

SUHAS DEVARAJ & ASSOCIATES
CHARTERED ACCOUNTANTS

KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)
CHARTERED ACCOUNTANT'S CERTIFICATE (For Modified Plan)

Date: 05-12-2023

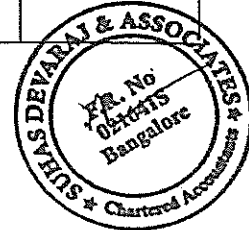
KRIFRA Registration Number : PRM/KA/KRIFRA/1251/446/PR/120922/005238
Project Name : SBR MINARA
Promoter Name : SBR INFRA BUILDTECH
Total Cost of Real Estate Project : Rs. 264,28,32,270/-
Quarter Ended Date : 30-09-2023

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 : SBR INFRABUILDTECH RERA ACCOUNT SBR MINARA
Designated Account Number : 922020039944679
Bank Name : AXIS BANK LTD.,
IFSC Code : UTIB0003050
Branch Name : KADUGODI

Sl No.	Particulars	Estimated Amt in Rs.	Incurring 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	5,08,99,670	5,08,99,670
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.	5,44,32,600	3,40,28,800
Sub - Total Land Cost		10,53,32,270	8,49,28,470
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 Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered) (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 & Payment of Premiums, Architect, Engineer Consultant Charges etc..	2,21,00,00,000	46,03,01,518
		16,00,00,000	5,47,86,562

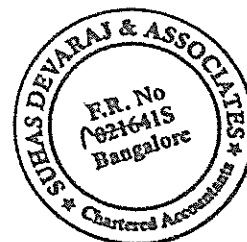


📍 No.472 / 204 / 1, 1st Floor, 14th Cross, Shasthrinagar, Near K.R. Road, Banashankari, Bengaluru - 560028

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c.	Payment of taxes, cess, fees, charges, premiums, interest, Commission, Loan Processing Charges etc., to any statutory Authority.	2,60,00,000	10,58,947
d.	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	14,15,00,000	-
Sub - Total Development Cost		2,53,75,00,000	51,61,47,027
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of estimated Column.	2,64,28,32,270	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		60,10,75,497
4.	Percentage of completion of construction work (as per Project Architect's Certificate)		25
5.	Proportion of the Cost incurred on Land Cost to the Total Estimated Cost		3.21
6.	Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.		19.53
7.	Total Percentage of Completion of Construction as per CA(i.e. 3/2)		22.74
8.	Amount which can be withdrawn from Designated Account (Total Estimated Cost as *Percentage of Completion of Construction (Lower of 4 & 7))		60,10,75,497
9.	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.		44,28,19,102
10.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate		15,82,56,395
2. Borrowings / Mortgage Details (If Applicable)			
A.	Borrowing Details 1.Name of the Lender: 2. Amount Disbursed: 3. Amount pending for disbursement from Lender:	NA	
	4. Amount to be repaid to lender:		
B.	Mortgage Details 1.Mortgaged to (Name of the Entity/ Institution) :	NA	
	2. Amount Disbursed: 3. Amount pending for disbursement: 4. Amount to be repaid to lender:		
3.	Details of transactions in the designated RERA Bank Account (Include Pre RERA transactions in case of ongoing Projects wherever applicable)		
	a. Total No. of Units Booked		214
	b. Total amount realized from sale of units during the quarter(3b)		30,64,90,014
	c. Total amount deposited into the bank out of sale proceeds during the quarter		21,86,09,914
	d. % of Deposit Made		71.33
	Reconciliation for the Quarter:		
	a. Opening Balance Date (Quarter Starter date):		-
	b. Opening Balance as per Bank statement (INR)(To Match with the previous quarter closing bank balance):		-
	c. Deposits during the Quarter on Account of Sales(INR) :		21,86,09,914
	d. Other deposits made(if Any)		-
	e. Withdrawals during the quarter from sale proceeds (INR):		21,86,09,914
	f. Other Withdrawals (if any):Bank Charges		-
	g. Closing Balance as per Bank Statement (INR) :		-
	h. Closing Balance date (Quarter end dated)		30-09-2023



