

FORM 4 C C

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

Report and Certification of Completion under RERA

KRERA Registration Number : **PRM/KA/RERA/1251/308/PR/060822/005142**

Project Name : **SIGNATURE MEADOWS**

Project Address : **Survey no. 37/5 & 37/6, Gonigattapura Village, Sarjapura Hobli,**

Anekal Taluk, Bangalore District-562125.

Promoter Name and Address : **#21 & 22, 3rd floor, 1st Main Road, 1st Block**

Koramangala, Bangalore 560034.

SUBJECT: Report and certification of completion with respect to K RERA registered project SIGNATURE MEADOWS (project name) developed by SIGNATURE DWELLINGS PRIVATE LIMITED (promoter name) having RERA Registration Number. PRM/KA/RERA/1251/308/PR/060822/005142.

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 **06/08/2022 to 31/01/2024**
4. I/We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuears' etc to form the opinion and issue of this report and certificate
5. Details of the project and observations / qualifications

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SI No	Details	Details / Observation / Qualification				
1	Type and Nature of the project —	Residential (apartment)				
2	Number of units / inventory as per sanctioned plan	180 (121-Builder Share) (59-Land Owner Share)				
3	Date of RERA Registration as per registration certificate	06/08/2022				
4	End Date as per RERA registration certificate	31/12/2024				
4(a)	Extension End date	NA				
4(b)	Covid Extension End date	NA				
5	Project Start date as per <u>Registration</u> application	06/08/2022				
6	Nature of Ownership of Land	Joint Development				
7	Total Estimate Cost of Construction as per registration.	25.09 Cr				
8	Total Estimated Land Cost as per registration	0.91 Cr				
9	Total Cost of the Project as per <u>registration</u>	30.51 Cr				
10	Project Designated Bank Account as per RERA registration	Name of the Account Holder- SIGNATURE DWELLINGS PVT LTD- SIGNATURE MEADOWS-RERA A/C Account Number- 50200066808110 Bank Name- HDFC BANK LTD IFSC Code- HDFC0004460 Branch Name- KORAMANGALA 1ST BLOCK, 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	Act Filing ual Date	Delay Yes/No	
		Q2 (2022-23)	NA	17/10/2022	No	
		Q3 (2022-23)	NA	13/01/2023	No	
		Q4 (2022-23)	NA	15/04/2023	No	
		Q1 (2023-24)	NA	13/07/2023	No	
		Q2 (2023-24)	NA	13/10/2023	No	
		Q3 (2023-24)	NA	14/01/2024	No	
13	Details of Applicable Audit of Statement of Accounts and	Year ended	Due Date	Actua Filing Date	Delay Yes/No	

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	submission of accounts and report thereon as per the proviso 3 to Sec 4(2)(L)(D) of the Act	March 2023		24/07/2023	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	NA	
			Amount Borrowed	NA	
			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.	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 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	

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16	Summary of amount Realised, incurred In case of Ongoing Project as per Sec 4(2)(L)(D) of the Act	Refer Table — A												
17	Summary of Money Realised, incurred for the project from the inception of the Project (Pre and Post RERA period)	Refer Table - B												
18	Details of commission / brokerage paid to Real Estate	Refer Table — C Nil												
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></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>	Nature of Pending Work	Estimated cost to complete the pending work	Nil									
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.	<table><tr><td>Completed</td><td>100% complete</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>	Completed	100% complete										
Completed	100% complete													
21	Sold and Unsold units / inventory	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												
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												

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24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Under Process - 1. Name of the Association 2. Date of registration 3. Registration number 4. Registering authority
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 Collected-45,74,416 Balance-45,74,416
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 No Deposits collected
28	Has promoter paid any penalty / delay filing 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 _____
30		

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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 inRs. (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	39,97,34,077/-
70 % of the amount realized	B = A*70%	27,98,13,854/-
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	36,00,23,578/-
Excess / (Short)	D=B -C	-8,02,09,724/-
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	0
Total 70 %Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	27,98,13,854/-
TOTAL	C = A + B	27,98,13,854

