

M. BHANSALI & CO

Chartered Accountants

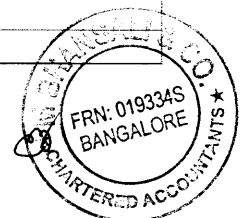
FORM 4 C C **Report and Certification of Completion under RERA**

KRERA Registration Number : PRM/KA/RERA/1251/310/PR/221221/004600
Project Name : **VIJAYASHREE ENCLAVE PHASE 2**
Project Address : Sy. No: 117/2, 117/3, 117/5, 117/6, 117/7, 117/8, 117/11, 117/12 of Kumbalagodu Village, Kengeri Hobli, Bengaluru South Taluk, Karnataka
Promoter Name and Address : Mr. M V Karthik
#225, 16th Cross, 6th Main, M C Layout, Vijayanagar, Bengaluru, Karnataka

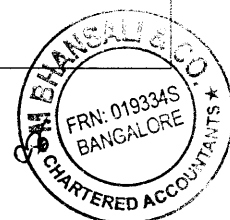
SUBJECT: Report and certification of completion with respect to K RERA registered project **VIJAYASHREE ENCLAVE PHASE 2** developed by **Mr. M V Karthik** having RERA Registration Number **PRM/KA/RERA/1251/310/PR/221221/004600**

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. I/We have obtained all necessary information and explanation from the promoter, during the course of our review, which in my/our opinion are necessary for the purpose of this review and certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, reports, books, documents, agreements and the relevant records of Mr. M V Karthik for the project for the period from 01/07/2021 to 30/06/2022
4. I/We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valueuers' etc. to form the opinion and issue of this report and certificate.
5. Details of the project and observations / qualifications –

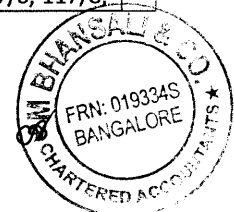
Sl. No	Details	Details / Observation / Qualification
1	Type and Nature of the project —	Plotted Development
2	Number of units / inventory as per sanctioned plan	154
3	Date of RERA Registration as per registration certificate	22/12/2021 (approval date as per RERA registration certificate)
4	End Date as per RERA	31/12/2022



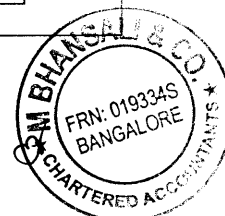
	registration certificate	
4(a)	Extension End date	NA
4(b)	Covid Extension End date	NA
5	Project Start date as per Registration application	28 th Nov, 2022 (as per Rera registration application)
6	Nature of Ownership of Land	Own project
7	Total Estimate Cost of Construction as per registration	Rs. 11,37,66,000/-
8	Total Estimated Land Cost as per registration	Rs. 42,26,26,000/-
9	Total Cost of the Project as per registration	Rs. 53,63,92,000/-
10	Project Designated Bank Account as per RERA registration	<u>RERA Project Collection Account (100%)</u> Name of the Account Holder: M V Karthik Vijayashree Enclave Phase-2 Collection Designated Account Number: 921020043965285* Bank Name : Axis Bank Ltd IFSC Code : UTIB0000468 Branch Name : Vijaya Nagar, Bangalore *Account open date is 18/10/2021. <u>RERA Designated Account (70%)</u> Name of the Account Holder : M V Karthik Vijayashree Enclave Phase-2 RERA Account Designated Account Number: 921020044009096* Bank Name : Axis Bank Ltd IFSC Code : UTIB0000468 Branch Name : Vijaya Nagar Branch *Account open date is 18/10/2021. <u>RERA Current Account of the Builder (30%)</u> Name of the Account Holder : M V Karthik Designated Account Number: 921020043930807* Bank Name : Axis Bank Ltd IFSC Code : UTIB0000468 Branch Name : Vijaya Nagar Branch *Account open date is 18/10/2021.