Continuation Sheet



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Cumulative Reconciliation from the beginning of the project:	
a. Opening balance of the account (INR)	-
b. Total Deposits made from sale proceeds (INR)	46,79,11,093
c. Total deposits made other than sale proceeds (if any)	1,00,000
d. Total Withdrawals made from sale proceeds (INR)	46,80,09,535
e. Total withdrawals made other than those from sale proceeds (if any) (INR)	1,558
Closing balance for the current quarter (a+b+c)-(d+e)	-

Qualification/ Observations :

As informed by the Managing Partner of the Partnership Firm, the Government of Karnataka has not yet notified the guidance value for the project "SIR MINARA" and also guidance value of similar project is not available, Hence, total ASR Consideration of the unsold Inventory, estimated receivables of ongoing project and amount to be deposited in Designated Bank Account has not been quantified.

Yours Faithfully,

Name: Suhars Devaraj

Membership Number: 252269

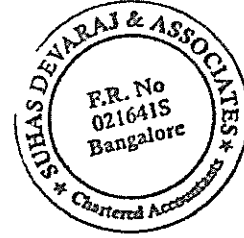
Address: No. 472/204/1, 1st Floor, 14th Cross, Shastri nagar,

Near K.R. Road, Bangalore - 560028

Contact Details: +91 9535451673

Email id: casuharsdevaraj@gmail.com

UDIN :23252269BGSKEEX4148





SUHAS DEVARAJ & ASSOCIATES

CHARTERED ACCOUNTANTS

(Additional Information for Projects)

1	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	2,04,17,56,773
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)	1,40,40,61,006
3	Total Salable Area in Sq. mt. (Carpet Area)	32,611
4	Sold Area in Sq. Mt.	16,874
	(i) Balance Unsold area	15,737
	(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	Refer Note
5	Estimated receivables of ongoing project Sum of 2 + 3(ii)	Refer Note
6	Amount to be deposited in Designated Account - 70% or 100%	70%

Annexure A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

1. Sold Inventory :

Sr.No.	Floor No.	Tower	Flat No.	BHK	Carpet Area (in sq. Ft.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount Including GST	Received Amount Excluding GST	Balance Receivable	Date of Agreement of Sale	Is Agreement registered Yes/N
1	FIFTH	A	A-502	3	801	85,39,800	38,04,481	36,23,315	47,35,319	21-03-2023	No
2	FIFTH	A	A-503	3	801	84,10,800	37,88,057	36,07,673	46,22,743	11-03-2023	No
3	FIFTH	A	A-504	2	569	66,00,000	1,00,000	95,238	65,00,000	-	No
4	FIFTH	A	A-505	2	569	59,98,400	7,36,639	7,01,561	52,61,761	-	No
5	FIFTH	A	A-509	3	1093	1,10,56,500	49,25,671	46,91,115	61,30,829	-	No
6	NINTH	A	A-901	3	801	85,14,000	31,64,430	30,13,743	53,49,570	03-03-2023	No
7	NINTH	A	A-902	3	801	87,72,000	39,57,926	37,69,453	48,14,074	31-08-2023	No
8	NINTH	A	A-903	3	801	83,20,500	28,91,374	27,53,690	54,29,126	25-01-2023	No
9	NINTH	A	A-905	2	569	63,48,000	28,56,600	27,20,571	34,91,400	16-06-2023	No
10	NINTH	A	A-906	2	583	62,37,000	7,40,956	7,05,672	54,96,044	27-05-2023	No
11	NINTH	A	A-907	2	583	68,04,000	10,10,394	9,62,280	57,93,606	16-09-2023	No
12	NINTH	A	A-908	3	1093	1,10,00,000	70,00,000	66,66,667	40,00,000	-	No
13	NINTH	A	A-909	3	1093	1,08,86,400	48,49,891	46,18,944	60,36,509	26-12-2023	No
14	TWELVETH	A	A-1201	3	801	81,78,600	12,30,000	11,71,429	69,48,600	-	No
15	TWELVETH	A	A-1202	3	801	94,94,400	14,59,918	13,90,398	80,34,482	-	No
16	TWELVETH	A	A-1203	3	801	85,91,400	38,27,469	36,45,209	47,63,931	24-02-2023	No
17	TWELVETH	A	A-1206	2	583	62,93,700	21,80,767	20,76,921	41,12,933	25-02-2023	No
18	TWELVETH	A	A-1207	2	583	67,66,200	1,00,000	95,238	66,66,200	-	No
19	TWELVETH	A	A-1208	3	1093	1,11,58,560	49,71,138	47,34,417	61,87,422	17-02-2023	No
20	TWELVETH	A	A-1209	3	1093	72,29,250	29,47,576	28,07,215	42,81,674	28-11-2022	No
21	FOURTEENTH	A	A-1402	3	801	92,88,000	41,37,804	39,40,766	51,50,196	22-07-2023	No
22	FOURTEENTH	A	A-1403	3	801	86,43,000	38,89,352	37,04,144	47,53,649	07-02-2023	No
23	FOURTEENTH	A	A-1405	2	569	59,80,000	14,00,000	13,33,333	45,80,000	06-06-2023	No
24	FOURTEENTH	A	A-1407	2	583	68,98,500	9,24,427	8,80,407	59,74,073	26-09-2023	No
25	FIFTEENTH	A	A-1502	3	801	93,13,800	41,49,298	39,51,712	51,64,502	-	No



