

**ANJAN REDDY & CO**

Chartered Accountants

**FORM-4 : CHARTERED ACCOUNTANT'S CERTIFICATE
(For Completion Project)****Date: 10th Jan 2021**

RERA No. : PRM/KA/RERA/1251/308/PR/190921/002902
Project Name : **SAIKAM AANANDA**
Promoter Name : SIVACHAITANYA REDDY SAIKAM
Total Cost of Real Estate Project: **Rs. 13,23,51,000 /-**

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)(I)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder:	SIVACHAITANYA REDDY SAIKAM.
Designated Account Number:	186711100005172
Bank Name:	Andhra Bank Ltd
IFSC Code:	ANDB0001867
Branch Name:	Hosur

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. **LAO/97/2017-18 Dated 3rd Dec 2018.**

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. b. Amount paid for Acquisition/ purchase of TDR (if any) 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.	12,98,51,000 - 25,00,000	12,98,51,000 - 25,00,000
Sub – Total Land Cost		13,23,51,000	13,23,51,000

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	ii. Development Cost/ Cost of Construction: a. (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA (iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) cost of machineries and equipment including its hire and maintenance costs, consumables etc. all costs directly incurred to complete the construction of the entire phase of the project registered. b. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority. c. Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	4,05,00,000 - -	2,92,60,609 - -
Sub – Total Development Cost		4,05,00,000	2,92,60,609
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column. 3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column. 4. Percentage of completion of construction work (as per Project Architect's Certificate) 5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost. 6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost. 7. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportion of cost incurred as per (2 & 7)	Rs. 17,28,51,000 Rs. 16,16,11,609 100 % 76.57 % 16.93 % Rs.120995700	

	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. 9. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs. NIL Rs. 124882117
2	Borrowings / Mortgage Details (If Applicable)	
	A. Borrowing Details	NILL
	B. Mortgage Details	NILL

3	Details of transaction 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 during the quarter (3) c. Total amount deposited into bank out of sale proceeds during the quarter (3) d. % of Deposit made Reconciliation for the Quarter: a. Opening Balance Date (start Date): b. Opening Balance as per bank statement (INR) to match with the previous quarter closing bank balance): c. Deposit during the quarter the on account of sales (INR): d. Other Deposit made (If any): e. Withdrawals during the quarter from sale proceeds f. Other withdrawals made (if any): g. Closing Balance as per bank statement (INR):	3 Units Rs. Nil Rs. Nil 100 % 01-04-2019 Rs. 95815 Rs. 3710000 Rs. 1892383 Rs.3510000 Rs. 2039051 Rs. 149147



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h. Closing Balance Date (end date):	31-12-2020
Cumulative Reconciliation from the beginning of the project:	
a. Opening balance of the account (INR)	Rs. 4,39,150
b. Total Deposits made from sale proceeds (INR):	Rs.4110000
c. Total deposits made other than those from sale proceeds (if any) (INR):	Rs.9903881
d. Total Withdrawals made from sale proceeds (INR)	Rs. 3810000
e. Total withdrawals made other than those from sale proceeds (if any) (INR):	Rs.10493884
Closing Balance for the current quarter (a + b + c) - (d + e)	Rs.149147

Qualification /Observations: Final Approved Plan & 100% Released Order (OC) date 31-12-2020 is received from The Town Planning Authority

This certificate is being issued for the project **SAIKAM AANANDA** with RERA Registration No. **PRM/KA/RERA/1251/308/PR/190921/002902** 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 Company.

Yours Faithfully
For **ANJAN REDDY & CO**
Chartered Accountants
FRN: 019606S

CA Anjan Reddy K Proprietor
FRN: 019606S M.No.247466
M.No: 247466

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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.)	Unit Consideration as per Agreement /Letter of Allotment	Balance Receivable
1	7	176.6316	1695663	Nill
2	23	139.2936	1337218	Nill
3	34	169.6212	1628363	Nill

2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential premises **Rs. 9600 .per sq.mts.**

Sr. No.	Plot No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate(ASR)
1	1	156.2436	1499938.56
2	2	111.4166	1069599.36
3	3	111.4166	1069599.36
4	4	111.4166	1069599.36
5	5	111.4166	1069599.36
6	6	139.75835	1341680.16
8	8	139.2936	1337218.56
9	9	139.2936	1337218.56
10	10	139.2936	1337218.56
11	11	139.2936	1337218.56
12	12	139.2936	1337218.56
13	13	128.5812	1234379.52
14	14	150.8676	1448328.96
15	15	139.2936	1337218.56
16	16	139.2936	1337218.56
17	17	139.2936	1337218.56