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 Rule 15 (D) and submission made by the promoter	<table><tr><th>Quarter</th><th>Due Date</th><th>Actual Date Filing</th><th>Delay Yes/No</th></tr><tr><td>Q2 (FY21-22)</td><td>15/10/2021</td><td>06/02/22</td><td>Yes</td></tr><tr><td>Q3 (FY21-22)</td><td>15/01/2022</td><td>06/02/22</td><td>Yes</td></tr><tr><td>Q4 (FY21-22)</td><td>15/04/2022</td><td>02/04/24</td><td>Yes</td></tr><tr><td>Q1 (FY22-23)</td><td>15/07/2022</td><td>02/04/24</td><td>Yes</td></tr></table>	Quarter	Due Date	Actual Date Filing	Delay Yes/No	Q2 (FY21-22)	15/10/2021	06/02/22	Yes	Q3 (FY21-22)	15/01/2022	06/02/22	Yes	Q4 (FY21-22)	15/04/2022	02/04/24	Yes	Q1 (FY22-23)	15/07/2022	02/04/24	Yes
Quarter	Due Date	Actual Date Filing	Delay Yes/No																			
Q2 (FY21-22)	15/10/2021	06/02/22	Yes																			
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Q4 (FY21-22)	15/04/2022	02/04/24	Yes																			
Q1 (FY22-23)	15/07/2022	02/04/24	Yes																			
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	<table><tr><th>Year Ended</th><th>Due Date</th><th>Actual Date Filing</th><th>Delay Yes/No</th></tr><tr><td>FY 21-22</td><td>30/09/22</td><td>-</td><td>-</td></tr><tr><td>FY 22-23</td><td>30/09/23</td><td>-</td><td>-</td></tr></table>	Year Ended	Due Date	Actual Date Filing	Delay Yes/No	FY 21-22	30/09/22	-	-	FY 22-23	30/09/23	-	-								
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FY 21-22	30/09/22	-	-																			
FY 22-23	30/09/23	-	-																			
14	Details of Borrowings on the project - (In case of multiple borrowers, please add additional table	<table><tr><th>Details</th><th>(Amounts in Rs.)</th></tr><tr><td>Name of the Lender</td><td>1. TGMC Bank (LMP Loan) 2. TGMC Bank (LMP Loan) 3. TGMC Bank (OD Loan)</td></tr><tr><td>Amount Borrowed</td><td>Rs. 13,00,00,000/- Rs. 5,00,00,000/- Rs. 5,00,00,000/-</td></tr><tr><td>Balance Amount outstanding / payable as on 30.06.2022 (last date of form 4 qtr)</td><td>Rs. 7,28,85,675/- Rs. 4,68,65,714/- Rs. 4,99,86,992/-</td></tr><tr><td>Security details against the borrowings as per sanction letter / conditions</td><td>1. Property survey no. 17/2B, 17/1 2, property related to Sri Veerabhadraiah M V, as per the description provided in Schedule A & B of the MODT agreement with Bank dated: 19/01/2017 2. Property survey no. 17/2B, property related to Sri Veerabhadraiah M V, as per the description provided in Schedule A & B of the MODT agreement with Bank dated: 19/05/2020 3. Property survey no. 117/2, 117/3, 117/5, 117/6, 117/8,</td></tr></table>	Details	(Amounts in Rs.)	Name of the Lender	1. TGMC Bank (LMP Loan) 2. TGMC Bank (LMP Loan) 3. TGMC Bank (OD Loan)	Amount Borrowed	Rs. 13,00,00,000/- Rs. 5,00,00,000/- Rs. 5,00,00,000/-	Balance Amount outstanding / payable as on 30.06.2022 (last date of form 4 qtr)	Rs. 7,28,85,675/- Rs. 4,68,65,714/- Rs. 4,99,86,992/-	Security details against the borrowings as per sanction letter / conditions	1. Property survey no. 17/2B, 17/1 2, property related to Sri Veerabhadraiah M V, as per the description provided in Schedule A & B of the MODT agreement with Bank dated: 19/01/2017 2. Property survey no. 17/2B, property related to Sri Veerabhadraiah M V, as per the description provided in Schedule A & B of the MODT agreement with Bank dated: 19/05/2020 3. Property survey no. 117/2, 117/3, 117/5, 117/6, 117/8,										
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		Attach the copy of the hypothecation / mortgage of the project land	As attached												
		If the amount is repaid an settled. Attach copy of release / discharge letter / NOC from the lender.	As on signing date, it is discharged, as attached												
*TMGC - Tumkur Grain Merchants' Cooperative Bank Ltd															
15	Details of encumbrance on the project land - (In case of multiple encumbrances, please add additional table	<table><tr><th>Details of encumbrance</th><th>Details</th></tr><tr><td>Nature of pending Encumbrance on the project land</td><td>As attached</td></tr><tr><td>Name of person having charge on property</td><td>As attached</td></tr><tr><td>Additional Details</td><td>As attached</td></tr><tr><td>Any liability due to such encumbrance -if so, amount there on</td><td>As attached</td></tr><tr><td>Attach copy of release / discharge letter/NOC from the interested party</td><td>As attached</td></tr></table>	Details of encumbrance	Details	Nature of pending Encumbrance on the project land	As attached	Name of person having charge on property	As attached	Additional Details	As attached	Any liability due to such encumbrance -if so, amount there on	As attached	Attach copy of release / discharge letter/NOC from the interested party	As attached	
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Nature of pending Encumbrance on the project land	As attached														
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Any liability due to such encumbrance -if so, amount there on	As attached														
Attach copy of release / discharge letter/NOC from the interested party	As attached														
16	Summary of amount Realised, incurred in case of Ongoing Project as per Sec 4(2)(L)(D) of the Act	Refer Table - A Observation or Qualification is NIL													
17	Summary of Money Realised, incurred for the project fromthe inception of the Project (Pre and Post RERA period)	Refer Table - B Observation or Qualification is NIL													
18	Details of commission/ brokerage paid to Real Estate Agents –	Refer Table – C Observation or Qualification is NIL													
19	Details of pending work in the project and estimated cost to complete such pending work	<table><tr><td>Nature of Pending Work</td><td>Estimated cost to complete the pending Work</td></tr><tr><td>NA</td><td>NA</td></tr></table>	Nature of Pending Work	Estimated cost to complete the pending Work	NA	NA									
Nature of Pending Work	Estimated cost to complete the pending Work														
NA	NA														
20	Weather all agreed services, facilities,	If not completed,	the details there												