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26	FIFTEENTH	A	A-1503	3	801	87,97,800	19,59,009	37,70,484	48,38,791	05-06-2023	No
27	FIFTEENTH	A	A-1506	2	583	63,50,400	21,91,514	20,90,013	41,55,886	04-04-2023	No
28	FIFTEENTH	A	A-1507	2	583	69,17,400	1,00,000	95,238	68,17,400	-	No
29	FIFTEENTH	A	A-1508	3	1093	1,09,70,420	39,00,307	36,19,340	71,20,113	25-01-2023	No
30	FIFTEENTH	A	A-1509	3	1093	1,12,50,000	18,12,500	17,26,190	94,37,500	30-11-2022	No
31	SIXTEENTH	A	A-1602	3	801	93,19,600	41,60,792	39,62,659	51,78,808	22-07-2023	No
32	SIXTEENTH	A	A-1603	3	801	88,71,600	39,19,470	37,37,781	49,04,180	21-03-2023	No
33	SIXTEENTH	A	A-1604	2	569	66,60,800	10,89,129	10,37,266	55,71,671	21-09-2023	No
34	SIXTEENTH	A	A-1605	2	569	62,00,800	14,84,698	14,13,998	47,16,102	28-03-2023	No
35	SIXTEENTH	A	A-1606	2	583	62,74,800	27,93,421	26,62,308	34,79,377	14-03-2023	No
36	SIXTEENTH	A	A-1607	2	583	68,41,800	1,00,000	95,238	67,41,800	-	No
37	SIXTEENTH	A	A-1609	3	1093	87,74,540	39,52,942	37,64,707	48,21,598	02-02-2023	No
38	SEVENTEENTH	A	A-1701	5	1637	1,73,54,560	78,20,556	74,48,149	97,34,004	30-12-2023	No
39	SEVENTEENTH	A	A-1702	5	1637	2,05,84,080	30,56,735	29,11,176	1,75,27,345	25-09-2023	No
40	SEVENTEENTH	A	A-1703	5	1637	1,84,00,000	81,97,200	78,06,857	1,02,02,800	17-03-2023	No
41	SEVENTEENTH	A	A-1704	3	1250	1,42,00,000	49,19,800	46,85,524	92,80,200	10-07-2023	No
42	SEVENTEENTH	A	A-1705	3	1250	1,32,26,610	46,29,314	44,08,870	85,97,296	16-02-2023	No
43	SEVENTEENTH	A	A-1707	3	1221	1,32,16,640	58,88,013	56,07,631	73,28,627	08-04-2023	No
44	SEVENTEENTH	A	A-1709	5	2143	2,22,00,000	98,90,100	94,19,143	1,23,09,900	31-12-2022	No
45	NINETEENTH	A	A-1901	3	801	87,72,000	39,07,926	37,21,834	48,54,074	01-04-2023	No
46	NINETEENTH	A	A-1902	3	801	94,17,000	13,98,425	13,31,833	80,18,575	14-09-2023	No
47	NINETEENTH	A	A-1903	3	801	87,72,000	39,07,926	37,21,834	48,54,074	15-03-2023	No
48	NINETEENTH	A	A-1904	2	569	67,16,000	9,97,326	9,49,834	57,18,674	20-09-2023	No
49	NINETEENTH	A	A-1905	2	569	63,00,000	28,25,371	26,90,830	34,74,629	16-03-2023	No
