



M/s. RAGHU. G & ASSOCIATES.,

FORM 100 Accountants.

Report and Certification of Completion under RERA

KRERA Registration Number : PRM/KA/RERA/1251/446/PR/200226/003311
Project Name : UNITED HIGHLANDS
Project Address : No.326 and 327, Varthur Hobli , Bangalore East Taluk,
Ammani Bellandur Khane Village, Bengaluru-560066.
Promoter Name and Address : United Infrastructures ,No.326 and 327, Varthur Hobli ,
Bangalore East Taluk, Ammani Bellandur Khane Village,
Bengaluru-560066.

SUBJECT: Report and certification of completion with respect to K RERA registered project
UNITED HIGHLANDS developed by **UNITED INFRASTRUCTURES** having RERA
Registration Number **PRM/KA/RERA/1251/446/PR/200226/003311**.

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. We have obtained all necessary information and explanation from the promoter, during our review, which in our opinion are necessary for the purpose of this review and certificate.
3. We hereby confirm that we have examined the prescribed registers, reports, books, documents, agreements, and the relevant records of UNITED INFRASTRUCTURE for the project for the period from 26/02/2020 to 30/09/2023.
4. We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuers' etc., to form the opinion and issue of this report and certificate.



Details of the project and observations/ qualifications –

SI No	Details	Details/ Observation/ Qualification			
1	Type and Nature of the project	Residential Apartments			
2	Number of units / inventory as per sanctioned plan	232 Units			
3	Date of RERA Registration as per registration certificate	26.02.2020			
4	End Date as per RERA registration certificate	31.12.2024			
4(a)	Extension End date	N.A			
4(b)	Covid Extension End date	30.09.2025			
5	Project Start date as per Registration application	26.02.2020			
6	Nature of Ownership of Land	Partly Own Purchased & Partly Joint Development			
7	Total Estimate Cost of Construction as per registration.	Rs.81,50,00,000			
8	Total Estimated Land Cost as per registration	Rs.8,50,00,000			
9	Total Cost of the Project as per registration	Rs.90,00,00,000			
10	Project Designated Bank Account as per RERA registration	RERA Collection A/c No. : 39069521867 (State Bank of India)			
11	Has the promoter deposited {minimum} 70 % of the money realized from the allottees into the project designated bank account from time to time in accordance with Sec 4(2)(L)(D) of the Act	Yes			
12	Details of 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 Date Filing	Delay Yes/No
		Q3(2020-21)	15-Jan-21	31-Jul-2021	Yes
		Q4(2020-21)	15-Apr-21	31-Jul-2021	Yes
		Q1 (2021-22)	15-Jul-21	31-Jul-2021	Yes
		Q2 (2021-22)	15-Oct-21	08-Oct-21	No
		Q3 (2021-22)	15-Jan-22	06-Jan-22	No
		Q4(2021-22)	15-Apr-22	11-Apr-22	No
		Q1 (2022-23)	15-Jul-22	09-Jul-22	No
		Q2 (2022-23)	15-Oct-22	11-Oct-22	No
		Q3 (2022-23)	15-Jan-23	25-Jan-23	Yes
		Q4 (2022-23)	15-Apr-23	30-May-23	Yes



		Q1 (2023-24)	15-Jul-23	28-Aug-23	Yes
		Q2 (2023-24)	15-Oct-23	30-Nov-23	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)(I)(D) of the Act	Year ended	Due Date	Actual Date Filing	Delay Yes/No
		2019-20	30.09.2020	31.08.2020	No
		2020-21	30.09.2021	26.04.2021	No
		2021-22	31.12.2022	30.05.2023	Yes
		2022-23	31.12.2023	04.01.2024	Yes
14	Details of Borrowings on the project –	Details		Details (amounts in Rs.)	
		Name of the Lender		State Bank of India	
		Amount Borrowed		22,46,00,000	
		Balance Amount outstanding / payable as on date of certificate		Nil	
		Security details against the borrowings as per sanction letter/ conditions		Land & Building	
		Attach the copy of the hypothecation / mortgage of the project land		NA	
		If the amount is repaid an settled. Attach copy of release / discharge letter / NOC from the lender.		NA	
15	Details of encumbrance on the project land	Details of encumbrance		Details	
		Nature of pending Encumbrance on the project land		N.A	
		Name of person having charge on property		N.A	
		Additional Details		N.A	
		Any liability due to such encumbrance - if so, amount there on		N.A	
		Attach copy of release / discharge letter / NOC from the interested party		N.A	