	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.	mention Facilities, Amenities as per agreement for sale and Marketing Collaterals - List	on
21	Sold and Unsold units /inventory	Refer Table - D Observation or Qualification is NIL	
22	Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	NA	
23	Insurance on the project - has promoter obtained any insurance on the project, if so, whether it is transferred to the Association	No	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	No	
	Attach copy of such Insurance	No	
25	Whether promoter registered the Deed of Declaration (DoD)	No	
26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table - E Observation or Qualification is NIL	
27	Deposits (under various heads including club house etc.) collected from the allottees and transferred to association there on	Refer Table - F Observation or Qualification is NIL	
28	Has promoter paid any penalty / delay filing fees to RERA Authority during the tenure of the Project	No	
29	Any other information in relation to the promoter and project which may be of importance to the Authority	No	

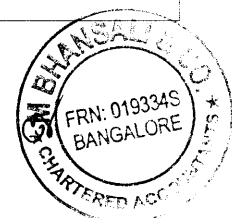


TABLE A -

In case of Ongoing Project -

Summary of amount Realised, incurred and in case of Ongoing Project as per U/s. 4(2)(L)(D) of the Act -

Details	Note	Amount In Rs. (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	0
70 % of the amount realized	$B = A * 70\%$	0
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	42,26,26,000
Excess / (Short)	$D = B - C$	(42,26,26,000)
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 -		-

If amount is not deposited within 3 months from the date of application, mention such non-compliance / qualify in Bold and Italics -

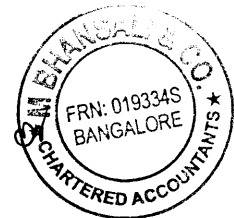


TABLE B -

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	0
Total 70 % of Money Realised from the allottees from the date of registration of the project till the date of this certificate. (10,90,31,500*70%)	B	7,63,22,050
TOTAL	C = A + B	7,63,22,050
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 - a. Land Cost b. Approval / NOC's c. On Site Costs d. Off Site Costs including Architect, engineer, consultants Cost e. Administrative Costs f. Payment of Taxes, Cess etc. to statutory authorities (other than pass through charges) g. Financial cost — interest etc. h. Any other costs	D	56,49,75,285/-
Surplus / (Deficit)	E=C-D	(48,86,53,235)

I certify that the Mr. M V Karthik has utilized the amounts collected for VIJAYASHREE ENCLAVE PHASE 2 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.