50	NINETEENTH	A	A-1906	2	583	64,26,000	15,90,435	15,14,700	48,35,565	11-03-2023	No
51	NINETEENTH	A	A-1907	2	583	71,06,400	21,65,901	20,62,763	49,40,499	16-09-2023	No
52	NINETEENTH	A	A-1908	3	1093	1,10,56,500	38,47,662	36,64,440	72,08,838	25-01-2023	No
53	NINETEENTH	A	A-1909	3	1093	1,14,30,720	50,92,386	48,49,891	63,38,334	01-02-2023	No
54	TWENTIETH	A	A-2001	3	801	90,55,800	44,84,359	42,70,818	45,71,441	08-07-2023	No
55	TWENTIETH	A	A-2002	3	801	97,00,800	9,70,000	9,23,810	87,30,800	28-09-2023	No
56	TWENTIETH	A	A-2003	3	801	94,42,800	9,34,837	8,90,321	85,07,963	12-09-2023	No
57	TWENTIETH	A	A-2004	2	569	67,34,400	1,00,000	95,238	66,34,400	04-11-2023	No
58	TWENTIETH	A	A-2005	2	569	62,00,000	27,62,100	26,30,571	34,37,900	10-03-2023	No
59	TWENTIETH	A	A-2006	2	583	63,00,000	28,06,650	26,73,000	34,93,350	03-12-2022	No
60	TWENTIETH	A	A-2007	2	583	71,06,400	31,65,901	30,15,144	39,40,499	16-09-2023	No
61	TWENTIETH	A	A-2008	3	1093	1,12,60,620	50,16,606	47,77,720	62,44,014	06-02-2023	No
62	TWENTIETH	A	A-2009	3	1093	1,16,00,820	11,48,482	10,93,792	1,04,52,338	20-09-2023	No
63	TWENTY FIRST	A	A-2101	3	801	89,50,000	39,87,225	37,97,357	49,62,775	09-03-2023	No
64	TWENTY FIRST	A	A-2102	3	801	97,26,600	13,94,400	13,28,000	83,32,200	-	No
65	TWENTY FIRST	A	A-2103	3	801	97,26,600	1,00,000	95,241	96,26,597	-	No
66	TWENTY FIRST	A	A-2104	2	569	68,00,000	50,000	47,619	67,50,000	-	No
67	TWENTY FIRST	A	A-2105	2	569	60,68,800	25,03,650	23,84,429	35,65,150	17-06-2023	No
68	TWENTY FIRST	A	A-2106	2	583	65,58,300	29,21,723	27,82,593	36,36,577	10-04-2023	No
69	TWENTY FIRST	A	A-2107	2	583	69,36,300	6,86,694	6,53,994	62,49,606	28-09-2023	No
70	TWENTY FIRST	A	A-2108	3	1093	1,11,24,540	38,71,340	36,86,990	72,53,200	25-01-2023	No
71	TWENTY FIRST	A	A-2109	3	1093	1,12,94,640	50,71,293	48,29,803	62,23,347	18-01-2023	No
72	TWENTY SECOND	A	A-2201	3	801	98,50,000	1,00,000	95,238	97,50,000	-	No
73	TWENTY SECOND	A	A-2202	3	801	97,52,400	43,44,694	41,37,804	54,07,706	28-08-2023	No
74	TWENTY SECOND	A	A-2203	3	801	88,49,400	39,82,230	37,92,600	48,67,170	24-01-2023	No
75	TWENTY SECOND	A	A-2205	2	569	64,95,200	5,43,025	5,17,167	59,52,175	-	No