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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 Administrative Costs e. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges) f. Financial cost — interest etc g. Any other costs	D	74,00,000/- 71,72,355/- 26,57,87,851/- 7,18,85,372/- 77,78,000/-
Surplus / (Deficit)	E=C-D	8,08,09,724

I/We certify that the **SIGNATURE DWELLINGS PVT LTD** [Name of Promoter] has utilized the amounts collected for. **SIGNATURE MEADOWS** 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 -

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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 31/01/2024

Sl no.	Flat No	Carpet Area in Sq mts.	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement	Registered Sale Deed Yes/No
1	A-101	66.425	43,25,825	43,25,923	-	25-05-2023	YES
2	A-105	50.353	34,20,946	34,20,946	-	18-03-2023	YES
3	A-106	50.353	33,43,948	33,43,948	-	21-01-2023	YES
4	A-107	50.353	36,30,627	36,30,627	-	08-08-2022	YES
5	A-108	50.353	34,67,956	34,67,956	-	21-01-2023	YES
6	A-109	50.353	35,51,313	35,51,313	-	22-11-2022	YES
7	A-110	50.353	33,38,201	33,38,202	-	02-09-2022	YES
8	A-201	66.425	43,46,239	43,46,236	3	12-10-2022	YES
9	A-204	50.353	34,31,273	29,16,582	5,14,691	23-02-2023	NO
10	A-205	50.353	34,31,273	29,16,583	5,14,690	22-04-2023	NO
11	A-206	50.353	33,68,552	33,68,500	52	14-10-2022	YES
12	A-207	50.353	33,64,007	30,27,834	3,36,173	15-12-2022	NO
13	A-208	50.353	33,43,100	33,43,100	-	04-03-2023	YES
14	A-210	50.353	33,67,643	33,67,643	-	29-03-2023	YES
15	A-301	66.425	44,08,031	44,08,031	-	21-12-2022	YES
16	A-304	50.353	33,17,648	29,85,883	3,31,765	23-02-2023	NO
17	A-306	50.353	33,20,375	33,20,375	-	05-01-2023	YES
18	A-307	50.353	33,65,825	33,66,455	-	12-09-2022	YES
19	A-309	50.353	34,79,450	34,79,450	-	21-01-2023	YES
20	A-401	66.425	44,70,428	44,70,429	-	14-09-2022	YES
21	A-402	64.381	48,28,656	45,10,000	3,18,656	04-10-2023	NO
22	A-403	50.353	33,96,125	33,95,612	513	26-04-2023	YES
23	A-404	50.353	33,67,946	33,67,946	-	12-03-2023	YES
24	A-406	50.353	34,87,025	34,87,024	1	16-01-2023	YES
25	A-407	50.353	33,03,407	33,03,407	-	17-08-2022	YES
26	A-410	50.353	33,64,310	33,64,310	-	28-11-2022	YES
27	B-101	64.381	44,78,650	40,30,784	4,47,866	03-11-2022	NO
28	B-102	37.161	27,28,843	24,55,074	2,73,769	23-01-2023	NO
29	B-103	50.353	33,74,562	33,74,562	-	28-12-2022	YES
30	B-105	50.353	34,67,330	34,67,330	-	23-02-2023	YES
31	B-106	50.353	26,94,562	26,84,010	10,552	30-11-2023	YES
32	B-108	50.353	33,87,549	33,87,549	-	29-04-2023	YES