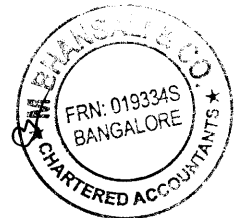


TABLE C -

Details of commission / brokerage paid to Real Estate Agents -

Financial Year	Total Amount of commission /brokerage paid to RERA Registered Agents (Amount in Rs.)	Total Amount of commission / brokerage paid to Others (Amount in Rs.)	TOTAL (Amount inRs.)
	A	B	C=A+B
FY 2021-22	0	0	0
FY 2022-23	0	0	0
TOTAL	0	0	0

As per promoter, they have not paid any commission/brokerage charges.

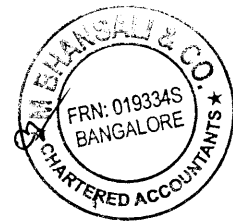
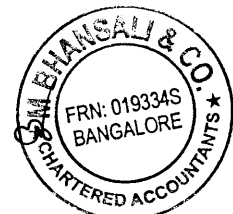


Table D -

Sold and Unsold Inventory in the project:

1. Sold Inventory - As on 30/06/2022

Sr. No	Number of Plots	Carpet Area (in sq. mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of Sale	Is agreement registered Yes /No
1	7	123.34	43,79,000	43,79,000	-	13-12-2021	No
2	8	111.50	36,00,000	36,00,000	-	22-06-2022	No
3	14	79.97	25,80,000	10,00,000	15,80,000	13-12-2021	No
4	15	111.50	36,00,000	9,00,000	27,00,000	28-04-2022	No
5	16	111.50	36,00,000	6,00,000	30,00,000	07-03-2022	No
6	17	111.50	36,00,000	36,00,000	-	14-02-2022	No
7	18	111.50	36,00,000	36,00,000	-	28-02-2022	No
8	19	111.50	36,00,000	6,00,000	30,00,000	25-12-2021	No
9	20	111.50	36,00,000	4,00,000	32,00,000	16-12-2021	No
10	21	106.62	30,42,500	30,42,500	-	28-01-2022	No
11	22	133.19	38,00,000	38,00,000	-	19-02-2022	No
12	24	139.29	45,00,000	10,00,000	35,00,000	25-06-2022	No
13	25	139.29	37,50,000	37,50,000	-	06-05-2022	No
14	32	139.29	45,00,000	8,00,000	37,00,000	05-01-2022	No
15	33	139.29	45,00,000	8,00,000	37,00,000	05-01-2022	No
16	34	139.29	41,50,000	10,00,000	31,50,000	05-01-2022	No
17	35	139.29	45,00,000	45,00,000	-	22-12-2021	No
18	36	139.29	45,00,000	45,00,000	-	06-01-2022	No
19	37	139.29	45,00,000	10,00,000	35,00,000	06-01-2022	No
20	38	139.29	45,00,000	10,00,000	35,00,000	06-01-2022	
21	39	139.29	45,00,000	45,00,000	-	06-01-2022	No
22	40	139.29	45,00,000	10,00,000	35,00,000	05-01-2022	No
23	42	111.50	36,00,000	36,00,000	-	22-12-2021	No
24	52	111.50	36,00,000	7,50,000	28,50,000	14-02-2022	No
25	53	111.50	33,00,000	6,00,000	27,00,000	05-01-2022	No
26	54	111.50	33,00,000	6,00,000	27,00,000	05-01-2022	No
27	55	111.50	36,00,000	5,00,000	31,00,000	25-02-2022	No
28	56	111.50	47,00,000	10,00,000	37,00,000	14-05-2022	No
29	57	111.50	36,00,000	36,00,000	-	22-12-2021	No
30	58	111.50	36,00,000	7,00,000	29,00,000	05-01-2022	No
31	81	106.30	36,00,000	7,00,000	29,00,000	22-12-2021	No
32	83	169.45	56,00,000	40,00,000	16,00,000	24-01-2022	No
33	84	111.50	31,20,000	31,20,000	-	08-03-2022	No
34	85	111.50	42,00,000	7,50,000	34,50,000	18-03-2022	No
35	86	111.50	45,20,000	45,20,000	-	14-02-2022	No