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18	18	139.2936	1337218.56
19	19	139.2936	1337218.56
20	20	175.3362	1683227.52
21	21	173.2026	1662744.96
22	22	139.2936	1337218.56
24	24	139.2936	1337218.56
25	25	139.2936	1337218.56
26	26	139.2936	1337218.56
27	27	162.67875	1561716
28	28	137.241	1317513.6
29	29	139.2936	1337218.56
30	30	139.2936	1337218.56
31	31	139.2936	1337218.56
32	32	139.2936	1337218.56
33	33	139.2936	1337218.56
35	35	96.37375	925188
36	36	97.8894	939738.24
37	37	89.8218	862289.28
38	38	114.3414	1097677.44
39	39	114.3414	1097677.44
40	40	114.3414	1097677.44
41	41	114.3414	1097677.44
42	42	130.530575	1253093.52
43	43	111.4166	1069599.36
44	44	111.4166	1069599.36
45	45	111.4166	1069599.36
46	46	111.4166	1069599.36
47	47	111.4166	1069599.36
48	48	111.4166	1069599.36
49	49	116.1707	1115238.72
50	50	118.30395	1135717.92
51	51	111.4166	1069599.36
52	52	111.4166	1069599.36
53	53	111.4166	1069599.36
54	54	111.4166	1069599.36
55	55	111.4166	1069599.36
56	56	111.4166	1069599.36
57	57	191.811375	1841389.2



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58	58	114.098425	1095344.88
59	59	111.4166	1069599.36
60	60	111.4166	1069599.36
61	61	111.4166	1069599.36
62	62	111.4166	1069599.36
63	63	111.4166	1069599.36
64	64	111.4166	1069599.36
65	65	111.4166	1069599.36
66	66	120.62005	1157952.48
67	67	202.3461	1942522.56
68	68	162.8748	1563598.08
69	69	162.8748	1563598.08
70	70	162.8748	1563598.08
71	71	162.8748	1563598.08
72	72	198.2475	1903176
73	73	209.7024	2013143.04
74	74	139.2936	1337218.56
75	75	139.2936	1337218.56
76	76	139.2936	1337218.56
77	77	139.2936	1337218.56
78	78	137.9982	1324782.72
79	79	128.289	1231574.4
80	80	134.1295	1287643.2
81	81	162.235	1557456
82	82	162.235	1557456
83	83	162.235	1557456
84	84	162.235	1557456
85	85	162.235	1557456
86	86	162.235	1557456
87	87	162.235	1557456
88	88	162.235	1557456
89	89	162.235	1557456
90	90	162.235	1557456
91	91	162.235	1557456
92	92	244.7725	2349816
93	93	216.9414	2082637.44
94	94	139.2936	1337218.56
95	95	139.2936	1337218.56

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96	96	139.2936	1337218.56
97	97	139.2936	1337218.56
98	98	139.2936	1337218.56
99	99	139.2936	1337218.56
100	100	139.2936	1337218.56
101	101	139.2936	1337218.56
102	102	139.2936	1337218.56
103	103	139.2936	1337218.56
104	104	139.2936	1337218.56
105	105	208.2546	1999244.16
106	106	140.589	1349654.4
107	107	139.2936	1337218.56
108	108	139.2936	1337218.56
109	109	139.2936	1337218.56
110	110	139.2936	1337218.56
111	111	217.3986	2087026.56
112	112	174.4389	1674613.44
113	113	111.4166	1069599.36
114	114	111.4166	1069599.36
115	115	111.4166	1069599.36
116	116	111.4166	1069599.36
117	117	115.5612	1109387.52
118	118	146.8374	1409639.04
119	119	139.2936	1337218.56
120	120	139.2936	1337218.56
121	121	139.2936	1337218.56
122	122	139.2936	1337218.56
123	123	218.4654	2097267.84
124	124	165.8733	1592383.68
125	125	109.877175	1054820.88
126	126	111.4166	1069599.36
127	127	111.4166	1069599.36
128	128	111.4166	1069599.36
129	129	120.5591	1157367.36

This certificate is being issued for RERA compliance for the Company **SAIKAM AANANDA** and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.



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(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) is Rs . 1,67,88,442/-
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)
3.	(i) Balance Unsold area : 17645.8 SQ MTS (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 is Rs. 16,93,99,680 /-
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)
5.	Amount to be deposited in Designated Account – 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

Yours Faithfully

For **ANJAN REDDY & CO**
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FRN: 019606S

CA Anjan Reddy K Proprietor
FRN: 019606S M.No.247466
M.No: 247466

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