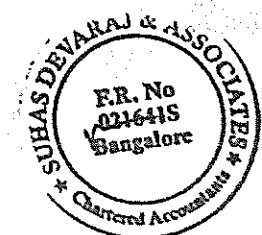


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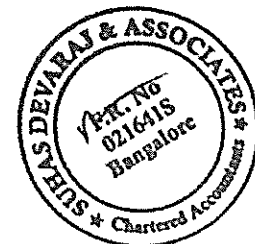
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76	TWENTY SECC	A	A-2206	2	583	64,82,700	29,52,870	28,12,257	35,29,830	24-01-2023	No
77	TWENTY SECC	A	A-2207	2	583	69,55,200	6,88,565	6,55,776	62,65,635	28-09-2023	No
78	TWENTY SECC	A	A-2208	3	1093	1,13,28,660	50,46,918	48,06,589	62,81,742	25-03-2023	No
79	TWENTY SECC	A	A-2209	3	1093	1,08,01,350	25,92,121	24,68,687	82,09,229	20-12-2022	No
80	TWENTY THIR	A	A-2301	3	801	96,23,400	33,34,508	31,75,722	62,88,892	06-04-2023	No
81	TWENTY THIR	A	A-2303	3	801	95,20,200	14,13,749	13,46,428	81,06,451	30-09-2023	No
82	TWENTY THIR	A	A-2305	2	569	62,17,600	17,20,000	16,38,095	45,17,600	16-02-2023	No
83	TWENTY THIR	A	A-2306	2	583	67,66,200	28,00,012	26,66,678	39,66,188	17-06-2023	No
84	TWENTY THIR	A	A-2307	2	583	69,74,100	50,000	47,619	69,24,100	-	No
85	TWENTY THIR	A	A-2308	3	1093	1,11,92,580	38,95,018	37,09,541	72,97,562	25-01-2023	No
86	TWENTY THIR	A	A-2309	3	1093	1,10,99,025	15,00,400	14,36,571	95,90,625	16-02-2023	No
87	TWENTY FOUR	A	A-2401	3	801	99,33,000	14,75,052	14,04,811	84,57,949	-	No
88	TWENTY FOUR	A	A-2402	3	801	99,33,000	50,000	47,619	98,83,000	-	No
89	TWENTY FOUR	A	A-2403	3	801	98,68,500	9,76,982	9,30,459	88,91,518	25-09-2023	No
90	TWENTY FOUR	A	A-2405	2	569	62,56,000	27,87,048	26,54,331	34,68,952	17-02-2023	No
91	TWENTY FOUR	A	A-2407	2	583	71,82,000	50,000	47,619	71,32,000	-	No
92	TWENTY FOUR	A	A-2408	3	1093	1,15,66,800	28,74,350	27,37,476	86,92,450	14-04-2023	No
93	TWENTY FOUR	A	A-2409	3	1093	1,16,96,700	50,77,230	48,35,457	66,19,470	22-02-2023	No
94	TWENTY FIFT	A	A-2501	4	2037	2,39,22,566	1,06,57,503	1,01,50,003	1,32,65,063	28-02-2023	No
95	TWENTY FIFT	A	A-2503	4	2037	2,67,74,400	1,00,000	95,238	2,66,74,400	-	No
96	TWENTY FIFT	A	A-2505	3	1503	1,77,50,000	79,07,625	75,31,071	98,42,375	03-03-2023	No
97	TWENTY FIFT	A	A-2506	3	1475	1,73,34,036	55,90,174	53,23,975	1,17,43,862	10-12-2022	No
98	FIFTH	B	B-501	3	801	87,07,500	38,80,082	36,95,316	48,27,418	16-06-2023	No
99	FIFTH	B	B-502	3	801	93,15,000	13,83,278	13,17,408	79,31,722	17-09-2023	No
100	FIFTH	B	B-504	2	569	64,58,400	6,39,382	6,08,935	58,19,018	-	No
101	FIFTH	B	B-508	3	986	1,01,30,760	45,48,709	43,32,104	55,82,051	25-01-2023	No
102	FIFTH	B	B-509	3	842	87,11,940	39,11,661	37,25,391	48,00,279	27-01-2023	No
103	FIFTH	B	B-510	3	986	1,03,00,000	45,88,650	43,70,143	57,11,350	25-04-2023	No
