



FORM-4
[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
CHARTERED ACCOUNTANT'S CERTIFICATE
(On Letter Head for Quarterly Update)

Date: 12.06.2023

KRERA Registration Number : PRM/KA/RERA/1251/310/PR/030822/005129
Project Name : JRC WILD WOODS
Promoter Name : JRC PROJECTS
Cost of Real Estate Project : Rs. 125,16,12,808/-
Period Ended Date : 31.05.2023

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development Rules, 2017).

The Promoter in compliance with section 4(2)(l)(D), of the Real Estate (Regulation and Development) Act, 2016 has not deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: JRC Projects JRC Wild Woods RERA Escrow Account

Name of the designated bank account as per KRBAD :(RERA bank account for Real Estate Project)

Designated Account Number: 57500001003670

Bank Name: HDFC Bank

IFSC Code: HDFC0000354

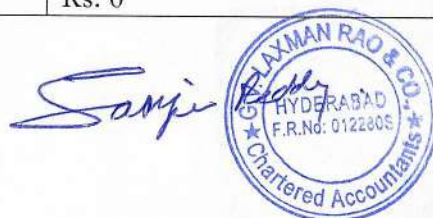
Branch Name: Sarjapur Road

Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	i. Land Cost:		
	a. The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc.	14,09,62,808	14,09,62,808
	b. Amount paid for Acquisition/ purchase of TDR (if any)	Nil	Nil
	c. Amount paid to the Competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, Registration charges, conversion charges, change, taxes, statutory payments to state and Central Government.	71,00,000	66,99,957
Sub – Total Land Cost		14,80,62,808	14,76,62,765



	7. Total Percentage of completion of construction as per CA (i.e, 3/2)	52.24%
	8. Amount which can be withdrawn from Designated Account (Total Estimated Cost as* Percentage of completion of construction (lower of 4 & 7))	Rs. 65,38,02,983/-
	9. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs. 52,53,54,013/-
	10. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs. 12,84,48,970/-
2	Borrowings / Mortgage Details (If Applicable)	
	A. Borrowing Details 1. Name of the Lender: 2. Amount Disbursed: 3. Amount pending for disbursement from Lender: 4. Amount to be repaid to lender:	The promoter funded above mentioned land development cost out of Unsecured Loans and Amounts from the Promoters. Unsecured loans Outstanding balances as on 31-05-2023 is of Rs. 13,41,96,822/-details of which are as follows 1.Babu Naga Ramesh Nekkanti – Rs. 50,43,552/- 2.Kethana Eternal Projects- Rs. 84,359/- 3.Lakkireddy Jayalakshmi Devi- Rs. 32,50,000/- 4.Nagendranatha Reddy P V- Rs.47,46,000/- 5. N N V Padmaja- Rs. 50,45,120/- 6. Saritha Kucha – Rs. 77,50,000/- 7. SIRI GROUP – Rs. 9,45,00,000/- 8. Gaurav Saxena-Rs. 50,000/- 9. Prachi Narendra Bhange &Vishal Dandge - Rs.4,00,000/- 10.Ramanadh Kashyap Vuppaluri -Rs. 18,78,979/-

