

ನಂ:1/14, 2ನೇ ಮಹಡಿ, ಸಿಲ್ವರ್ ಜ್ಯೂಬಿಲಿ ಬ್ಲಾಕ್, ಯುನಿಟಿ ಬಲ್ಬಿಂಗ್, ಸಿ.ಎಸ್.ಐ. ಕಾಂಪಾಂಡ್, 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 Cooperative 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: BARBOCORBAN Branch Name: CFS Branch

- This report issued in accordance with the provisions of the Rea Estate (Regulation and Development) Act, 2016
 read with the Karnataka Real Estate (Regulation and Development Rules, 2017.)
- 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.
 - 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	QAMANYA
Amounts collected till date	77,44,63,515.16	* BANGALOR
- In the contest of t	77,74,03,313.10	(3)

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 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.

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.:

Full Address: Contact No.:

Email: Website

Link: UDI No: SUBRAMANYA B.K. B.Sc., F.C.A.

Chartered Accountant M.No. 200669 "ROSHMI", # 47, 4th Cross

Hanjappa Garden

Babasapalya, Kalyan Nagar

BANGALORE - 560 043

23200 669 BHAEDR 2953

Date: 15-07-2023 Place: Bangalore

Encl Annexure A and Annexure B

Secretary Karnataka Real Estate Regulatory Authority



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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

SI No		Details		Current Year (in INR)	Previous year (in INR)	
1.	of the Project - I	ollected from the Allottees of t towards cost of the formation f 100% and 70%.	5,66,02,433.54	71,78,61,081.62		
	SI No	Details	Amount in INR			
	1.	100% collected	NA.			
	2.	70% of above	NA NA			
2.	Other Charges o above	ollected from the Allottees of	the project (not included	-	2	
	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 Ovalifications -

Signature & Seal of the Promoter

Seal and Sign of Chartered Accountant

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

Name: chicapo Ca Designation:

Name: - Address: Chartered Accountant M.No. 200669 "ROSHNI", # 47, 4th Cross

Place: Secretary Date: The Metropolitan Co-operative UDI No:

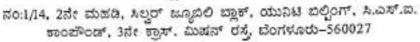
ICAIM No: Nanjappa Garden Babusapalya, Kalyan Nagar

BANGALORE - 560 043

Housing Society Ltd. Bangalore

23200669 BHAEDR 2953







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)
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.	8	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)		4	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

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

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

ICAI M Notanjappa Garden

UDI No: Babusapatya, 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
No	te: for adding to total cost of construction incurred, ver of (i) or (ii) is to be considered)			- 5
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: Designation: Euroop Cenn Secretary

The Metropolitan Co-operative Housing Society Ltd. Bangalore Seal and sign of that

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

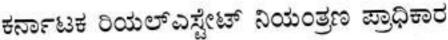
Chartered Accountant M.No. 200669 Account "ROSHNI", # 47, 4th Cross

Name: Nanjappa Garden

Address Babusapalya, Kalyan Nagar ICAI M NEANGALORE - 560 043

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	Current Year	Prev Year	
Summary Of Costs	Incurred in INR	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		
 Percentage of completion of construction work (as per Project <u>Architect's Certificate</u>) 	Project completed at 80%		
5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost	65% of land cost		
 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	73,84,70,21	
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	
Total amount withdrawn from the Designated Bank account (70%) account.	100%	100%	
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

Seal and Sign #5

Chartered Accountant M.No. 200869

"ROSHNI", # 47, 4th Cross

Nanjappa Garden Address:

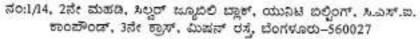
ICAI M No: Babusapalya, Kalyan Nagar BANGALORE - 560 043

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Name:

Place and Date: The Metropolitan Co-operative UDI No: Housing Society Ltd. Bangalore





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	8		54,27,87,500
b. Towards Construction	(4)	•	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	22.5	5,40,03,892
Interest		6,06,80,901	F8)(*))	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

Seal and Sign of Chartered Accountant SUBRAMANYA B.K. B.Sc.

Chartered Accountant M.No. 200669 "ROSHNI", # 47, 4th Cross

Nanjappa Garden Address:

ICAI M No: Babusapalya, Kalyan Nagar UDI No:

BANGALORE - 560 043

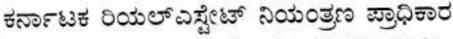
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Designation:

Secretary Place and Date: The Metropolitan Co-operative

Housing Society Ltd. Bangalore





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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)			
2	Payable to Supplier of Materials /goods for the Project			
3	Payable to Service Providers for the services rendered	1		
4	Payable to government authorities	ļ		
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			
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 Juture 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 -P1 specify	-		
	Total Amount in INR	1		

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:

Secretary

Designation The Metropolitan Co-operative

Housing Society Ltd. Bangalore

Seal and sign of Chartered Accountant SUBRAM ANYA B.K. B.Sc., F.C.

Chartered Accountant M.No. 200669

"ROSHNI", # 47, 4th Cross

Address: Nanjappa Garden

ICAI M NoBabusapalya, Kalyan Nagar

UDI No: BANGALORE - 560 043

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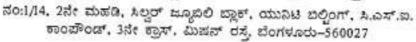




Table E- Liability Borrowings for the Project:

SI. 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)				
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

Seal and Sign of Chartered Accountant SUBRAMANYA B.K. B.Sc., F.C.A.