104	NINTH	B	B-901	3	801	87,72,000	47,76,354	45,48,909	39,95,646	-	No
105	NINTH	B	B-902	3	801	94,17,000	32,95,950	31,39,000	61,21,050	16-08-2023	No
106	NINTH	B	B-903	3	801	87,72,000	30,39,498	28,94,760	57,32,502	17-06-2023	No
107	NINTH	B	B-905	2	569	60,72,000	21,03,925	20,03,738	39,68,075	10-08-2023	No
108	NINTH	B	B-906	2	583	62,37,000	27,78,584	26,46,270	34,58,416	31-03-2023	No
109	NINTH	B	B-907	2	583	67,09,500	50,001	47,620	66,59,499	-	No
110	NINTH	B	B-908	3	986	1,03,35,900	46,04,643	43,85,374	57,31,257	24-02-2023	No
111	NINTH	B	B-909	3	842	93,63,300	13,90,450	13,24,238	79,72,850	25-09-2023	No
112	NINTH	B	B-910	3	986	1,07,30,400	25,93,465	24,69,967	81,36,935	13-07-2023	No
113	TWELVETH	B	B-1201	3	801	87,20,400	30,46,004	29,00,956	56,74,556	27-04-2023	No
114	TWELVETH	B	B-1202	3	801	95,18,910	42,40,715	40,38,776	52,78,195	-	No
115	TWELVETH	B	B-1203	3	801	82,50,000	20,61,500	19,63,333	61,88,500	21-01-2023	No
116	TWELVETH	B	B-1204	2	569	65,87,200	9,78,199	9,31,618	56,09,001	20-09-2023	No
117	TWELVETH	B	B-1206	2	583	62,93,700	28,03,843	26,70,327	34,89,857	28-06-2023	No
118	TWELVETH	B	B-1207	2	583	70,49,700	10,46,880	9,97,029	60,02,820	-	No
119	TWELVETH	B	B-1208	3	986	1,01,93,880	45,41,373	43,25,117	56,52,507	22-02-2023	No
120	TWELVETH	B	B-1209	3	842	91,73,320	41,18,819	39,22,685	50,54,501	28-03-2023	No
121	FIFTEENTH	B	B-1502	3	801	95,86,300	42,70,697	40,67,330	53,15,603	09-06-2023	No
122	FIFTEENTH	B	B-1503	3	801	89,26,800	30,93,136	29,45,844	58,33,664	-	No
123	FIFTEENTH	B	B-1504	2	569	62,74,400	6,21,166	5,91,587	56,53,234	28-06-2023	No
124	FIFTEENTH	B	B-1506	2	583	68,22,900	30,63,482	29,17,602	37,59,418	08-08-2023	No
125	FIFTEENTH	B	B-1507	2	583	70,11,900	31,24,943	29,76,136	38,86,957	25-09-2023	No
126	FIFTEENTH	B	B-1508	3	986	1,02,88,560	52,42,638	49,92,989	50,45,922	02-12-2022	No
127	FIFTEENTH	B	B-1510	3	986	1,09,19,760	49,02,972	46,69,497	60,16,788	21-06-2023	No
128	SIXTEENTH	B	B-1601	3	801	89,52,600	31,02,076	29,54,358	58,50,524	15-06-2023	No
129	SIXTEENTH	B	B-1602	3	801	95,97,600	1,00,000	95,238	94,97,600	-	No
130	SIXTEENTH	B	B-1603	3	801	89,52,600	30,61,504	29,15,718	58,91,096	07-07-2023	No
131	SIXTEENTH	B	B-1604	2	569	66,60,800	2,00,000	1,90,476	64,60,800	-	No
132	SIXTEENTH	B	B-1605	2	569	62,00,800	21,48,577	20,46,264	40,52,223	03-06-2023	No
133	SIXTEENTH	B	B-1606	2	583	67,00,000	23,21,550	22,11,000	43,78,450	23-06-2023	No
134	SIXTEENTH	B	B-1607	2	583	68,41,800	50,000	47,619	67,91,800	-	No
135	SIXTEENTH	B	B-1608	3	986	1,04,38,470	39,50,339	37,62,228	64,88,131	25-02-2023	No





