

Form 4 CC

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/308/PR/200722/003494

Project Name : Harappa Green Woods

Project Address : Sy No.149,150&151 Of Harappanahalli Village,
Jigani Hobli, Anekal Taluk

Promoter Name : SVV HOLDINGS AND DEVELOPERS LLP

Address -: E 1 15/2, 4th Floor, 1st Cross,
Syndicate Bank Colony, Arekere Gate, Bannerghatta Road,

SUBJECT: Report and certification of completion with respect to K RERA registered project Harappa Green Woods developed by SVV HOLDINGS AND DEVELOPERS LLP having RERA Registration Number PRM/KA/RERA/1251/308/PR/200722/003494

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. We have obtained all necessary information and explanation from the promoter, during the course of our review, which in our opinion are necessary for the purpose of this review and certificate.

3. We hereby confirm that we have examined the prescribed registers, reports, books, documents, agreements and the relevant records of SVV HOLDINGS AND DEVELOPERS LLP for the project for the period from 31-12-2020 to 30/06/2023.

4. We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuers etc to form the opinion and issue of this report and certificate.

SI No	Details	Details/Observation/Qualification
1	Type and Nature of the project	Residential (Plotted Development)
2	Number of units / inventory as per sanctioned Plan	111
3	Date of RERA Registration as per registration certificate	22-07-2020
4	End Date as per RERA registration certificate	31-12-2025
4(a)	Extension End date	Nil
4(b)	Covid Extension End date	Nil
5	Project Start date as per Registration application	31-12-2020
6	Nature of Ownership of Land	Joint Development
7	Total Estimate Cost of Construction as per registration	9,20,00,000
8	Total Estimated Land Cost as per registration	14,50,00,000



9	Total Cost of the Project as per registration	23,70,00,000			
10	Project Designated Bank Account as per RERA registration	50200046911692			
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 Rules 15 (D) and submission made by the promoter	Quarter	Due Date	Actual Filing Date	Delay Yes/No
		Q3 (2020-21)	15-01-2021	15-01-2021	No
		Q4 (2020-21)	15-04-2021	15-04-2021	No
		Q1 (2021-22)	15-07-2021	16-07-2021	Yes
		Q2 (2021-22)	15-10-2021	15-10-2021	No
		Q3 (2021-22)	15-01-2022	15-01-2022	No
		Q4 (2021-22)	15-04-2022	15-04-2022	No
		Q1 (2022-23)	15-07-2022	13-07-2022	No
		Q2 (2022-23)	15-10-2022	15-10-2022	No
		Q3 (2022-23)	15-01-2023	15-01-2023	No
		Q4 (2022-23)	15-04-2023	15-04-2023	No
Q1 (2023-24)	15-07-2023	15-07-2023	No		
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
		2021-22	15-10-2021	15-10-2021	No
		2022-23	15-10-2022	15-12-2022	Yes
14	Details of Borrowings on the project -	Details		Details (amounts in Rs.)	
		Name of the Lender		Kotak Mahindra Bank	
		Amount Borrowed		Nil	
		Balance Amount outstanding / payable as on date of certificate		Nil	
		Security details against the borrowings as per sanction letter /conditions		Nil	
		Attach the copy of the hypothecation / mortgage of the project land		Nil	
		If the amount is repaid and settled. Attach copy of release / discharge letter / NOC from the lender.		Nil	
15	Details of encumbrance on the project land -	Details of encumbrance		Details	
		Nature of pending Encumbrance on the project land		Nil	
		Name of person having charge on property		Nil	
		Additional Details			
		Any liability due to such encumbrance – if so, amount there on			
		Attach copy of release / discharge letter / NOC from the interested party		Nil	
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 Agents	Refer Table – C	
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
		No Pending	Nil
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	
		NA	NA
21	Sold and Unsold units /inventory	Refer Table – D	
22	Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	Yes	
23	Insurance on the project – has promoter obtained any insurance on the project, if so, whether it is transferred to the association	Not Obtained	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws.	Being plotted Development project. Association not applicable	
25	Whether promoter registered the Deed of Declaration (DoD)	Being plotted Development project. DoD not be applicable.	
26	Maintenance charges collected from the allottees, spent and balance there on	NIL	
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	NIL	
28	Has promoter paid any penalty / delay filing fees to RERA Authority during the tenure of the Project	No Penalty paid	
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 A -

In case of Ongoing Project -

Summary of amount Realised, incurred 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	-
70 % of the amount realized	$B = A \times 70\%$	-
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	-
Excess / (Short)	$D = B - C$	-
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 -		-

Note -

The promoter has not collected money from the allottees since inception of the project till the date of application for registration of project.

The promoter has incurred land cost only for the project before the date of application of registration of the project.



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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	-
Total 70 %Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	17,16,48,959
TOTAL	C = A + B	17,16,48,959
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	25,14,98,897
a. Land Cost		14,50,00,000
b.Approval / NOC's		-
C. On Site Costs		9,96,84,712
d.Off Site Costs including Architect, engineer, consultants Cost		68,14,185
e. Administrative Costs		
f.Payment of Taxes, Cessetc to statutory authorities (other than pass through charges)		
g.Financial cost – interest etc		-
h.Any other costs		
Surplus / (Deficit)	E=C-D	-7,98,49,938

We certify that the SVV HOLDINGS AND DEVELOPERS LLP has utilized the amounts collected for 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.



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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.) A	Total commission / brokerage paid to Others (Amount in Rs.) B	of TOTAL (Amount inRs.) C=A+B
FY 2017-18	-	-	-
FY 2018-19	-	-	-
FY 2019-20	-	-	-
FY 2020-21	-	-	-
FY 2021-22	-	-	-
FY 2022-23	-	-	-
TOTAL	-	-	-

The promoter has not paid commission/brokerages to the real estate agents since inception of the project and till date of this certificate as per the books of accounts maintained by the promoter.



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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

Sl. No.	No. of Units	Units type	Saleble (in sq.mts.)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivable
1	100	Res	14,001	30,95,11,220	24,52,12,799	6,42,98,421
Total			14,001	30,95,11,220	24,52,12,799	6,42,98,421

Unsold Inventory Valuation - As on 30/06/2023

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs.24,479/- persq.mts.

Sl. No.	Flat No.	Saleble Area (in sq.mts.) (A)	Unit Consideration as per Guidance	Total Guidance value consideration per flat (A*B)
1	Balance Units	1585	24,479	3,87,99,215



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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 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
1	-	-	-	-	-	-	-

Table F

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 Deposits/ Head	Transferred to the Association	Balance with the promoter	Remarks
1	-	-	-	-	-

This is to certify that the Harappa Green Woods has completed 100 % development in the real estate 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 Venu & Vinay
Chartered Accountants
ICAI Reg No 0100105



Vinay T
M No 212086



Certificate Dated: 02-08-2023
UDIN No: 23212086BGPIVU1727