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33	B-110	50.353	34,27,284	34,27,284	-	22-10-2022	YES
34	B-201	64.381	43,28,880	43,28,880	-	27-08-2022	YES
35	B-203	50.353	33,88,550	33,88,550	-	19-10-2022	YES
36	B-205	50.353	33,37,646	33,37,646	-	22-02-2023	YES
37	B-206	50.353	33,65,825	25,00,000	8,65,825	30-03-2023	NO
38	B-207	50.353	34,79,450	34,79,450	-	07-03-2023	YES
39	B-208	50.353	33,37,646	33,37,646	-	29-04-2023	YES
40	B-210	50.353	33,87,641	28,78,641	5,09,000	08-04-2023	NO
41	B-212	50.353	33,87,641	28,79,496	5,08,145	08-04-2023	NO
42	B-302	37.161	25,55,997	25,55,600	397	10-10-2022	YES
43	B-303	50.353	33,88,550	33,88,550	-	30-08-2022	YES
44	B-304	50.353	33,37,646	33,37,696	-	28-02-2023	YES
45	B-306	50.353	33,65,825	30,00,000	3,65,825	30-03-2023	NO
46	B-307	50.353	32,87,651	32,87,651	-	30-12-2022	YES
47	B-308	50.353	33,65,825	33,65,826	-	02-06-2023	YES
48	B-309	50.353	35,24,900	35,24,890	10	12-12-2022	YES
49	B-311	50.353	35,23,991	29,95,391	5,28,600	10-04-2023	NO
50	B-312	50.353	33,37,646	33,37,646	-	15-02-2023	YES
51	B-401	64.381	42,08,897	42,08,887	10	27-08-2022	YES
52	B-402	37.161	26,75,871	24,08,284	2,67,587	11-03-2023	NO
53	B-403	50.353	33,96,125	33,96,009	116	16-12-2022	YES
54	B-405	50.353	33,96,125	33,96,173	-	29-04-2023	YES
55	B-407	50.353	33,73,400	33,73,402	-	02-02-2023	YES
56	B-408	50.353	33,74,309	31,35,749	2,38,560	11-03-2023	NO
57	B-409	50.353	34,64,300	34,64,300	-	02-01-2023	YES
58	B-411	50.353	33,50,675	28,48,074	5,02,601	17-12-2022	NO
59	C-102	50.353	34,37,644	29,21,997	5,15,647	24-02-2023	NO
60	C-103	50.353	34,97,463	27,97,970	6,99,493	11-03-2023	NO
61	C-104	50.353	34,97,463	26,50,970	8,46,493	11-03-2023	NO
62	C-105	50.353	34,44,138	34,44,138	-	28-04-2023	YES
63	C-106	50.353	33,37,454	33,37,464	-	22-11-2022	YES
64	C-108	50.353	34,93,615	31,44,254	3,49,361	06-01-2023	NO
65	C-109	50.353	34,13,093	23,89,165	10,23,928	02-02-2023	NO
66	C-111	50.353	34,36,741	34,36,742	-	23-01-2023	YES
67	C-201	50.353	34,87,631	34,87,616	15	26-04-2023	YES
68	C-203	50.353	33,87,641	33,87,641	-	11-03-2023	YES
69	C-205	50.353	33,65,825	33,65,825	-	17-03-2023	YES
70	C-206	50.353	32,74,925	32,74,925	-	05-12-2022	YES
71	C-207	37.161	23,88,650	23,88,650	-	15-02-2023	YES
72	C-209	50.353	33,87,641	33,87,641	-	23-04-2023	YES
73	C-210	50.353	33,65,825	33,65,825	-	23-02-2023	YES
74	C-212	50.353	33,20,375	33,20,355	20	08-10-2022	YES
75	C-302	50.353	33,37,646	33,37,647	-	11-01-2023	YES

