



ANJAN REDDY & CO

Chartered Accountants

FORM 4 CC

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/446/PR/201125/003708

Project Name: SAI SUNSHINE

Project Address: G-130/1, Hanumantha Gowda BLDG, Whitefield Road, Immadihalli, Bengaluru (Bangalore) Urban, Karnataka, 560066

Promoter Name and Address: SREE SAI BUILDERS AND DEVELOPERS and G-130/1, Hanumantha Gowda BLDG, Whitefield Road, Immadihalli, Bengaluru (Bangalore) Urban, Karnataka, 560066

SUBJECT: Report and certification of completion with respect to K RERA registered project SAI SUNSHINE developed by SREE SAI BUILDERS AND DEVELOPERS having RERA Registration Number: PRM/KA/RERA/1251/446/PR/201125/003708

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 have obtained all necessary information and explanation from the promoter, during the course of our review, which in my opinion are necessary for the purpose of this review and certificate.
3. I hereby confirm that, I have examined the prescribed registers, reports, books, documents, agreements and the relevant records of SREE SAI BUILDERS AND DEVELOPERS for the project for the period from 25/11/2020 to 30/06/2023.
4. I am relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valueuers' 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 sanctioned plan	128 Apartments
3	Date of RERA Registration as per registration certificate	25/11/2020
4	End Date as per RERA registration certificate	22/09/2025
4(a)	Extension End date	Not applicable
4(b)	Covid Extension End date	Not applicable
5	Project Start date as per Registration application	30/09/2020
6	Nature of Ownership of Land	Own and Joint Development
7	Total Estimate Cost of Construction as per registration.	Rs. 28,68,75,000.00
8	Total Estimated Land Cost as per registration	Rs. 5,98,00,000.00
9	Total Cost of the Project as per registration	Rs. 34,66,75,000.00
10	Project Designated Bank Account as per RERA registration	Name of the Account Holder: SREE SAI BUILDERS AND DEVELOPERS Designated Account Number: 251121315218 Bank Name: INDUSIND Bank IFSC Code: INDB00000008 Branch Name: MG Road Bangalore



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	ANNEXURE A
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	ANNEXURE B

14	Details of Borrowings on the project - (In case of multiple borrowers, please add additional table	Details	Details (amounts in Rs.)
		Name of the Lender	BHFL Project Loan
		Amount Borrowed	Rs. 20,00,00,000.00
		Balance Amount outstanding / payable as on date of certificate	NIL
		Security details against the borrowings as per sanction letter/ conditions	JDA Property
		Attach the copy of the hypothecation / mortgage of the project land	Attached
		If the amount is repaid and 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	
		Additional Details	
		Any liability due to such encumbrance - if so, amount there on	
		Attach copy of release / discharge letter / NOC from the interested party	
16	Summary of amount Realized, incurred In case of Ongoing Project as per Sec 4{2}(L)(D) of the Act	Refer Table -A Mention any observation or qualification NOT APPLICABLE	
17	Summary of Money Realized, incurred for the project from the inception of the Project (Pre and Post RERA period}	Refer Table - B 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	Swimming Pools-Rs.4,00,000.00 Children's Play Area-Rs.3,00,000.00 Gym Equipment- Rs. 5,00,000.00	
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.	All Are Completed except as mentioned in the above works in point number 19	



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
23	Insurance on the project - has promoter obtained any insurance on the project, if so, whether it is transferred to the Association Attach copy of such Insurance policy	Nature and type of insurance policy - Material Damage obtained Expiry date of insurance policy- 18/05/2024 Obtained - YES Transferred to association - No
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	YES Enabled for Formation. But the Association Not yet Formed
25	Whether promoter registered the Deed of Declaration (DoD)	No
26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table - E - NOT APPLICABLE SINCE NO COLLECTION OF MAINTENANCE CHARGES FROM THE ALLOTTEES
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	Refer Table - F NOT APPLICABLE SINCE NO COLLECTION OF DEPOSITS FROM THE ALLOTTEES
28	Has promoter paid any penalty/delay filing 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	NO
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TABLE B-

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

Detail s	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	NIL
Total 70 % Money Realized from the allottees from the date of registration of the project till the date of this certificate.	B	30,80,20,544.30
TOTAL	C=A+B	30,80,20,544.30
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	46,58,62,210.33
a. Land Cost		1,21,13,540.00
b. Approval/ NOC's		1,26,21,111.00
c. On Site Costs		30,06,41,210.59
d. Off Site Costs including Architect, engineer, consultants Cost		7,28,97,607.86
e. Administrative Costs		
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)		6,87,53,258.88
g. Financial cost - interest etc		2,35,70,133.00
h. Any other costs		
Surplus/ (Deficit)	E=C-D	(15,78,41,666.03)

I certify that the SREE SAI BUILDERS AND DEVELOPERS has utilized the amounts collected for Rs. 44,00,29,349/- Project only for that project and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of completion of the project.