136	SIXTEENTH	B	B-1609	3	842	91,46,180	31,69,152	30,18,240	59,77,028	18-05-2023	No
137	SIXTEENTH	B	B-1610	3	986	1,06,15,720	47,38,213	45,12,584	58,97,507	23-07-2023	No
138	SEVENTEENTH	B	B-1701	3	801	89,78,400	39,99,877	38,09,407	49,78,523	29-03-2023	No
139	SEVENTEENTH	B	B-1702	3	801	93,65,400	32,45,111	30,90,582	61,20,289	31-07-2023	No
140	SEVENTEENTH	B	B-1703	3	801	91,07,400	35,81,351	34,10,810	55,26,050	14-04-2023	No
141	SEVENTEENTH	B	B-1704	2	569	62,19,000	18,65,000	17,76,190	43,54,000	23-05-2023	No
142	SEVENTEENTH	B	B-1705	2	569	64,03,200	28,52,626	27,16,747	35,50,574	16-07-2023	No
143	SEVENTEENTH	B	B-1706	2	583	66,24,450	29,51,192	28,10,659	36,73,258	09-06-2023	No
144	SEVENTEENTH	B	B-1707	2	583	68,60,700	10,19,114	9,70,585	58,41,586	12-08-2023	No
145	SEVENTEENTH	B	B-1708	3	986	1,05,09,480	36,78,318	35,03,160	68,31,162	15-02-2023	No
146	SEVENTEENTH	B	B-1709	3	842	91,73,320	41,18,501	39,22,382	50,54,819	29-03-2023	No
147	SEVENTEENTH	B	B-1710	3	986	1,06,67,280	29,14,087	27,75,321	77,53,193	30-05-2023	No
148	EIGHTEENTH	B	B-1803	4	1637	2,01,14,520	89,70,362	85,43,202	1,11,44,158	05-08-2023	No
149	EIGHTEENTH	B	B-1804	3	1250	1,40,00,000	62,37,100	59,40,095	77,62,900	18-03-2023	No
150	EIGHTEENTH	B	B-1805	3	1250	1,33,66,680	46,78,137	44,55,359	86,88,343	02-02-2023	No
151	EIGHTEENTH	B	B-1806	3	1265	1,54,00,000	1,00,201	95,430	1,32,99,799	-	No
152	EIGHTEENTH	B	B-1808	4	2026	2,22,17,080	99,31,035	94,58,128	1,22,86,045	01-02-2023	No
153	EIGHTEENTH	B	B-1809	4	1725	1,89,51,160	58,00,002	55,23,811	1,31,51,158	09-06-2023	No
154	EIGHTEENTH	B	B-1810	4	2026	2,25,45,180	79,69,313	75,89,822	1,45,75,867	28-04-2023	No
155	TWENTIETH	B	B-2001	3	801	94,42,800	38,04,980	36,23,790	56,17,820	14-07-2023	No
156	TWENTIETH	B	B-2002	3	801	97,00,800	33,61,327	32,01,264	63,39,473	15-07-2023	No
157	TWENTIETH	B	B-2003	3	801	99,58,800	1,00,000	95,238	98,58,800	-	No
158	TWENTIETH	B	B-2004	2	569	65,50,400	6,48,490	6,17,610	59,01,910	-	No
159	TWENTIETH	B	B-2005	2	569	62,74,400	27,95,245	26,62,138	34,79,155	04-03-2023	No
160	TWENTIETH	B	B-2006	2	583	69,17,400	24,21,091	23,05,801	44,96,309	20-07-2023	No
161	TWENTIETH	B	B-2007	2	583	59,06,250	20,00,000	19,04,762	39,06,250	-	No
162	TWENTIETH	B	B-2008	3	986	1,06,00,000	36,88,800	35,13,143	69,11,200	21-03-2023	No
