



FORM 4CC

ON THE LETTER HEAD OF CHARTERED ACCOUNTANT
(Holding Certificate of Practice)

Report and Certification of Completion under RERA

KRERA Registration Number: **PRM/KA/RERA/1251/446/PR/190207/002361**

Project Name : KRISH EIRIANWEN

Project Address: Khatha No. 316-1-2-184 Sy No. 1-2, K R Puram Hobli, Village Seegehalli, Taluka Bangalore East, District Bangalore Urban, PIN 560049

Promoter Name and Address: **KRISH INFRASTRUCTURES**
No.64, 2nd Floor, 12th Cross, 8th Main,
Vasanthnagar, Bangalore-560052

SUBJECT: Report and certification of completion with respect to K RERA registered project KRISH EIRIANWEN developed by M/S KRISH INFRASTRUCTURES (promoter name) having RERA Registration Number **PRM/KA/RERA/1251/446/PR/190207/002361**

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 II / We have examined the prescribed registers, reports, books, documents, agreements and the relevant records of M/S KRISH INFRASTRUCTURES [Promoter] for the project for the period from 07/02/2019 TO 30/06/2021
4. I / We are 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	Developer Share : 19 No's Land owner Share: 15 No's (Total 34 No's)			
3	Date of RERA Registration as per registration certificate	07/02/2019			
4	End Date as per RERA registration certificate	03/08/2021			
4(a)	Extension End date	Not applied for extension			
4(b)	Covid Extension End date	Not applied for extension			
5	Project Start date as per Registration application	07/02/2019			
6	Nature of Ownership of Land	Joint Development			
7	Total Estimate Cost of Construction as per registration.	9,00,00,000/- (Nine Crores)			
8	Total Estimated Land Cost & Approvals as per registration	98,99,307/-			
9	Total Cost of the Project as per Registration	9,98,99,307/-			
10	Project Designated Bank Account as per RERA registration	A/c No. 6618195188, Indian Bank, KR Puram Branch, 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	Quarter	Due Date	Actual Filing Date	Delay Yes/No
		Q4 201819	15/04/2019	05/05/2020	Yes
		Q1 201920	15/07/2019	05/05/2020	Yes
		Q2 201920	15/10/2019	05/05/2020	Yes
		Q3 201920	15/01/2020	11/05/2020	Yes
		Q4 201920	15/04/2020	31/10/2020	Yes
		Q1 202021	15/07/2020	03/11/2020	Yes
		Q2 202021	15/10/2020	03/11/2020	Yes
		Q3 202021	15/01/2021	19/06/2021	Yes
		Q4 202021	15/04/2021	19/06/2021	Yes
		Q1 202122	15/07/2021	02/09/2021	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)(L)(D) of the Act	Year ended	Due Date	Actual Filing Date	Delay Yes/No
		31-3-2019	30-9-2019	05-05-2020	Yes
		31-3-2020	30-9-2020	31-10-2020	Yes
		31-3-2021	30-9-2021	19-06-2021	No



14	Details of Borrowings on the project - (In case of multiple borrowers, please add additional table	<table><tr><th>Details</th><th>Details (amounts in Rs.)</th></tr><tr><td>Name of the Lender Amount Borrowed</td><td></td></tr><tr><td>Balance Amount outstanding / payable as on date of certificate</td><td>Not availed any loan from Banks/ NBFC's</td></tr><tr><td>Security details against the borrowings as per sanction letter / conditions</td><td>N A</td></tr><tr><td>Attach the copy of the hypothecation / mortgage of the project land</td><td>N A</td></tr><tr><td>If the amount is repaid and settled. Attach copy of release / discharge letter / NOC from the lender.</td><td>N A</td></tr></table>	Details	Details (amounts in Rs.)	Name of the Lender Amount Borrowed		Balance Amount outstanding / payable as on date of certificate	Not availed any loan from Banks/ NBFC's	Security details against the borrowings as per sanction letter / conditions	N A	Attach the copy of the hypothecation / mortgage of the project land	N A	If the amount is repaid and settled. Attach copy of release / discharge letter / NOC from the lender.	N A
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Balance Amount outstanding / payable as on date of certificate	Not availed any loan from Banks/ NBFC's													
Security details against the borrowings as per sanction letter / conditions	N A													
Attach the copy of the hypothecation / mortgage of the project land	N A													
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15	Details of encumbrance on the project land - (In case of multiple encumbrances, please add additional table	<table><tr><th>Details of encumbrance</th><th>Details</th></tr><tr><td>Nature of pending Encumbrance on the project land</td><td>As per the explanation given by the developer, there were no</td></tr><tr><td>Name of person having charge on property</td><td>encumbrance of the project land</td></tr><tr><td>Additional Details</td><td>N A</td></tr><tr><td>Any liability due to such encumbrance - if so, amount there on</td><td>N A</td></tr><tr><td>Attach copy of release / discharge letter / NOC from the interested party</td><td>N A</td></tr></table>	Details of encumbrance	Details	Nature of pending Encumbrance on the project land	As per the explanation given by the developer, there were no	Name of person having charge on property	encumbrance of the project land	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
Details of encumbrance	Details													
Nature of pending Encumbrance on the project land	As per the explanation given by the developer, there were no													
Name of person having charge on property	encumbrance of the project land													
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 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 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	Nature of Pending Work	Estimated cost to complete the pending work	
		As per the explanation given by the developer and as Stated in the Engineers and Architect Certificate, there no pending works at the projects		
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 100% Completion Yes/ No As per the explanation given by the developer and as certified by Engineer and Architect All the agreed facilities and amenities are Completed		
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 if it not complied, mention the observation/ qualification there on	As per the explanation of developer there is no modification to the sanction plan		
23	Insurance on the project – has promoter obtained any insurance on the project, if so, whether it is transferred to the association	Insurance policy has not taken for the project Obtained – No Transferred to association – No		
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Yes 1. Name of the Association: KRISH EIRIANWEN RESIDENTS WELFARE ASSOCIATION 2. Date of registration: 16/02/2021 3. Registration number: DRB3/SOR/562/202021 4. Registering authority Registrar of Societies		
	Attach copy of such Insurance policy	No Insurance has taken		
25	Whether promoter registered the Deed of 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
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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	No
29	Any other information in relation to the promoter and project which may be of importance to the Authority	
30		



