



ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ನಂ:1/14, 2ನೇ ಮಹಡಿ, ಸಿಲ್ವರ್ ಜ್ಯೂಬಿಲಿ ಬ್ಲಾಕ್, ಯುನಿಟಿ ಬಿಲ್ಡಿಂಗ್, ಸಿ.ಎಸ್.ಐ.
ಕಾಂಪೌಂಡ್, 3ನೇ ಕ್ರಾಸ್, ಮಿಷನ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು-560027



(Real Estate (Regulation & Development) Rules, 2017)

Form-7

Annual Report on Statement of Accounts — Year ended — 31/03/2022
(On the letter head of chartered accountants who is certificate of the practice)

Date: 15-07-2023

RERA No. : PRM/KA/RERA/1251/309/PR/190529/002582
Project Name: Seegehalli, MCHS Layout
Promoter Name: Metropolitan Co operative Housing Society Ltd
Financial Year: 2021-22

To,

The Metropolitan Co operative Housing Society Ltd.,
Seegehalli village, Yeshwanthpur Hobli,
Bangalore.

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by the Metropolitan Co-operative Housing Society Ltd for the period from 01-04-2021 to 31-03-2022 with respect to project of Seegehalli MCHS Layout RERA Registration No. PRM/KA/RERA/1251/309/PR/190529/002582.

Designated Bank Account Details:-

Name of the Account Holder: Metropolitan Co operative Housing Society Ltd
Designated Account Number: 25280100000006.
Bank Name: Bank of Baroda
IFSC Code: BARB0CORBAN
Branch Name: CFS Branch

1. This report 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.)
2. I/We have obtained all the necessary information and explanation from the Promoter/ Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this report.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of the Metropolitan Co-operative Housing Society Ltd for the period ended 31-03-2022 for the Project Seegehalli, MCHS Layout and hereby certify that:

i. M/s. Metropolitan Co operative Housing Society Ltd (Promoter) have completed 80% of the project (% completion is as per Architect Certificate) titled Seegehalli MCHS Layout RERA Registration No. PRM/KA/RERA/1251/309/PR/190529/002582 located at Survey Nos. 2/1, 2/2, 2/4, 3, 6, 9, 10, 11, 12, 13, 14, 15, 35/1, 35/2, 35/3, 35/4, 35/5, 37/2 and 37/4 of Seegehalli village, Yeshwanthpur Hobli, Bangalore.

ii. Amount collected during the year for this project is Rs. 5,66,02,433.54 and amounts collected till date is Rs. 77,44,63,515.16 (Amount collected inception to till date).

Details	100% amount	70% amount
Amount collected during the year from the allottees	5,66,02,433.54	
Amounts collected till date	77,44,63,515.16	





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ನಂ:1/14, 2ನೇ ಮಹಡಿ, ಸಿಲ್ವರ್ ಜ್ಯೂಬಿಲಿ ಬ್ಲಾಕ್, ಯುನಿಟಿ ಬಿಲ್ಡಿಂಗ್, ಸಿ.ಎಸ್.ಐ.
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iii. Amount withdrawn during the year 2021-22 for this project is Rs. 6,88,47,237.25 and amount with drawn till date is Rs. 73,84,70,217.25 (since inception of the project).

4. I/We certify that the Metropolitan Co-operative Housing Society Ltd., has utilized the amounts collected for Seegehalli MCHS Layout project only for that project and the withdrawal from the designated bank account of the said project has been in accordance with the proportion to the percentage of completion of the Project.

5. I/We certify that the details as per Annexure-A & Annexure-B are certified as per the books of accounts and other details, documents furnished by the promoter of the project.

Observations and Qualifications-

Signature and Stamp/Seal of the Signatory CA) Name of the Signatory:

Membership No.: SUBRAMANYA B.K. B.Sc., F.C.A.
Full Address: Chartered Accountant M.No. 200660
Contact No.: "KUSHNI", # 47, 4th Cross
Email: Hanjappa Garden
Website: Babusapalya, Kalyan Nagar
Link: BANGALORE - 560 043
UDI No: 23200669BHAE DR2953



Date: 15-07-2023

Place: Bangalore

Encl Annexure A and Annexure B

Secretary
Karnataka Real Estate Regulatory Authority



ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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Annexure A-

