



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/1251/310/PR/170322/004769**

Project Name: **BHOOMIKA ELITES**

Project Address: **Sy. No. 66/14 & 66/17, Anjanapura Village, Uttarahalli Hobli, Bangalore – 560 108**

Promoter Name and Address: **BMR BUILDERS AND DEVELOPERS**
No.207, Sai Sumukha Classic, 2nd Floor,
Above Dakshina Café, Kothnur 18th Main Road,
J.P. Nagar 7th Phase, Bangalore-560 078

SUBJECT: Report and certification of completion with respect to K RERA registered project (project name) developed by (promoter name) having RERA Registration Number **PRM/KA/RERA/1251/310/PR/170322/004769**

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 [Promoter] for the project for the period from **30/09/2021 to 30/09/2023**.
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)			
2	Number of units / inventory as per sanctioned plan	84 units			
3	Date of RERA Registration as per registration certificate	17/03/2022			
4	End Date as per RERA registration certificate	29/09/2023			
4(a)	Extension End date	NA			
4(b)	Covid Extension End date	NA			
5	Project Start date as per Registration application	30/09/2021			
6	Nature of Ownership of Land	Joint Development			
7	Total Estimate Cost of Construction as per registration.	25,50,00,000/-			
8	Total Estimated Land Cost as per registration	01,85,50,277/-			
9	Total Cost of the Project as per registration	27,35,50,277			
10	Project Designated Bank Account as per RERA registration	0024102000030861			
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	Filing Date		
		Q2 (2021-22)	01-09-2023		
		Q3 (2021-22)	24-11-2023		
		Q4 (2021-22)	29-11-2023		
		Q1 (2022-23)	30-11-2023		
		Q2 (2022-23)	05-12-2023		
		Q3 (2022-23)	05-12-2023		
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 Filing Date	Delay Yes/No
		31-3-2021	30-9-2021	NA	NA
		31-3-2022	30-9-2022	19-09-2022	No
		31-3-2023	30-9-2023	26-09-2023	No



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	
		Amount Borrowed	
		Balance Amount outstanding / payable as on date of certificate	NA
		Security details against the borrowings as per sanction letter/ conditions	NA
		Attach the copy of the hypothecation / mortgage of the project land	NA
		If the amount is repaid and settled. Attach copy of release / discharge letter / NOC from the lender.	
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 there on	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	Refer Table -A Mention any observation or qualification	
17	Summary of Money Realised, 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	Refer Table - C Mention any observation or qualification	



	Agents -		
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
		NA	NA
		NA	NA
20	Whether 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
		GYM	YES
		PARK	YES
		COMMUNITY HALL	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	Yes/ No/ 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	Yes Name of the Association : Bhoomika Elites Residents Association Date of registration : 15-07-2023 Registration number : DRB3/SOR/215/2023-24 Registering authority : District Registrar of Societies	
	Attach copy of such Insurance policy		
25	Whether promoter registered the Deed of Declaration (DoD)	Yes 1. Date of Deed of Declaration : 02-12-2023 2. Date of registration of DoD : 02-12-2023 3. Registration number : JPN-1-09374-2023-24 4. Registering authority : SUB REGISTRAR J P Nagar	



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 Mention any observation or qualification
28	Has promoter paid any penalty/ delay filing fees to RERA Authority during the tenure of the Project	NA
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 – **NOT APPLICABLE**

Summary of amount Realised, incurred and In case 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)		
70 % of the amount realized		
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		
Excess / (Short)		
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/ qualify in Bold and Italics -



TABLE B-

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 % Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	29,15,48,633
TOTAL	C=A+B	29,15,48,633
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 - a. Land Cost b. Approval/ NOC's c. On Site Costs d. Off Site Costs including Architect, engineer, consultants Cost e. Administrative Costs f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges) g. Financial cost - interest etc h. Any other costs	D	26,97,26,110
Surplus/ (Deficit)	E=C-D	02,18,22,523

