₹ 2,66,644
2	G 103	83.89	₹ 30,33,598	₹ 30,33,598	₹ 0
3	G 105	82.03	₹ 32,10,588	₹ 32,03,543	₹ 7,045
4	G 107	82.03	₹ 31,00,571	₹ 30,93,847	₹ 6,724
5	G 201	88.26	₹ 33,58,250	₹ 33,58,250	₹ 0
6	G 202	83.89	₹ 32,31,641	₹ 32,31,641	₹ 0
7	G 204	108.32	₹ 43,46,265	₹ 43,46,253	₹ 12
8	G 206	82.03	₹ 30,33,114	₹ 30,33,114	0
9	G 208	83.24	₹ 33,32,063	₹ 33,32,063	₹ 0
10	G 301	88.26	₹ 33,05,225	₹ 33,05,225	₹ 0
11	G 303	83.89	₹ 31,31,911	₹ 31,31,191	₹ 720
12	G 305	85.19	₹ 34,38,750	₹ 34,38,750	0
13	G 306	82.03	₹ 31,00,624	₹ 31,00,624	₹ 0
14	G 307	82.03	₹ 30,41,140	₹ 30,41,140	₹ 0
15	G 308	83.24	₹ 32,12,608	₹ 32,04,139	₹ 8,469
16	G 401	88.26	₹ 35,78,935	₹ 35,78,933	₹ 2
17	G 404	108.32	₹ 45,00,195	₹ 45,00,195	₹ 0
18	G 405	85.19	₹ 33,64,512	₹ 33,64,512	₹ 0
19	G 402	83.89	₹ 31,62,211	₹ 31,61,221	₹ 990
20	G 406	82.03	₹ 31,47,353	₹ 31,39,984	₹ 7,369
21	G408	83.24	₹ 32,42,908	₹ 32,41,817	₹ 1,091
22	H 103	83.89	₹ 31,21,879	₹ 31,21,879	₹ 0
23	H 104	83.89	₹ 32,83,308	₹ 32,83,308	₹ 0
24	H 107	82.03	₹ 32,00,452	₹ 32,00,452	0
25	H108	82.03	₹ 32,94,968	₹ 32,61,580	₹ 33,388
26	H 201	88.26	₹ 33,58,250	₹ 33,58,000	₹ 250
27	H 202	83.89	₹ 30,81,749	₹ 30,81,350	₹ 399
28	H 204	90.77	₹ 35,03,034	₹ 35,03,034	₹ 0
29	H 205	84.17	₹ 32,94,216	₹ 32,94,216	₹ 0
30	H 208	83.24	₹ 31,32,067	₹ 31,32,067	₹ 0
31	H 301	88.26	₹ 33,58,250	₹ 33,58,250	₹ 0
32	H 302	83.89	₹ 31,11,846	₹ 31,11,185	₹ 661
33	H 303	83.89	₹ 32,83,308	₹ 32,83,308	₹ 0
34	H 304	90.77	₹ 34,78,364	₹ 34,77,147	₹ 1,217
35	H 305	84.17	₹ 35,70,000	₹ 35,70,000	₹ 0
36	H 307	82.03	₹ 31,21,405	₹ 31,21,141	₹ 264
37	H 402	83.89	₹ 29,94,398	₹ 29,57,231	₹ 37,167
38	H 403	83.89	₹ 31,32,114	₹ 31,12,114	₹ 20,000
39	H 404	90.77	₹ 33,00,000	₹ 32,70,000	₹ 30,000
40	H 406	82.03	₹ 31,16,032	₹ 31,16,032	₹ 0
41	H 408	83.24	₹ 32,88,156	₹ 32,88,156	0

PRAVEEN SHETTER & ASSOCIATES
CHARTERED ACCOUNTANTS

42	I 101	83.89	₹ 32,83,308	₹ 32,82,983	₹ 325
43	I 102	83.89	₹ 27,00,000	₹ 27,00,000	₹ 0
44	I 105	87.14	₹ 33,30,154	₹ 33,30,154	₹ 0
45	I 201	88.26	₹ 35,00,000	₹ 34,85,500	₹ 14,500
46	I 202	83.89	₹ 31,11,846	₹ 31,11,846	0
47	I 204	112.97	₹ 45,32,640	₹ 45,32,640	₹ 0
48	I 205	88.35	₹ 34,57,836	₹ 34,57,836	₹ 0
49	I 301	88.26	₹ 34,78,188	₹ 34,78,188	₹ 0
50	I 302	83.89	₹ 32,83,308	₹ 32,83,308	₹ 0
51	I 303	83.89	₹ 32,31,641	₹ 32,31,164	₹ 477
52	I 305	88.35	₹ 35,05,862	₹ 31,35,244	₹ 3,70,618
53	I 401	88.26	₹ 34,29,644	₹ 34,29,644	₹ 0
54	I 403	83.89	₹ 31,42,146	₹ 31,42,146	₹ 0
55	I 404	112.97	₹ 47,93,000	₹ 47,93,000	₹ 0
56	I 405	88.35	₹ 33,92,085	₹ 33,67,085	₹ 25,000

1.Unsold Inventory Valuation -As on DD/MM/YYYY

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

SL No	Flat No.	Carpet Area (in Sq.Mts.)(A)	Unit Consideration as per Guidance value (B)	Total Guidance value consideration per flat (A*B)

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
	84	28,51,824	March-2023	9,50,608	0	19,01,216	

Note – mention net of GST or any other Taxes.

Any Observation/Qualification

TABLE F- As on DD/MM/YYYY

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

PRAVEEN SHETTER & ASSOCIATES
CHARTERED ACCOUNTANTS

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

Any Observation / qualification

This is to certify that the (Promoter **M/s Signature Dwellings Pvt Ltd**) has completed 100%/ % Development in the Real Estate (**M/s Signature Dwellings Pvt Ltd**) 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.

Yours Faithfully,

Signature of the Chartered Accountant

Name: **Praveen S Shettar**

Designation: **Proprietor**

Membership Number: **222048**

Firm Registration No: **016605S**

Address: **Ground Floor, KLS Building,
Main Road, Masur-581210 Karnataka**

Contact Details: **+91 9972605130**

Email id: praveenshettarca@gmail.com

UDIN: **2222048AZTWFT2456**

Date: 14/10/2022

Place: **Masur**

PRAVEEN SHETTER & ASSOCIATES
CHARTERED ACCOUNTANTS

Note-

- 1) UDINo is Mandatory
- 2) This report and certificate shall be certifying by 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 resignation details in www.rera.karnataka.gov.in) reports such deviation under Qualification/Observations.
- 5) Please ensure information shall match with the information provided during resignation or amended subsequently.
- 6) Sold included booked Apartment/Plots/Units.
- 7) Refer all Circulars, notifications etc. issued by the Authority.