Format of Annual Accounts of the Project-Refer Proviso 3 to Section 4 (2)(I)(D)-

RERA No. : PRM/KA/RERA/1251/309/PR/190529/002582
Project Name: Seegehalli, MCHS Layout
Promoter Name: Metropolitan Co operative Housing Society Ltd
Financial Year: 2021-22

Total Amount collected from the Allottees of the Project - Table - A

Sl No	Details		Current Year (in INR)	Previous year (in INR)	
1.	Total Amount collected from the Allottees of the project. Since inception of the Project – towards cost of the formation of layout. Give break up of 100% and 70%.		5,66,02,433.54	71,78,61,081.62	
	Sl No	Details			Amount in INR
	1.	100% collected			NA
	2.	70% of above			NA
2.	Other Charges collected from the Allottees of the project (not included above)				-
	TOTAL Amount in INR		5,66,02,433.54	71,78,61,081.62	

(Mention whether above values are including Indirect taxes like VAT, Service Tax, GST etc)

We hereby declare that the details are as per the books of accounts, other relevant documents maintained by the promoter of the project.

Observations and Qualifications -

Signature & Seal of the Promoter

Name :
Designation: *Euroop Cam*
Place: Secretary
Date: The Metropolitan Co-operative Housing Society Ltd. Bangalore

Seal and Sign of Chartered Accountant

Name: SUBRAMANYA B.K. B.Sc., F.C.A.
Address: Chartered Accountant M.No. 200669
"ROSHNI", # 47, 4th Cross
ICAIM No : Nanjappa Garden
UDI No : Babusapalya, Kalyan Nagar
BANGALORE - 560 043

23200669 BAAEDR 2953





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Amount incurred by the Promoter - Table - B

Promoter Name: Metropolitan Co-operative Housing Society Ltd.
RERA Registration No. PRM/KA/RERA/1251/309/PR/190529/002582
Project Name: Seegehalli, MCHS Layout

Financial Year-2021-22

Particulars	Estimated Cost as per registration	Incurred in INR (till cur year)	Incurred in INR (till previous year)
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.	-	-	54,27,87,500
b. Amount paid for Acquisition/purchase of TDR (if any)	-	-	-
c. Amount paid to competent Authority for the project approval No Objection Certificates, stamp duty, transfer charges, Registration charges, conversion charges, change, taxes, statutory payments to State and Central Government.	-	61,40,768	4,82,23,914
d. Any other cost in relation to Land (including interest on borrowing for the purpose of acquisition of land)	-	-	6,06,80,801
Sub - Total Land Cost	64,63,21,901	61,40,768	65,16,92,215

Signature & Seal of the Promoter

Name and Designation

Emroop Carr
Secretary
The Metropolitan Co-operative
Housing Society Ltd. Bangalore

Seal and Sign of Chartered Accountant

SUBRAMANYA B.K. B.Sc., F.C.A.

Name : Chartered Accountant M.No. 200669

Address : "ROSHNI", # 47, 4th Cross

ICAI M No. Nanjappa Garden

UDI No: Babusapalya, Kalyan Nagar

BANGALORE - 560 043

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Development Cost / Cost of Construction	Estimated Cost as per Registration	Incurred in INR (till cur year)	Incurred in INR(till Prev Year)
a. (1) Estimated Cost of Construction as certified by Engineer	14,68,98,339	-	-
(11) Actual Cost of construction incurred as per the books of accounts as verified by the CA	-	6,88,47,237	1,21,50,796
Note: for adding to total cost of construction incurred, lower of (i) or (ii) is to be considered)	-	-	-
b. As per the Cost of project which is no included in a	-	-	-
c. Interest payable to financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction (on land).	-	-	6,06,80,801
d. Other charges -Offsite development Charges Administrative, Management Expenses	-	-	-
Sub-Total Development Cost	14,68,98,339	6,88,47,237	7,28,31,597

Signature and Seal of the Promoter

Name: *Sanjay Kann*
Designation: *Secretary*
The Metropolitan Co-operative
Housing Society Ltd. Bangalore

Seal and sign of Chartered Accountant

Subramanya B.K.
SUBRAMANYA B.K. B.Sc., F.C.A.
Chartered Accountant M.No. 200669
"ROSHNI", # 47, 4th Cross
Nanjappa Garden
Address: Babusapalya, Kalyan Nagar
ICAI M No: BANGALORE - 560 043
UDI No:



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Summary Of Costs	Current Year Incurred in INR	Prev Year Incurred in INR
2. Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of estimated column	6,88,47,237	1,21,50,796
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of incurred column	73,84,70,217	-
4. Percentage of completion of construction work (as per Project <i>Architect's Certificate</i>)	Project completed at 80%	
5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost	65% of land cost	
6. Proportion of the Cost incurred on Construction/ to the Total Estimated Cost	25%	
7. Total Amount of completion of construction as per CA (i.e. 3 / 2)	50%	
8. Total Amount withdrawn from the Designated Bank account.	6,88,47,237	73,84,70,217
9. Balance Eligible to withdraw	-	-

Utilization of funds having withdrawn from the project designated bank Account:-

Total Utilization	Current Year Utilized till Mar 2022	Prev Year Utilized till Mar 2021
1. Total amount withdrawn from the Designated Bank account (70%) account.	100%	100%
2. Utilized for the purpose of Project in accordance with RERA Act, Rules etc	100%	100%

Note- Promoter has withdrawn from designated bank account and not utilized in accordance with the provisions of RERA for the Project Rs. **NIL**

We hereby declare that the details are as per the books of accounts maintained by the promoter

Signature & Seal of the Promoter

Name: **Secretary**
Designation: **Secretary**
Place and Date: **The Metropolitan Co-operative Housing Society Ltd. Bangalore**

Seal and Sign of Chartered Accountant

SUBRAMANYA B.K. B.Sc., F.C.A.

Chartered Accountant M.No. 200669

"ROSHNI", # 47, 4th Cross

Nanjappa Garden

Babusapalya, Kalyan Nagar

BANGALORE - 560 043

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Summary of total collections and realization from the allottees year on year - Table C

Total Collection from Allottees	Till Date of RERA Registration	FY 2019-20	FY 2020-21	FY 2021-22	TOTAL
Total Collections and realization from the allottees of the project year on year as per books of accounts and other documents maintained by the promoters of the project (Mention 100 % Amount here)	Nil	70,41,08,369	1,37,52,712	5,66,02,434	77,44,63,515
Less: Amount Incurred	-				
a. Towards Land	-	54,27,87,500	-	-	54,27,87,500
b. Towards Construction	-	-	1,21,50,796	6,88,47,237	8,09,98,033
c. Towards others, if any (administrative)	-	4,78,63,114	61,40,768	-	5,40,03,882
Interest	-	6,06,80,801	-	-	6,06,80,801
TOTAL Cost Incurred		65,13,31,415	1,82,91,564	6,88,47,237	73,84,70,216

We hereby declare that the details are as per the books of accounts and documents maintained by promoter. The Chartered Accountant may provide note

Signature & Seal of the Promoter

Name:

Designation:

Place and Date:

Elisap cum
Secretary

The Metropolitan Co-operative
Housing Society Ltd. Bangalore

Seal and Sign of Chartered Accountant

Address:

ICAI M No:

UDI No:

SUBRAMANYA B.K. B.Sc., F.C.A.
Chartered Accountant M.No. 200669
"ROSHNI", # 47, 4th Cross
Nanjappa Garden
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Liabilities on the Project as on - Table D

Part A - Liability towards the project development

SL No	Nature of Liability	Balance As on 31.03.2022 Cur year	Balance As on 31.03.2021 Prev Year
1	Dues/ Payable to Landowners (if any)	No Liabilities - not Applicable	
2	Payable to Supplier of Materials /goods for the Project		
3	Payable to Service Providers for the services rendered		
4	Payable to government authorities		
5	Payable towards taxes, cess etc (specify the nature of taxes etc)		
6	Disputed government levies including property taxes, cess, ground rent etc (specify the nature of taxes etc) -if any		
7	Disputed Indirect taxes (specify the nature of taxes -VAT, Service Tax, GST etc) -if any		
8	Amount collated from the Allottees toward refundable deposit / Corpus/ to be transferred to the Association of Allottees		
9	Amount collected from the Allottees towards advance common area maintenance chargers to be transferred to the Association of Allottees or Towards Provision of services at future date (unutilized portion)		
10	Payable to Allottees (if any) of the project in accordance with Agreement for sale and RERA Act, K Rules (in case of delay in possession etc)		
11	Others -PI specify		
	Total Amount in INR		

We hereby declare that the details are as per the books of accounts maintained by the promoter of the project