I/We certify that the [B M R BUILDERS AND DEVELOPERS] has utilized the amounts collected for **Bhoomika Elites** 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 inRs.)
	A	B	C=A+B
FY 2019-20	NIL	NIL	NIL
FY 2020-21	NIL	NIL	NIL
FY 2021-22	NIL	NIL	NIL
FY 2022-23	NIL	98,58,200	98,58,200
TOTAL	NIL	98,58,200	98,58,200

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)

1. Sold Inventory- As on 31/03/2023

Sr. No.	Flat No.	Carpet Area (in sq.ft.)	Unit Consideration as per Agreement	Received Amount	Balance Receivable	Date of Agreement of sale	Registered Sale Deed Yes/ No
1	209	1355	56,00,000	56,00,000	NIL	27-06-2022	YES
2	105	1112	44,75,000	44,75,000	NIL	07-07-2022	YES
3	005	1112	36,84,000	36,84,000	NIL	11-07-2022	YES
4	305	1112	44,75,000	44,75,000	NIL	30-07-2022	YES
5	214	1377	50,20,000	50,20,000	NIL	05-08-2022	YES
6	216	1377	59,21,100	59,21,100	NIL	05-08-2022	YES
7	321	1404	60,75,000	60,75,000	NIL	17-08-2022	YES
8	102	1473	64,07,000	64,07,000	NIL	18-08-2022	YES
9	215	1377	57,83,400	57,83,400	NIL	20-08-2022	YES
10	013	1377	57,83,400	57,83,400	NIL	24-08-2022	YES
11	201	1473	66,28,500	66,28,500	NIL	02-09-2022	YES
12	001	1473	66,28,500	66,28,500	NIL	12-09-2022	YES
13	208	1355	49,50,000	49,50,000	NIL	30-09-2022	YES
14	011	1089	41,20,000	41,20,000	NIL	08-07-2022	YES



15	109	1355	56,23,250	56,23,250	NIL	04-08-2022	YES
16	010	1355	56,00,000	56,00,000	NIL	05-08-2022	YES
17	108	1355	56,05,000	56,05,000	NIL	05-08-2022	YES
18	121	1404	58,00,000	58,00,000	NIL	10-08-2022	YES
19	106	1112	44,75,000	44,75,000	NIL	24-08-2022	YES
20	206	1112	44,75,000	44,75,000	NIL	26-08-2022	YES
21	311	1089	44,95,000	44,95,000	NIL	29-08-2022	YES
22	110	1355	58,50,000	58,50,000	NIL	08-09-2022	YES
23	008	1355	49,50,000	49,50,000	NIL	08-09-2022	YES
24	315	1377	54,00,000	54,00,000	NIL	09-09-2022	YES
25	107	1089	44,95,000	44,95,000	NIL	30-09-2022	YES
26	308	1355	56,00,000	56,00,000	NIL	30-09-2022	YES
27	317	1377	57,83,400	57,83,400	NIL	03-10-2022	YES
28	119	1377	57,83,400	57,83,400	NIL	13-10-2022	YES
29	115	1377	57,14,550	57,14,550	NIL	14-10-2022	YES
30	111	1089	44,75,000	44,75,000	NIL	17-10-2022	YES
31	210	1355	58,50,000	58,50,000	NIL	17-10-2022	YES
32	021	1404	61,50,000	61,50,000	NIL	17-10-2022	YES
33	207	1089	44,75,000	44,75,000	NIL	18-10-2022	YES



34	316	1377	57,48,975	57,48,975	NIL	19-10-2022	YES
35	219	1377	59,00,000	59,00,000	NIL	20-10-2022	YES
36	312	1355	56,00,000	56,00,000	NIL	21-10-2022	YES
37	319	1377	57,14,550	57,14,550	NIL	27-10-2022	YES
38	320	1377	57,14,550	57,14,550	NIL	27-10-2022	YES
39	117	1377	59,00,000	59,00,000	NIL	27-10-2022	YES
40	104	1473	63,19,170	63,19,170	NIL	27-10-2022	YES
41	304	1473	64,81,200	64,81,200	NIL	28-10-2022	YES
42	009	1355	58,26,500	58,26,500	NIL	29-10-2022	YES
43	114	1377	59,00,000	59,00,000	NIL	29-10-2022	YES
44	017	1377	59,00,000	59,00,000	NIL	31-10-2022	YES
45	003	1473	64,61,200	64,61,200	NIL	03-11-2022	YES
46	203	1473	64,44,375	64,44,375	NIL	03-11-2022	YES
47	019	1377	59,00,000	59,00,000	NIL	03-11-2022	YES
48	309	1355	58,00,000	58,00,000	NIL	03-11-2022	YES
49	310	1355	44,57,000	44,57,000	NIL	04-11-2022	YES
50	004	1473	64,61,200	64,61,200	NIL	05-11-2022	YES
51	015	1377	57,00,000	57,00,000	NIL	05-11-2022	YES