Chartered Accountant M.No. 200669

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

Nanjappa Garden ICAI M No:

Babusapalya, Kalyan Nagar BANGALORE - 560 043

Name: Designation:

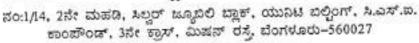
The Metropolitan Co-operative

Housing Society Ltd. Bangalore

UDI No:

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

SI No.	Details of Liability	Order of As on As on As on As on Authority/AO 31.3.2022 31.3.202 prev. you		
1.	Total Amount Payable to the allottees based on the orders of the Authority/AO/REAT			
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 :

Secretary

The Metropolitan Co-operative

Housing Society Ltd. Bangalore

Observations and Qualifications -

Signature & Seal of the Promoter

Name:

Date:

Place:

Designation:

Seal and Sign of Chartered Accountant

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

Chartered Accountant M.No. 200669 X

"ROSHNI", # 47, 4th Cross

Name: Nanjappa Garden

Address: Babusapalya, Kalyan Nagar

ICAI M No: BANGALORE - 560 043

UDI No:

23200669 BHAEDR 295

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 Charted 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

Si No			Details		Details			
1	Whether separa	ate RERA Bank account ha	s been opened as envisaged in K-RI	ERA	No			
2	Whether the existing operational bank was made known at the time of application for registration as RERA Bank Account							
	Bank Name		Bank of Baroda	Apex Bank A/c No. 12047				
	Branch Nam	e	CFS Branch	T green meaning a tree TER T	1			
	Account Nan	ne	Metropolitan Co-operative Housing Society Ltd					
	Account No		25280100000006	1	1			
	Type of Account IFSC Code Date of Registration with K-RERA		Savings Bank A/c	1	1			
			BARBOCORBAN		1			
			29-05-2019		1			
	Date of Acco	unt Opening	26/06/2018	02/08/2021	1			
	Opening Bal:	ance (as on 1/4/2022)	5,46,45,265	0.0	1			
	Deposit duri	ng the period 2021-22	2.18,31,914	3,59,94,159	1			
	Withdrawals	during the Period 2021-2	2 7.08.29.412	9,32,706	1			
	Closing Balan	nce (as on 31× March 2022	56,47,767	3 50 61 453	1			
4	documentation	was taken from K-RERA u	s Indicated above, whether due app nder the K-RERA Bank Account Dir	eroval following prescribed	No			
5	Whether any of	the Form 4 issued during he booking of the project (the audit period mandated deposit units (refer point 5 of Additional inf	of 100% of the money	No			
6	If Yes							
		St. No	Certifying Professional	Date of Certificate	Does not arise			
7	Whether the pro	ject registration is as New	or Ongoing project?		Extension			
3	Whether any fix	ed deposit was created ou	t of funds deposited in RERA Bank.	Account?	No			
3.1	If Yes, Whether with K RERA Ba	If Yes, Whether the fixed deposit is created with the same RERA account bank branch in compliance with K RERA Bank Account Directions, 2020						
.2	If yes to 8 above	, whether any lien is creat	ed on such fixed deposit in violation	n of para S(ii)	No			
)	Whether there	has been any instance of re	eceipt of consideration in excess of ent for sale in accordance with Sect	10% of apartment value	No			





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SI						Deta	ils				Details
No		W	000000	- vi- tofa-	mation:	e helow				-	
0.1	Sr. No	U	nit nber	e the infor Date of Agreemen	1725	Total sideratio	7.3	Amount received in exce registered AOS ex		ecuted	No
							1 diame	winge?			No
10,	Whethe	r the	projec	t is execut	ed by av	ailing any	loans/borro	wings			
10.1	If yes, p	lease	provio	ie detail as	below			1			
	Sr. No	Sr. Name & Amount of			of Sanction on		The second secon		Collateral/ Mortgage details	No	
		-									
10.2	Wheth	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? Whether any qualification made by the professionals in forms 4, 5 and 6 for indicating									No	
11	Whether any qualification made by the professionals in totals 4, 5 and 6 noncompliance with RERA Act, rules and regulations? If yes, please provide the details as below – for the financial year Details of									No	
11.1	If yes,	pleas	e prov	ide the det	ails as b	elow - for	r the financia	I year	-	Details of	1 1
100000	1	Sr No Form 4/5/6		100180-85	Ticl Appli	cas	Certifying Professiona	Dat	e of ance	Discrepancy/ Qualification	No
		1	Form	4							11
1		2	Form	5							
		^	**					1			-
12	Detai	s of V	Vithdra	awals from	the Pro	ject Bank	Account - B	ased on (A Certif	icate	1
12	SL No		For (Wit	m 4-CA- Date thdrawal funds)	Total	Amount	Amount Eligible to withdraw	Am	ount drawn	Excess withdrawal if any	
1		1	30-0	6-2020	**	20		1		No	
		2	30-0	9-2020	6.8	8,47,227	6,88,47,22	7 6,88,	47,227		
		3		2-2020		X 7 (5 - 5 - 5	12 18 S				11
			31-0	3-2021	C			11 7 7	-11-	1	
13	List	of Age	nts en	gaged by t	he prom	oter with	their registr	ation det	alls.	liding of Agont	
10	1	List of Agents engaged by the pro			RER/	Registration	10 OM	1 7 7 7	lidity of Agent Registration		





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



BANGALOR

560 043

SI No	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 Signa

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

Charlered Accountant M.No. 200669 "ROSHNI", # 47, 4th Cross

Membership No: Nanjappa Garden

Full Address: Contact No:

Babus-palya, Kalyan Nagar

E mail: Web Link:

UDI No.

BANGALORE - 560 043

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Date Place

> Secretary Karnataka Real Estate Regulatory Authority