	11. Asit Kumar Mandal -Rs. 2,00,012/- 12. Jayeeta Ray. Rs. 5,00,000/- 13. Agv Bhakara Rao-Rs. 25,00,000/- 14. Narmada Erra-Rs. 22,93,200/- 15. Varadharaman Balasubramanian-Rs. Rs. 59,55,600/- B. Mortgage Details 1. Mortgaged to (Name of the Entity/ Institution): 2. Amount Disbursed: 3. Amount pending for disbursement: 4. Amount to be repaid/(receivable) to/(from) lender:	TATA Capital Housing Finance Limited Rs. 22,00,00,000/- Rs. 28,00,00,000 /- Rs. (7,85,601)/-
3	Details of transactions in the designated RERA Bank Account (include pre RERA transactions in case of ongoing projects, wherever applicable)	
	a. Total number of units booked b. Total amount realized from sale of units for the Period(3b) c. Total amount deposited into the bank out of sale proceeds for the Period (3) d. % of Deposit made Reconciliation for the Period: a. Opening Balance Date (as on 1st January 2023): b. Opening Balance as per bank statement (INR) [To match with previous quarter closing bank balance]: c. Deposits during the period on account of sales (INR): d. Other Deposits made (If any): e. Withdrawals during the period from sale proceeds (INR): f. Other withdrawals made (If any):	89 Units Rs. 77,64,17,937/- Rs. 51,72,05,705/- 67 % 01/01/2023 Rs.0 Rs. 51,72,05,705/- Rs. 0 Rs. 51,72,05,705/- Rs. 0



g. Closing Balance as per bank statement (INR):	Rs.0
h. Closing Balance Date (as on 31 th May 2023):	31/05/2023
Cumulative Reconciliation from the beginning of the project:	
a. Opening balance of the account (INR):	Rs.0
b. Total Deposits made from sale proceeds (INR):	Rs. 52,53,54,013/-
c. Total deposits made other than sale proceeds (if any)	Rs. 0
d. Total Withdrawals made from sale proceeds (INR)	Rs. 52,53,54,013/-
e. Total withdrawals made other than those from sale proceeds (if any) (INR)	Rs. 0
Closing balance as on 31.05.2023 (a+b+c)-(d+e)	Rs.0

This certificate is being issued for the project JRC WILDWOODS with RERA Registration No. PRM/KA/RERA/1251/310/PR/030822/005129 for the period ended 31.05.2023 in compliance of the provisions of section 4(2) (I) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Firm.

Qualification /Observations:

1. The details of Sold Flats and Agreements entered and realization of Sale Amounts are as per Annexure A.
2. I hereby certify that the total amount collected/realised from the allottees on account of sale/booking of units during the period is Rs. 77,64,17,937/- (as per point Annexure A) out of which Rs. 51,72,05,705/- is deposited into the Project designated Bank Account as per section 4(2) (I) (D) of the Act.

However, we herewith confirm that the amount deposited into the RERA Escrow Account out of sale proceed realised is less than 70% due to the fact that amount realised on the last date of month was not transferred from regular collection account to RERA Escrow Account.



3. This certificate is issued upon request of client for the period up to 31.05.2023 even though there is no statutory obligation under RERA to submit the interim certificate & it's issued at for the purpose of Extension/Modification in Project Application with RERA.

All the above information is certified on the basis of Information and explanations provided before us.

Yours Faithfully,

Signature of the Chartered Accountant

Name: CA K Sanjeeva Reddy

G V Laxman Rao & Co.,

Chartered Accountants

Membership Number: 250820

Address: Flat No.409, 4th Floor, Metro Residency
Raj Bhavan Road, Somajiguda, Hyderabad
Telangana- 500 082

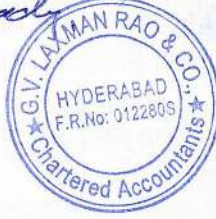
Contact Details: 23374477, 23374488

Email id: gvlrco@gmail.com

UDIN: 23250820BGXGKC1212

Date: 12.06.2023

Place: Hyderabad



(Additional Information for Ongoing Projects)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	Rs. 59,78,09,825/-
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	Rs. 54,20,65,199/-
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Annexure A to this certificate	3,353.92 Rs. 18,58,07,233/-
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	Rs. 72,78,72,432/-
5.	Amount to be deposited in Designated Account – 70% or 100% IF Sl.No 4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account. IF Sl.No 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	




Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

1. Sold Inventory

Sr. No.	Flat No.	Carpet Area (in sq.mts.) (A)	Unit Consideration as per Agreement /Letter of Allotment / Booking Form	Received Amount	Balance Receivable	Date of Agreement of Sale	Is agreement registered Yes/No
1	A-001	195.46	2,22,40,575	1,75,64,057	46,76,518	24-03-2023	Yes
2	A-002	105.53	1,19,42,175	89,94,218	29,47,957	29-03-2023	Yes
3	A-003	83.52	1,19,04,375	1,01,18,721	17,85,654	30-12-2022	Yes
4	A-004	139.81	1,84,24,000	1,84,24,001	-1	27-01-2023	Yes
5	A-005	66.21	94,45,800	1,00,000	93,45,800	Pending	No
6	A-006	108.31	1,60,20,506	1,36,17,430	24,03,076	23-05-2023	Yes
7	A-007	120.71	1,58,29,275	1,34,54,885	23,74,390	03-05-2023	Yes
8	A-103	121.30	1,84,29,705	1,32,05,249	52,24,456	25-05-2023	Yes
9	A-104	107.00	1,14,18,750	72,25,000	41,93,750	19-04-2023	No
10	A-106	190.28	2,11,80,810	1,80,03,690	31,77,120	09-03-2023	Yes
11	A-107	108.09	1,46,00,006	1,20,68,411	25,31,595	06-02-2023	Yes
12	A-108	146.20	1,56,12,187	1,32,70,359	23,41,828	27-03-2023	Yes
13	A-109	120.71	1,57,76,250	2,00,000	1,55,76,250	Pending	No
14	A-201	105.00	1,14,91,200	93,67,520	21,23,680	25-04-2023	Yes
15	A-203	121.57	1,83,11,002	1,44,56,652	38,54,350	11-05-2023	No
16	A-204	105.14	1,12,35,000	95,49,752	16,85,248	17-04-2023	Yes
17	A-205	83.52	1,12,99,990	96,04,992	16,94,998	20-03-2023	Yes
18	A-206	186.60	2,07,89,790	1,76,71,322	31,18,469	20-02-2023	Yes
19	A-207	134.12	1,47,36,120	84,07,500	63,28,620	21-03-2023	Yes
20	A-208	108.31	1,53,83,445	1,20,75,928	33,07,517	24-03-2023	Yes
21	A-209	120.71	1,55,67,983	1,00,000	1,54,67,983	Pending	No
22	A-301	184.04	2,07,89,790	1,42,80,000	65,09,790	Pending	No
23	A-302	120.47	1,63,25,400	41,01,000	1,22,24,400	26-05-2023	Yes
24	A-303	164.15	1,79,10,165	1,52,23,639	26,86,526	Pending	No
25	A-304	106.96	1,15,88,010	98,49,809	17,38,201	02-02-2023	Yes
26	A-305	104.62	1,11,89,062	95,10,702	16,78,360	24-03-2023	Yes
27	A-306	190.28	1,37,84,505	69,99,999	67,84,506	21-01-2023	Yes
28	A-307	108.09	1,39,00,740	1,18,15,629	20,85,111	23-01-2023	Yes
29	A-308	108.31	1,56,07,515	1,32,66,388	23,41,127	Pending	No
30	A-309	147.86	1,55,42,310	1,32,10,964	23,31,346	23-05-2023	No
31	A-310	120.45	1,55,00,436	1,00,000	1,54,00,436	Pending	No
32	A-401	195.09	1,78,67,010	1,51,86,958	26,80,052	21-04-2023	No