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76	C-303	50.353	33,37,646	33,37,648	-	11-01-2023	YES
77	C-304	50.353	33,20,375	33,20,375	-	05-12-2022	YES
78	C-306	50.353	33,94,913	33,94,913	-	12-08-2022	YES
79	C-307	37.161	24,34,100	24,32,100	2,000	02-11-2022	YES
80	C-308	50.353	34,24,910	34,87,634	-	09-09-2022	YES
81	C-309	50.353	34,24,910	34,87,634	-	09-09-2022	YES
82	C-312	50.353	33,20,375	33,20,375	-	08-10-2022	YES
83	C-402	50.353	34,77,935	29,56,245	5,21,690	19-04-2023	NO
84	C-403	50.353	33,96,125	33,96,125	-	31-03-2023	YES
85	C-404	50.353	34,87,934	34,87,934	-	17-03-2023	YES
86	C-406	50.353	33,96,125	33,96,125	-	08-02-2023	YES
87	C-407	37.161	24,54,098	24,54,098	-	13-12-2022	YES
88	C-409	50.353	33,96,125	33,96,125	-	18-03-2023	YES
89	C-410	50.353	34,67,276	34,67,276	-	20-04-2023	YES
90	C-412	50.353	33,77,945	33,77,945	-	10-12-2022	YES
91	D-101	50.353	35,80,027	28,64,022	7,16,005	29-11-2022	NO
92	D-105	50.353	32,35,409	32,35,409	-	08-08-2022	YES
93	D-106	50.353	32,87,303	32,87,303	-	02-09-2022	YES
94	D-107	50.353	33,37,455	33,37,455	-	19-10-2022	YES
95	D-108	50.353	34,82,265	34,82,265	-	10-08-2022	YES
96	D-109	50.353	35,88,203	35,88,202	1	03-03-2023	YES
97	D-111	50.353	33,86,733	27,09,386	6,77,347	24-08-2022	NO
98	D-201	50.353	34,56,725	34,56,725	-	09-01-2023	YES
99	D-205	50.353	34,37,636	34,37,636	-	08-08-2022	YES
100	D-206	50.353	33,68,606	33,68,606	-	30-08-2022	YES
101	D-207	50.353	33,87,641	33,87,391	250	27-01-2023	YES
102	D-208	50.353	33,20,375	33,20,376	-	28-11-2022	YES
103	D-210	50.353	32,50,382	29,25,344	3,25,038	02-01-2023	NO
104	D-211	50.353	34,37,636	34,34,636	3,000	15-10-2022	YES
105	D-301	50.353	33,20,375	33,20,375	-	25-08-2022	YES
106	D-302	50.353	33,48,554	33,48,554	-	24-01-2023	YES
107	D-303	50.353	34,51,271	34,51,271	-	08-02-2023	YES
108	D-305	50.353	34,39,509	34,39,509	-	17-08-2022	YES
109	D-306	50.353	32,37,656	26,28,242	6,09,414	10-10-2022	NO
110	D-307	50.353	33,37,646	33,37,646	-	15-09-2022	YES
111	D-309	50.353	33,20,375	33,20,075	300	03-10-2022	YES
112	D-311	50.353	33,94,913	29,06,841	4,88,072	07-09-2022	NO
113	D-401	50.353	34,87,025	34,87,025	-	16-01-2023	YES
114	D-403	50.353	34,37,939	34,37,939	-	25-05-2023	YES
115	D-405	50.353	33,87,944	33,87,944	-	03-09-2022	YES
116	D-406	50.353	33,87,944	33,87,944	-	03-09-2022	YES
117	D-407	50.353	31,97,054	31,97,054	-	24-08-2022	YES
118	D-408	50.353	34,51,574	34,51,574	-	27-12-2022	YES

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119	D-409	50.353	34,40,666	34,40,666	-	29-11-2022	YES
120	D-410	50.353	34,40,666	30,96,599	3,44,067	06-04-2023	NO
121	D-411	50.353	33,03,407	33,03,341	66	17-08-2022	YES
TOTAL		6,134	41,32,65,395	39,97,34,077	1,36,57,614		

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

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs.57,000_persq.mts.

Table E -

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 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
	139	45,74,416	31/01/2025	-	-	45,74,416	-

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 house, maintenance deposit / found etc) collected from the allottees and transferred to association there on -NA

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

Any observation / qualification

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This is to certify that the **M/s Signature Dwellings Pvt Ltd, #21 & 22, 3rd floor, 1st Main Road, 1st Block Koramangala, Bangalore 560034** (promoter name, address) has completed **100%** development in the real estate **SIGNATURE MEADOWS** (Project Name) as defined U/s (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 / observations 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: **24222048BKAHSW7052**

Date: **31/01/2024**

Place: **Masur**