16	Summary of amount Realized, incurred In case of Ongoing Project as per Sec 4{2}(L)(D) of the Act	N.A													
17	Summary of Money Realized, incurred for the project from the inception of the Project (Pre and Post RERA period}	Refer Table - A													
18	Details of commission and brokerage paid to Real Estate Agents	Refer Table - B													
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></table>	Nature of Pending Work	Estimated cost to complete the pending work	Nil	Nil									
Nature of Pending Work	Estimated cost to complete the pending work														
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>GYM</td><td>100%</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></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	GYM	100%						
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Facilities, Amenities as per agreement for sale and Marketing Collaterals - List	100% Completion Yes/ No														
GYM	100%														
21	Sold and Unsold units / inventory	Refer Table - C													
22	Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	Not Applicable													
23	Insurance on the project - has promoter obtained any insurance on the project, if so, whether it is transferred to the association	Obtained - No Transferred to association -No													
24	Whether promoter enabled formation / registered association o f allottees in accordance with the local laws	No													



25	Whether promoter registered the Deed of Declaration (DoD)	
26	Maintenance charges collected from the allottees, spent and balance there on	No
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	No Deposits Collected
28	Has promoter paid any penalty/ delay filing fees to RERA Authority during the tenure of the Project	No
29	Any other information in relation to the promoter and project which may be of importance to the Authority	Nil

Yours Faithfully,

Place : Bangalore,
Date : 22.03.2024.



Name: CA. Raghu Nadha Mandadi.G
Membership Number: 207846
Address:56, III Floor, Sumukha Plaza,
Basavangudi, Bangalore -560004
Contact Details:080-22425941
Email id: raghumandadi@gmail.com.
UDIN : 24207846BKCMQI1614.

TABLE A

Summary of Money Realised, incurred for the project from the inception of the Project -

Details	Note	Amount in Rs.
Total 70 % of Money Realised from the allottees since inception of the Project till the date of application for registration of project (applicable in case of ongoing project)	A	Nil
Total 70 % of Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	88,48,57,400
TOTAL	C=A+B	88,48,57,400
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	90,37,95,852
a. Land Cost		9,25,50,530
b. Approval/ NOC's		2,34,76,451
c. On Site Costs		74,68,62,236
d. Off Site Costs including Architect, engineer, consultants Cost		31,41,333
e. Administrative Costs		2,27,47,268
f. Payment of Taxes, Cess etc. to statutory authorities (other than pass through charges)		-
g. Financial cost - interest etc		1,50,18,034
h. Any other costs		-
Surplus/ (Deficit)	E=C-D	-1,89,38,452

We certify that the UNITED INFRASTRUCTURE has utilized the amounts collected for **UNITED HIGHLANDS** 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.



TABLE B

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 2019-20	N. A	-	-
FY 2020-21	N. A	28,99,500	28,99,500
FY 2021-22	N. A	63,96,500	63,96,500
FY 2022-23	N. A	56,70,000	56,70,000
FY 2023-24	N. A	-	-
TOTAL	N. A	1,49,66,000	1,49,66,000

Table C

Sold and Unsold Inventory in the project (total number of units in this table shall tally with the total number of units as per sanctioned plan)

1. Sold Inventory - As on 30/09/2023 (Including GST)

Sl. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment (Rs. In Lakhs)	Received Amount (Rs. In Lakhs)	Balance Receivable	Date of Agreement of sale	Registered Sale Deed Yes/ No
1.	214	16839	12,640.82	12,640.82	Nil	Diff.Dates	Yes



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2. Unsold Inventory Valuation - As on 30/09/2023

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs. Nil per sq. mts.

Sr. No.	Flat No.	Carpet Area (in sq.mts.) {A}	Unit Consideration as per Guidance value (B)	Total Guidance value consideration per flat (A*B)
	Nil	Nil	Nil	Nil

This is to certify that the UNITED INFRASTRUCTURE located at No.326 and 327, Varthur Hobli , Bangalore East Taluk, Ammani Bellandur Khane Village, Bengaluru-560066, has completed 100 % development in the real estate UNITED HIGHLANDS 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

Yours Faithfully,

Place : Bangalore,
Date : 22.03.2024.



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