52	307	1089	44,75,000	44,75,000	NIL	10-11-2022	YES
53	302	1473	64,07,550	64,07,550	NIL	10-11-2022	YES
54	020	1377	58,95,000	58,95,000	NIL	04-12-2022	YES
55	002	1473	50,00,000	50,00,000	NIL	19-11-2022	YES
56	007	1089	53,50,000	53,50,000	NIL	17-03-2023	YES
57	103	1473	50,00,000	50,00,000	NIL	19-11-2022	YES
58	118	1377	50,00,000	50,00,000	NIL	19-11-2022	YES
59	202	1473	69,50,000	69,50,000	NIL	03-01-2023	YES
60	204	1473	70,70,000	70,70,000	NIL	17-03-2023	YES
61	205	1112	41,00,000	41,00,000	NIL	07-09-2022	YES
62	217	1377	66,50,000	66,50,000	NIL	13-03-2023	YES
63	218	1377	50,00,000	50,00,000	NIL	19-11-2022	YES
64	303	1473	50,00,000	50,00,000	NIL	19-11-2022	YES
65	313	1377	67,50,000	67,50,000	NIL	16-12-2022	YES
66	314	1377	66,50,000	66,50,000	NIL	15-12-2022	YES
67	318	1377	50,00,000	50,00,000	NIL	19-11-2022	YES



1. Unsold Inventory Valuation -As on 31/03/2023

Ready Reckoner Rate as on the date of Certificate of the Residential /Commercial premises Rs.3,900/- per sq.ft

Sr. No	Flat No.	Carpet Area (in sq.ft) (A)	Unit Consideration as per Guidance value (B)	Total Guidance value consideration per flat (A*B)
1	012	1355	3,900	52,84,500
2	016	1377	3,900	53,70,300
3	018	1377	3,900	53,70,300
4	116	1377	3,900	53,70,300
5	120	1377	3,900	53,70,300
6	211	1089	3,900	42,47,100
7	212	1355	3,900	52,84,500
8	220	1377	3,900	53,70,300
9	006	1112	3,900	43,36,800
10	014	1377	3,900	53,70,300
11	101	1473	3,900	57,44,700
12	112	1355	3,900	52,84,500
13	113	1377	3,900	53,70,300
14	213	1377	3,900	53,70,300
15	221	1404	3,900	54,75,600
16	301	1473	3,900	57,44,700
17	306	1112	3,900	43,36,800



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 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
	Not Applicable	Not Applicable	Not Applicable	Not Applicable			

Note - mention net of GST or any other taxes

Any observation / qualification - NIL. No such charges collected

Table F - As on 31/03/2023

Deposits (under various heads including club house, maintenance deposit/ found 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
	Not Applicable	Not Applicable	Not Applicable	Not Applicable	

Any observation/ qualification – NIL. No such charges collected.



This is to certify that the (B M R BUILDERS & DEVELOPERS,) has completed 100 % development in the real estate (Bhoomika Elites) 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

Place: *Bangalore*
Date: *07/12/2023*

(Signature and Stamp/Seal of the Signatory) CA
Chartered Accountants

[Signature]
CA NIKHIL N Proprietor
M.No. 237544, FRN. 0167405
Name of the Signatory:

Full Address:

ICAI Membership No.

Contact No. .

Email:

UDIN: *24237544BKEDNN5716*

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