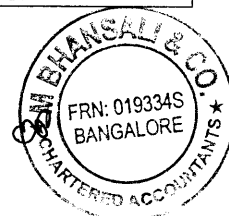


36	87	111.50	45,20,000	45,20,000	-	14-02-2022	No
37	89	111.50	33,00,000	7,00,000	26,00,000	22-05-2022	No
38	90	111.50	36,00,000	5,00,000	31,00,000	16-04-2022	No
39	105	134.94	48,00,000	13,00,000	35,00,000	16-05-2022	No
40	108	111.50	36,00,000	36,00,000	-	15-06-2022	No
41	113	111.50	36,00,000	9,00,000	27,00,000	14-06-2022	No
42	117	64.71	23,00,000	7,00,000	16,00,000	26-01-2022	No
43	127	55.75	18,00,000	4,00,000	14,00,000	22-12-2021	No
44	136	111.50	35,00,000	10,00,000	25,00,000	14-09-2022	No
45	137	121.63	40,00,000	31,00,000	9,00,000	01-06-2022	No
46	138	151.94	45,00,000	15,00,000	30,00,000	09-06-2022	No
47	139	139.29	45,00,000	10,00,000	35,00,000	16-12-2021	No
48	140	139.29	42,00,000	42,00,000	-	18-06-2022	No
49	141	139.29	42,00,000	42,00,000	-	18-06-2022	No
50	142	139.29	45,00,000	10,00,000	35,00,000	29-01-2022	No
51	143	139.29	45,00,000	15,00,000	30,00,000	06-01-2022	No
52	144	139.29	45,00,000	15,00,000	30,00,000	06-01-2022	No
53	145	139.29	45,00,000	10,00,000	35,00,000	27-12-2021	No
54	149	139.29	45,00,000	20,00,000	25,00,000	07-01-2022	No
55	150	139.29	45,00,000	5,00,000	40,00,000	07-01-2022	No
56	151	139.29	45,00,000	1,00,000	44,00,000	24-01-2022	No
Total		6,848.93	22,16,61,500	10,90,31,500	11,26,30,000		

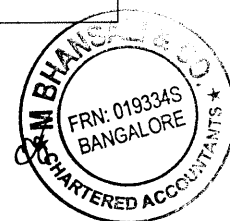
2. Unsold Inventory Valuation - As on 30/06/2022

Ready Recknor Rate as on the date of Certificate of the Residential / Commercial premises **Rs. 32,291.73/- Per sq. mtr.**

Sr. No.	Number of Plots	Carpet Area (in sq. mts.)	Unit Consideration as per Ready Reckoner Rate (ASR) (B)	Total ASR Consideration per plot (A*B)
1	1	70.61	32,291.73	22,80,119
2	2	106.89	32,291.73	34,51,663
3	3	136.09	32,291.73	43,94,582
4	4	165.29	32,291.73	53,37,500
5	5	194.50	32,291.73	62,80,741
6	6	305.12	32,291.73	98,52,853
7	9	109.28	32,291.73	35,28,840
8	10	92.17	32,291.73	29,76,329
9	11	117.45	32,291.73	37,92,664
10	12	142.08	32,291.73	45,88,009
11	13	213.90	32,291.73	69,07,201
12	23	139.29	32,291.73	44,97,915
13	26	139.29	32,291.73	44,97,915
14	27	139.29	32,291.73	44,97,915
15	28	139.29	32,291.73	44,97,915
16	29	110.64	32,291.73	35,72,757