TABLE C- NOT APPLICABLE

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	NA		
FY 2018-19			
FY 2019-20			
FY 2020-21			
TOTAL			

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)

1. Sold Inventory- As on 30/06/2023

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement + Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Registered Sale Deed Yes/ No
ANNEXURE C							

1. Unsold Inventory Valuation -As on 30/06/2023

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

_____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)
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ANNEXURE D

Table E- NOT APPLICABLE

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

SI No	Number of allottees paid the Advance Maintenance charges	Total Advance Maintenance charges collected from the allottees In Rs.	Collected for the period upto	Amount spent towards Maintenance charges as on date of certificate	transferred to the Association	Balance with the promoter	Remarks

Table F -As – NOT APPLICABLE

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

SI No	Total Deposits collected from the allottees	Nature of Deposit s/ Head	Transferred to the Association	Balance with the promoter	Remarks



This is to certify that the SREE SAI BUILDERS AND DEVELOPERS and G-130/1, Hanumantha Gowda BLDG, Whitefield Road, Immadihalli, Bengaluru (Bangalore) Urban, Karnataka, 560066 has completed 100 % development in the real estate SAI SUNSHINE 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

For **ANJAN REDDY & CO**
Chartered Accountants
FRN: 019606S

FOR ANJAN REDDY & CO
Chartered Accountants

CA Anjan reddy K
Proprietor

CA Anjan Reddy K - Proprietor
M.No: 247466

No. 707, 3rd Floor, 3rd Cross, 7th Main, HRBR Layout, Kalyan Nagar, Bengaluru-560 043.

Email id: anjanreddy8@gmail.com

UDIN : 24247466BKBNBO1003

Date: 31/01/2024
Place: Bangalore

ANNEXURE A

Quarter	Due Date	Actual Filing Date	Delay Yes/NO
Q2 (2020-21)	15-10-2020	18-08-2021	Yes
Q3 (2020-21)	15-01-2021	18-08-2021	Yes
Q4 (2020-21)	15-04-2021	20-08-2021	Yes
Q1 (2021-22)	15-07-2021	20-08-2021	Yes
Q2 (2021-22)	15-10-2021	24-11-2021	Yes
Q3 (2021-22)	15-01-2022	11-01-2022	No
Q4 (2021-22)	15-04-2022	28-04-2022	Yes
Q1 (2022-23)	15-07-2022	23-08-2022	Yes
Q2 (2022-23)	15-10-2022	26-11-2022	Yes
Q3 (2022-23)	15-01-2023	10-04-2023	Yes
Q4 (2022-23)	15-04-2023	30-08-2023	Yes



ANNEXURE - B

Year Ended	Due Date	Actual Date of Filing	Delay Yes/No
2022-23	31-10-2023	31-10-2023	No
2021-22	31-10-2023	13-10-2022	No
2020-21	31-12-2021	30-12-2021	No



ANNEXURE C

Sr. No.	WING	Flat No.	Carpet Area (in sq. SFT)	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	WING A	312	1585	95.04	68,50,000.00	68,50,000.00	-
2	WING A	201	1235	74.60	53,10,500.00	53,10,505.00	-5.00
3	WING B	403	1290	77.67	51,60,000.00	51,60,000.00	-
4	WING A	307	1190	79.43	51,17,000.00	51,17,000.00	-
5	WING B	408	1235	77.11	53,10,500.00	53,10,500.00	-
6	WING B	303	1290	77.67	56,76,000.00	56,76,000.00	-
7	WING B	308	1235	77.67	55,30,000.00	55,30,000.00	-
8	WING B	112	1585	77.11	73,50,000.00	73,50,000.00	-
9	WING A	203	1290	95.04	62,30,000.00	62,30,000.00	-
10	WING B	212	1585	77.67	78,00,000.00	78,00,000.00	-
11	WING A	306	1235	95.04	56,81,000.00	56,81,000.00	-
12	WING A	103	1315	76.65	61,20,000.00	61,20,000.00	-
13	WING B	104	1230	77.67	60,00,000.00	60,00,000.00	-
14	WING B	210	1130	77.67	52,00,000.00	51,68,000.00	32,000.00
15	WING B	310	1130	73.02	52,82,750.00	52,82,750.00	-
16	WING B	306	1390	73.02	67,80,500.00	67,80,500.00	-
17	WING B	406	1235	77.67	59,00,000.00	59,00,000.00	-
18	WING B	406	1390	77.67	65,33,000.00	65,33,000.00	-
19	WING A	206	1390	95.04	67,60,000.00	67,60,000.00	-
20	WING B	305	1230	77.67	60,00,000.00	60,00,000.00	-
21	WING B	412	1585	77.67	78,50,000.00	78,50,000.00	-
22	WING B	106	1390	77.11	69,50,000.00	69,50,000.00	-
23	WING A	204	1230	79.43	60,50,000.00	60,50,000.00	-
24	WING A	208	1235	76.95	44,75,000.00	44,75,000.00	-
25	WING B	407	1190	77.67	58,00,000.00	58,00,000.00	-
26	WING B	405	1230	77.67	61,99,200.00	61,99,200.00	-
27	WING B	302	1200	77.67	57,50,000.00	57,50,000.00	-
28	WING B	110	1130	77.67	58,00,000.00	58,00,000.00	-
29	WING A	205	1230	76.65	61,50,000.00	61,50,000.00	-
30	WING B	404	1230	73.02	63,00,000.00	63,00,000.00	-
31	WING B	311	1215	76.37	61,50,000.00	61,50,000.00	-
32	WING B	410	1130	77.67	57,00,000.00	57,00,000.00	-
33	WING B	301	1235	73.02	62,00,000.00	62,00,000.00	-
34	WING A	202	1200	74.60	59,70,000.00	59,70,000.00	-
35	WING B	206	1235	77.67	64,25,000.00	64,25,010.00	-10.00
36	WING B	108	1235	76.37	63,25,000.00	63,25,000.00	-
37	WING B	203	1135	77.67	52,00,000.00	52,00,000.00	-
38	WING A	103	1135	76.65	58,16,875.00	58,16,875.00	-