K N Simha



TABLE A-

In case of Ongoing Project-

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)	A	Nil
70 % of the amount realized	B = A*70%	Nil
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	C	Nil
Excess / (Short)	D=B-C	Nil
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-		Nil

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	8,39,76,186
TOTAL	C=A + B	8,39,76,186



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	Rs. Nil
b.Approval / NOC's	Rs. 57,97,146
c. On Site Costs	Rs. 9,17,42,463
d. Off Site Costs including Architect, engineer, consultants Cost	
e. Administrative Costs	Rs. 26,35,975
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)	
g. Financial cost – interest etc	
h. Any other costs	
Total Cost:	Rs. 10,01,75,585

Surplus / (Deficit)	E=C-D	(1,61,99,398)
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I/ We certify that the M/S KRISH INFRASTRUCTURES [Name of Promoter] has utilized the amounts collected for KRISH HERIANWEN 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
FY 2017-18	Not Applicable		
FY 2018-19	Not Applicable		
FY 2019-20	Not Applicable		
FY 2020-21	Not Applicable		
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)

1. Sold Inventory - As on 30/06/2021 (Developer Share)

Sr. No.	Flat No.	Carpet Area (in sq.ft.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	101	1942	88,23,814	88,23,814	0
2	106	1348	60,17,857	60,17,857	0
3	202	1845	84,06,714	84,06,714	0
4	206	1348	48,43,128	48,43,128	0
5	207	1695	60,53,571	57,50,893	3,02,678
6	301	1942	69,77,328	69,77,328	0
7	307	1695	60,53,571	57,50,893	3,02,678
8	306	1348	60,17,857	60,17,857	0
9	402	1845	82,86,027	82,86,027	0
10	204	1395	62,27,679	59,16,295	3,11,384
11	406	1348	60,17,857	60,17,858	0
12	006	1453	44,64,286	44,64,286	0
13	105	1470	65,40,179	62,13,170	3,27,009
14	305	1470	55,33,928	55,33,928	0
15	404	1395	59,01,562	57,22,991	1,78,571
16	303	1570	61,60,714	61,60,715	0
17	103	1570	62,86,509	62,86,509	0
18	005	1115	59,65,714	59,65,714	0
19	002	1257	68,10,000	68,10,000	0
	Total	29,051	12,13,88,295	11,99,65,981	14,22,314

2. Unsold Inventory Valuation - As

on 30/06/2021 (Developer Share)

Ready Reckner Rate as on the date of Certificate of the Residential / Commercial premises Rs. _____ persq.mts.

Sr. No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Read Reckoner Rate(ASR)
	Total	0	0

Table E-

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



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

Note – mention net of GST or any other taxes

Any observation / qualification : **As per the explanation given by the developer, no maintenance charges are collected from the allottees at the time of sale agreement. However during the maintenance period an amount of Rs. 1000/- per flat towards maintenance**

Table F-A on DD/MM/YYYY

from the allottees and transferred to association there on -

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

Any observation / qualification

As per the explanation given by the developer, no deposits are collected from the allottees at the time of sale agreement



This is to certify that KRISH INFRASTRUCTURE (promoter Name, address) has completed 100% development in the real estate KRISH EIRIANWEN (project Name) 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 qualifications / observations shall be in Bold and Italics

(Signature and Stamp/Seal of the Signatory CA)



Place:
Bangalore

Date:
01/09/2021

Name of the Signatory: NARASIMHULU K

Address: No.627, 22nd Main, Jayanagar 4th T
Block, Bangalore-560041

ICAI Membership No. 233473

Contact No. : 9036145271

E mail: knsimha.ca@gmail.com

UDI No: **21233473AAAABG8963**