17	30	107.76	32,291.73	34,79,757
18	31	162.86	32,291.73	52,59,031
19	41	111.50	32,291.73	36,00,528
20	43	111.50	32,291.73	36,00,528
21	44	111.50	32,291.73	36,00,528
22	45	111.50	32,291.73	36,00,528
23	46	111.50	32,291.73	36,00,528
24	47	111.50	32,291.73	36,00,528
25	48	111.50	32,291.73	36,00,528
26	49	111.50	32,291.73	36,00,528
27	50	193.75	32,291.73	62,56,523
28	51	169.25	32,291.73	54,65,375
29	59	111.50	32,291.73	36,00,528
30	60	111.50	32,291.73	36,00,528
31	61	118.69	32,291.73	38,32,705
32	62	176.74	32,291.73	57,07,240
33	63	111.50	32,291.73	36,00,528
34	64	111.50	32,291.73	36,00,528
35	65	111.50	32,291.73	36,00,528
36	66	111.50	32,291.73	36,00,528
37	67	111.50	32,291.73	36,00,528
38	68	111.50	32,291.73	36,00,528
39	69	111.50	32,291.73	36,00,528
40	70	111.50	32,291.73	36,00,528
41	71	111.50	32,291.73	36,00,528
42	72	103.44	32,291.73	33,40,257
43	73	37.51	32,291.73	12,11,263
44	74	43.82	32,291.73	14,15,024
45	75	50.08	32,291.73	16,17,170
46	76	56.36	32,291.73	18,19,962
47	77	70.76	32,291.73	22,84,963
48	78	205.44	32,291.73	66,34,013
49	79	267.75	32,291.73	86,46,111
50	80	198.43	32,291.73	64,07,648
51	82	179.53	32,291.73	57,97,334
52	88	111.50	32,291.73	36,00,528
53	91	111.50	32,291.73	36,00,528
54	92	111.50	32,291.73	36,00,528
55	93	111.50	32,291.73	36,00,528
56	94	160.81	32,291.73	51,92,833
57	95	175.94	32,291.73	56,81,407
58	96	111.50	32,291.73	36,00,528
59	97	111.50	32,291.73	36,00,528
60	98	111.50	32,291.73	36,00,528
61	99	111.50	32,291.73	36,00,528
62	100	111.50	32,291.73	36,00,528
63	101	111.50	32,291.73	36,00,528
64	102	111.50	32,291.73	36,00,528



65	103	111.50	32,291.73	36,00,528
66	104	111.50	32,291.73	36,00,528
67	106	149.20	32,291.73	48,17,926
68	107	111.50	32,291.73	36,00,528
69	109	111.50	32,291.73	36,00,528
70	110	111.50	32,291.73	36,00,528
71	111	111.50	32,291.73	36,00,528
72	112	111.50	32,291.73	36,00,528
73	114	111.50	32,291.73	36,00,528
74	115	170.99	32,291.73	55,21,563
75	116	1,311.18	32,291.73	4,23,40,271
76	118	55.75	32,291.73	18,00,264
77	119	55.75	32,291.73	18,00,264
78	120	55.75	32,291.73	18,00,264
79	121	55.75	32,291.73	18,00,264
80	122	73.50	32,291.73	23,73,442
81	123	54.20	32,291.73	17,50,212
82	124	55.75	32,291.73	18,00,264
83	125	55.75	32,291.73	18,00,264
84	126	55.75	32,291.73	18,00,264
85	128	82.85	32,291.73	26,75,370
86	129	127.49	32,291.73	41,16,873
87	130	111.50	32,291.73	36,00,528
88	131	111.50	32,291.73	36,00,528
89	132	111.50	32,291.73	36,00,528
90	133	111.50	32,291.73	36,00,528
91	134	111.50	32,291.73	36,00,528
92	135	111.50	32,291.73	36,00,528
93	146	204.13	32,291.73	65,91,711
94	147	138.09	32,291.73	44,59,165
95	148	197.44	32,291.73	63,75,679
96	152	247.45	32,291.73	79,90,589
97	153	196.23	32,291.73	63,36,606
98	154	249.81	32,291.73	80,66,797
	Total	13,298.91		42,94,44,818

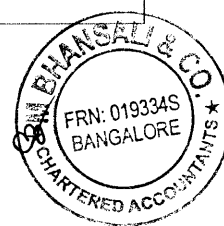


Table E -

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
			NIL				

As per promoter, they have not collected any advance maintenance charges.



Table F- As on

30/06/2022

Deposits (under various heads including club house, maintenance deposit / found etc.) collected from the allottees and transferred to association there on -

SL No	Total Deposits collected from the allottees	Nature of Deposits / Head	Transferred to the Association	Balance with the Promoter	Remarks
		NIL			

As per promoter, they have not collected any deposits from the allottees & transferred to association.

Any observation / qualification: NIL

This is to certify that the Mr. M V Karthik, #225, 16th Cross, 6th Main, M C Layout, Vijayanagar, Bengaluru, Karnataka, has completed 100 % development in the real estate (VIJAYASHREE ENCLAVE PHASE 2) 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 M Bhansali & Co
Chartered Accountants
Firm Regn. No. 019334S

CA Mahaveer Bhansali
Membership No. 233669
UDIN: 24233669BKANUS7243
Date: 11th April, 2024
Place: Bangalore