39	WING B	211	1215	77.11	62,57,250.00	52,57,251.00	9,99,999.00
40	WING A	303	1135	69.96	59,02,000.00	59,02,000.00	-
41	WING A	401	1235	69.96	60,00,000.00	60,00,000.00	-
42	WING B	102	1200	76.37	61,25,000.00	61,25,000.00	-
43	WING A	402	1200	69.96	61,80,000.00	61,80,000.00	-
44	WING A	304	1135	69.96	60,15,500.00	60,15,500.00	-
45	WING A	105	1230	76.65	65,00,000.00	65,00,000.00	-
46	WING A	409	1190	69.96	62,77,250.00	62,77,250.00	-
47	WING A	204	1135	74.60	60,50,000.00	60,50,000.00	-
48	WING A	104	1135	79.43	60,50,000.00	60,50,000.00	-
49	WING B	207	1190	76.37	62,85,580.00	62,85,580.00	-
50	WING A	308	1190	69.96	47,00,000.00	47,00,000.00	-
51	WING A	408	1190	79.43	61,88,000.00	61,88,000.00	-
52	WING A	309	1190	79.43	63,00,000.00	63,00,000.00	-
53	WING A	106	1235	79.43	63,29,375.00	63,28,875.00	500.00
54	WING A	404	1135	79.43	60,76,000.00	60,76,000.00	-
55	WING A	309	1190	76.65	65,50,000.00	65,50,001.00	-1.00
56	WING A	107	1190	79.43	61,15,000.00	61,15,000.00	-
57	WING A	109	1190	69.96	44,65,000.00	44,65,000.00	-
58	WING A	208	1190	77.11	44,65,000.00	44,65,000.00	-
59	WING A	403	1135	79.43	55,00,000.00	55,00,000.00	-
60	WING B	209	1190	79.43	66,00,000.00	66,00,000.00	-
61	WING A	G005	1230	77.11	44,80,000.00	44,80,000.00	-
62	WING B	108	1190	77.67	63,00,000.00	63,00,000.00	-
63	WING A	209	1185	79.43	63,60,000.00	63,60,000.00	-
64	WING A	G004	1230	69.96	67,20,000.00	67,20,002.00	-2.00
65	WING A	G006	1280	79.43	69,88,800.00	69,88,800.00	-
66	WING B	010	1130	77.67	62,00,000.00	62,00,000.00	-
67	WING A	G003	1135	76.65	61,85,750.00	61,85,750.00	-
68	WING B	G008	1235	73.02	67,92,500.00	67,92,500.00	-
69	WING A	109	1185	69.96	44,80,000.00	44,80,000.00	-
70	WING B	G009	1190	79.43	64,85,500.00	64,85,500.00	-
71	WING B	G004	1135	79.53	63,00,000.00	63,00,000.00	-
72	WING A	G007	1190	79.53	65,00,000.00	65,00,000.00	-
73	WING B	409	1185	79.53	66,36,000.00	66,36,000.00	-
TOTAL				5,650.48	44,10,61,830.00	44,00,29,349.00	10,32,481.00



ANNEXURE D

Sr. No.	Wing	Flat No.	Carpet Area (in SFT)	Carpet Area (in sq. mts.)	Unit Consideration as per Reayd Reckoner Rate(ASR) or as ascertained by a registered valuer on the date of issuance of certificate
1	WING A	1	803	74.60	50,02,384.36
2	WING A	4	753	69.96	46,90,903.39
4	WING A	9	855	79.43	53,26,324.57
5	WING B	2	822	76.37	51,20,747.13
6	WING B	8	830	77.11	51,70,584.08
7	WING B	9	830	77.11	51,70,584.08
TOTAL			4,893.00	454.58	3,04,81,527.61