33	B-001	107.67	1,00,10,772	81,26,771	18,84,001	10-04-2023	Yes
34	B-002	138.93	1,53,00,850	1,30,05,722	22,95,128	27-04-2023	No
35	B-003	66.53	1,03,10,317	1,00,000	1,02,10,317	Pending	No
36	B-004	97.18	1,08,31,800	92,07,029	16,24,771	19-04-2023	Yes
37	B-005	150.47	1,67,64,510	1,43,14,344	24,50,166	19-04-2023	Yes
38	B-006	120.38	1,62,97,050	5,00,000	1,57,97,051	Pending	No
39	B-007	150.39	1,60,25,625	3,00,000	1,57,25,625	Pending	No
40	B-008	97.66	1,09,63,680	93,26,949	16,36,731	19-04-2023	Yes
41	B-101	107.67	1,50,66,345	1,27,56,393	23,09,952	24.05-2023	Yes
42	B-102	145.44	1,55,40,000	1,32,09,000	23,31,000	04-02-2023	Yes
43	B-103	137.60	1,47,77,280	1,25,61,228	22,16,052	09-03-2023	Yes
44	B-107	152.27	1,58,89,914	1,35,22,017	23,67,897	06-04-2023	Yes
45	B 201	134.00	1,62,94,687	5,00,000	1,57,94,687	Pending	No
46	B-202	138.91	1,46,85,195	1,24,82,416	22,02,779	15-03-2023	Yes
47	B-203	143.02	1,56,36,600	1,22,14,612	34,21,988	13-03-2023	Yes
48	B-205	120.78	1,64,31,292	1,39,66,539	24,64,753	30-05-2023	Yes
49	B-206	144.91	1,51,72,500	1,28,96,626	22,75,874	17-04-2023	Yes
50	B-207	150.41	1,60,32,187	1,36,27,358	24,04,829	24-03-2023	Yes
51	B-303	137.60	1,48,86,165	1,13,88,616	34,97,549	08-02-2023	Yes
52	B-304	75.21	41,66,735	97,000	40,69,735	Pending	No
53	B-305	149.36	1,68,72,607	1,00,000	1,67,72,607	Pending	No
54	B-306	143.57	1,53,56,250	1,30,52,813	23,03,437	24-03-2023	Yes
55	B 308	95.65	1,56,63,480	2,00,000	1,54,63,480	Pending	No
56	B-401	134.01	1,43,08,350	1,16,61,669	26,46,681	24-03-2023	Yes
57	B-402	138.91	1,51,10,078	1,28,43,566	22,66,512	27-02-2023	Yes
58	B-403	143.02	1,51,84,050	95,06,443	56,77,607	03-02-2023	Yes
59	B-405	150.46	1,60,32,188	1,04,20,921	56,11,267	14-03-2023	Yes
60	B-406	120.34	1,55,24,528	1,00,000	1,54,24,528	Pending	No
61	B-407	150.41	1,60,32,188	3,00,000	1,57,32,188	Pending	No
62	C-001	126.94	2,00,36,100	1,70,30,684	30,05,416	24-04-2023	Yes
63	C-003	178.60	2,06,58,540	1,75,34,759	31,23,782	13-03-2023	Yes
64	C-004	105.36	1,17,61,470	99,97,249	17,64,221	19-04-2023	Yes
65	C-005	81.03	1,17,54,750	23,94,749	93,60,001	11-05-2023	Yes
66	C-006	122.40	1,96,38,150	1,50,000	1,94,88,150	Pending	No
67	C-007	66.68	1,00,23,510	1,00,000	99,23,510	Pending	No
68	C-008	133.51	1,49,92,530	1,27,43,652	22,48,878	19-04-2023	Yes
69	C-009	124.70	69,08,324	20,00,000	49,08,325	25-05-2023	Yes
70	C-101	172.63	1,90,98,660	50,000	1,90,48,660	22-04-2023	No
71	C 105	106.80	1,61,42,857	5,00,000	1,56,42,857	Pending	No
72	C-106	157.82	1,76,34,540	1,22,80,000	53,54,540	06-04-2023	Yes
73	C-107	117.30	83,71,000	37,50,000	46,21,000	Pending	No
74	C-108	108.38	1,55,55,620	1,10,55,692	44,99,928	17-05-2023	Yes
75	C-201	126.94	70,32,413	2,00,000	68,32,413	Pending	No
76	C 203	177.71	1,68,53,655	2,00,000	1,66,53,655	Pending	No
77	C 205	104.50	1,59,01,322	1,40,16,125	23,85,198	08-05-2023	Yes
78	C-206	131.30	99,20,000	37,50,000	61,70,000	Pending	No