Observations and Qualifications-

Signature & Seal of the Promoter

Name: Kunnap Kann
Designation: Secretary
The Metropolitan Co-operative
Housing Society Ltd. Bangalore

Seal and sign of Chartered Accountant
SUBRAMANYA B.K. B.Sc., F.C.M.
Chartered Accountant M.No. 200669
Address: Nanjappa Garden
ICAI M No Babusapalya, Kalyan Nagar
UDI No: BANGALORE - 560 043



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Table E- Liability Borrowings for the Project:

Sl. No	Details of Borrowings	Secured/ unsecured	Details of Security	Balance as on 31-03- 2022 Cur Year	Balance As on 31-03- 2021 Prev Year
1	From financial institutions/NBFC/Debentures/HFC etc - (principal amount and interest)	Not Applicable			
2	Others Borrowings (including borrowings from the partners, directors, shareholders) - (principal amount and interest)				
3	Others-pl specify				
	Total Amount in INR				

We hereby declare that the details are as per the books of accounts maintained by us.

Observations and Qualifications -

Signature & Seal of the Promoter

Name:
Designation:

Elina Cunn
Secretary
The Metropolitan Co-operative
Housing Society Ltd, Bangalore

Seal and Sign of Chartered Accountant

Address:
ICAI M No:
UDI No:

SUBRAMANYA B.K. B.Sc., F.C.A.
Chartered Accountant M.No. 200669
"ROSHNI", # 47, 4th Cross
Nanjappa Garden
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ಕಾಂಪೌಂಡ್, 3ನೇ ಕ್ರಾಸ್, ಮಿಷನ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು-560027



Part F - Liability based on the Order of the Authority/Adjudicating officer/Tribunal -

Sl No.	Details of Liability	Order of Authority/AO /REAT	As on 31.3.2022 Cur year	As on 31.3.2021 prev. year
1.	Total Amount Payable to the allottees based on the orders of the Authority/AO/REAT	Not Applicable		
2.	Total Amount payable towards any noncompliance for which orders are passed by Authority/REAT			
	GROSS Amount in INR			
3.	Net Liability - Amount in INR			

We hereby declare that the details are true and correct. We have considered all the orders passed by the Authority/AO/REAT on the project.

The details of bank A/c. which above mentioned the liabilities in addition to :

Observations and Qualifications -

Signature & Seal of the Promoter

Name: *Renuka Carr*
Designation: Secretary
Date: The Metropolitan Co-operative
Place: Housing Society Ltd. Bangalore

Seal and Sign of Chartered Accountant

Name: *Subramanya B.K.*
Address: Nanjappa Garden
ICAI M No: Bahusapalya, Kalyan Nagar
UDI No: BANGALORE - 560 043

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Secretary
Karnataka Real Estate Regulatory Authority



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Annexure B

Annexure to Annual Report on Statement of Accounts in Form-7 to be issued by Chartered Accountant in Practice to certify the Statement of Account in accordance with Sec 4(2)(/)(D) of the RERA Act under Provisions of the REAR Act 2016, K RERA Rules 2017

Sl No	Details	Details									
1	Whether separate RERA Bank account has been opened as envisaged in K-RERA	No									
2	Whether the existing operational bank was made known at the time of application for registration as RERA Bank Account	No									
	Bank Name	Bank of Baroda									
	Branch Name	CFS Branch									
	Account Name	Metropolitan Co-operative Housing Society Ltd									
	Account No	25280100000006									
	Type of Account	Savings Bank A/c									
	IFSC Code	BARB0CORBAN									
	Date of Registration with K-RERA	29-05-2019									
	Date of Account Opening	26/06/2018									
	Opening Balance (as on 1/4/2022)	5,46,45,265									
	Deposit during the period 2021-22	2,18,31,914									
	Withdrawals during the Period 2021-22	7,08,29,412									
	Closing Balance (as on 31* March 2022)	56,47,767									
4	In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from K-RERA under the K-RERA Bank Account Direction, 2020	No									
5	Whether any of the Form 4 issued during the audit period mandated deposit of 100% of the money collected from the booking of the project units (refer point 5 of Additional information of Form 4) and reference to K RERA Rules 4(5)	No									
6	If Yes	Does not arise									
	<table border="1"> <tr> <th>Sl. No</th><th>Certifying Professional</th><th>Date of Certificate</th></tr> <tr> <td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td></tr> </table>	Sl. No	Certifying Professional	Date of Certificate							
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7	Whether the project registration is as New or Ongoing project ?	Extension									
8	Whether any fixed deposit was created out of funds deposited in RERA Bank Account ?	No									
8.1	If Yes, Whether the fixed deposit is created with the same RERA account bank branch in compliance with K RERA Bank Account Directions, 2020	No									
8.2	If yes to 8 above, whether any lien is created on such fixed deposit in violation of para 5(ii)	No									
9	Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered agreement for sale in accordance with Section 13 of the RERA Act ?	No									





ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ನಂ:1/14, 2ನೇ ಮಹಡಿ, ಸಿಲ್ವರ್ ಜ್ಯೂಬಿಲಿ ಬ್ಲಾಕ್, ಯುನಿಟಿ ಬಿಲ್ಡಿಂಗ್, ಸಿ.ಎಸ್.ಐ.
ಕಾಂಪೌಂಡ್, 3ನೇ ಕ್ರಾಸ್, ಮಿಷನ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು-560027



Sl No	Details						Details
9.1	If yes, please provide the information as below						No
	Sr. No	Unit Number	Date of Agreement	Total Consideration	Amount received in excess of 10% till registered AOS executed		
10.	Whether the project is executed by availing any loans/borrowings?						No
10.1	If yes, please provide detail as below						No
	Sr. No	Name & Type of Lender	Amount of Loan Sanction(Rs.)	Sanction on Date	Loan outstanding as On 31 st March 22(Rs.)	Collateral/ Mortgage details	
10.2	Whether the encumbrance on project land is reported to K RERA?						No
10.3	If yes to 11 above, whether promoter has mortgaged or created a charge on any booked unit and continuing?						No
11	Whether any qualification made by the professionals in forms 4, 5 and 6 for indicating noncompliance with RERA Act, rules and regulations?						No
11.1	If yes, please provide the details as below - for the financial year						No
	Sr No	Form 4/5/6	Tick as Applicable	Certifying Professional	Date of Issuance	Details of Discrepancy/ Qualification	
	1	Form 4					
	2	Form 5					
	3	Form 6					
12	Details of Withdrawals from the Project Bank Account - Based on CA Certificate						
	SL No	Form 4-CA-Date (Withdrawal of funds)	Total Amount Incurred	Amount Eligible to withdraw	Amount Withdrawn	Excess withdrawal if any	
	1	30-06-2020	6,88,47,227	6,88,47,227	6,88,47,227	No	
	2	30-09-2020					
	3	31-12-2020					
	4	31-03-2021					
13	List of Agents engaged by the promoter with their registration details-						
	Sl NO	Name of the Agent	RERA Registration No of the Agent		Validity of Agent Registration		





ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ನಂ:1/14, 2ನೇ ಮಹಡಿ, ಸಿಲ್ವರ್ ಜ್ಯೂಬಿಲಿ ಬ್ಲಾಕ್, ಯುನಿಟ ಬಿಲ್ಡಿಂಗ್, ಸಿ.ಎಸ್.ಐ.
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Sl No	Details	Details
		No
	Note : If promoter engaged any agents and paid fees, remuneration contravention to the RERA Act, Rules, shall be reported by the Chartered Accountant	

Observations and Qualifications:

I/We have obtained all necessary information and explanation from the promoter, during the course of our audit, which in my/our opinion are necessary for the purpose of this Certificate. Also I/We have attached herewith the copies of Financial Statements and Audit Report of the Metropolitan Co-operative Housing Society Ltd. (Promoter Name) for the financial year ending on 31st March, 2022.

I/We hereby confirm that I/We have examined the prescribed registers, books and documents and the relevant records for (Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the promoter based on the verification of books of accounts till (date) 31st March 2022.

Signature and Stamp/Seal of the Signatory CA) Name of the Signatory

SUBRAMANYA B.K. B.Sc., F.C.A.
Chartered Accountant M.No. 200669
"ROSHNI", # 47, 4th Cross
Nanjappa Garden
Bahusapalya, Kalyan Nagar
BANGALORE - 560 043



Membership No:
Full Address :
Contact No :
E mail :
Web Link:
UDI No.

23200669 BHAEPD-2953

Date
Place

Secretary
Karnataka Real Estate Regulatory Authority