79	C-207	117.33	1,50,66,345	1,27,76,260	22,90,085	27-01-2023	Yes
80	C-208	133.29	95,50,008	81,17,506	14,32,502	14-02-2023	Yes
81	C-209	124.70	1,66,59,300	5,00,000	1,61,59,300	Pending	No
82	C-210	124.72	1,66,11,525	30,00,000	1,36,11,525	Pending	No
83	C-301	172.63	1,90,00,011	1,61,49,972	28,50,039	15-03-2023	Yes
84	C-303	189.94	1,40,24,063	1,19,20,453	21,03,610	Pending	No
85	C 305	104.50	1,59,01,322	1,30,16,124	23,85,198	08-05-2023	Yes
86	C-306	157.82	1,77,59,385	1,50,95,480	26,63,905	14-02-2023	Yes
87	C-307	136.21	1,48,43,377	1,26,16,870	22,26,507	18-03-2023	Yes
88	C-309	124.22	1,55,70,500	2,00,000	1,53,70,500	Pending	No
89	C-401	176.88	2,00,43,187	36,00,000	1,64,43,187	Pending	No
		11,576	1,33,01,23,574	78,80,58,375	54,20,65,199		

2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs. 55,400 per sq.mts. (As calculated by client)

Sr. No	Flat No.	Carpet Area (in sq.mts.) (A)	Unit Consideration as per Ready Reckoner Rate(ASR) (B)	Total ASR consideration per flat (A*B)
1	A-008	120.93	55,400	66,99,622
2	A-101	134.16	55,400	74,32,422
3	A-102	120.47	55,400	66,74,249
4	A-105	83.52	55,400	46,27,115
5	A-110	120.45	55,400	66,73,013
6	A- 202	120.11	55,400	66,54,331
7	A- 210	120.93	55,400	66,99,622
8	B-104	75.21	55,400	41,66,735
9	B-105	120.78	55,400	66,91,027
10	B-106	143.57	55,400	79,53,778
11	B-108	80.22	55,400	44,44,352
12	B- 204	74.94	55,400	41,51,758
13	B- 208	80.22	55,400	44,44,352
14	B-301	107.67	55,400	59,65,022
15	B-302	108.17	55,400	59,92,454
16	B-307	123.05	55,400	68,16,763
17	B-404	75.21	55,400	41,66,735
18	B-408	80.22	55,400	44,44,352
19	C-002	120.81	55,400	66,92,674
20	C-010	124.72	55,400	69,09,302
21	C-102	120.69	55,400	66,86,446



22	C-103	131.61	55,400	72,91,142
23	C-104	80.81	55,400	44,77,137
24	C-109	124.22	55,400	68,81,716
25	C-110	124.72	55,400	69,09,302
26	C-202	120.81	55,400	66,92,674
27	C-204	81.08	55,400	44,92,063
28	C-302	120.69	55,400	66,86,446
29	C-304	80.81	55,400	44,77,137
30	C-308	108.38	55,400	60,04,189
31	C-310	124.72	55,400	69,09,302
		3,353.92		18,58,07,233

This certificate is being issued for RERA compliance for the JRC PROJECTS and is based on the records and documents produced before me and explanations provided to me by the Management of the Firm.

Yours Faithfully,

Signature of the Chartered Accountant

Name: CA K Sanjeeva Reddy

G V Laxman Rao & Co., Chartered Accountants

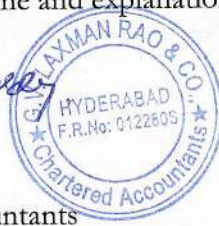
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Contact Details: 23374477, 23374488

Email id: gvlrco@gmail.com

UDIN: 23250820BGXGKC1212



Date:12.06.2023

Place: Hyderabad