163	TWENTIETH	B	B-2009	3	842	95,26,140	9,52,614	9,07,251	85,73,526	11-07-2023	No
164	TWENTIETH	B	B-2010	3	986	1,10,77,560	49,34,242	46,99,278	61,43,318	30-03-2023	No
165	TWENTY FIRST	B	B-2101	3	801	94,68,600	40,51,070	38,58,162	54,17,530	12-07-2023	No
166	TWENTY FIRST	B	B-2102	3	801	68,60,700	9,37,391	8,92,753	59,23,309	31-08-2023	No
167	TWENTY FIRST	B	B-2103	3	801	83,97,900	20,99,475	19,99,500	62,98,425	28-02-2023	No
168	TWENTY FIRST	B	B-2104	2	569	68,50,000	50,000	47,619	68,00,000	-	No
169	TWENTY FIRST	B	B-2105	2	569	64,76,800	23,84,211	22,70,677	40,92,589	17-06-2023	No
170	TWENTY FIRST	B	B-2106	2	583	66,52,800	6,40,916	6,10,396	60,11,884	29-09-2023	No
171	TWENTY FIRST	B	B-2107	2	583	59,06,250	50,00,000	47,61,905	9,06,250	-	No
172	TWENTY FIRST	B	B-2108	3	986	1,07,00,000	47,66,850	45,39,857	59,33,150	12-01-2023	No
173	TWENTY FIRST	B	B-2109	3	842	99,60,380	14,79,116	14,08,682	84,61,264	25-07-2023	No
174	TWENTY FIRST	B	B-2110	3	986	1,07,93,520	48,08,513	45,79,536	59,85,007	02-03-2023	No
175	TWENTY SECOND	B	B-2201	3	801	93,65,400	13,90,762	13,24,535	79,74,638	-	No
176	TWENTY SECOND	B	B-2202	3	801	98,00,000	33,95,700	32,34,000	64,04,300	12-08-2023	No
177	TWENTY SECOND	B	B-2203	3	801	91,07,400	31,86,071	30,34,353	59,21,329	09-06-2023	No
178	TWENTY SECOND	B	B-2204	2	569	69,55,200	1,00,000	95,238	68,55,200	-	No
179	TWENTY SECOND	B	B-2205	2	569	64,95,200	8,11,805	7,73,147	56,83,395	-	No
180	TWENTY SECOND	B	B-2206	2	583	66,71,700	30,02,265	28,59,300	36,69,435	09-05-2023	No
181	TWENTY SECOND	B	B-2207	2	583	59,06,250	50,00,000	47,61,905	9,06,250	-	No
182	TWENTY SECOND	B	B-2208	3	986	1,24,03,080	10,77,905	10,26,576	1,13,25,175	12-09-2023	No
183	TWENTY SECOND	B	B-2209	3	842	99,87,520	34,60,676	32,95,882	65,26,844	19-06-2023	No
184	TWENTY SECOND	B	B-2210	3	986	1,11,40,680	16,71,102	15,91,526	94,69,578	19-07-2023	No
185	TWENTY THIRD	B	B-2301	3	801	95,20,200	42,51,471	40,49,020	52,68,729	31-07-2023	No
186	TWENTY THIRD	B	B-2302	3	801	99,07,200	34,32,845	32,69,376	64,74,355	25-08-2023	No
187	TWENTY THIRD	B	B-2303	3	801	92,62,200	32,09,353	30,56,526	60,52,847	11-08-2023	No
188	TWENTY THIRD	B	B-2305	2	569	65,13,600	29,01,808	27,63,627	36,11,792	23-05-2023	No
189	TWENTY THIRD	B	B-2306	2	583	66,90,600	18,55,924	17,67,547	48,34,676	12-06-2023	No
190	TWENTY THIRD	B	B-2307	2	583	70,68,600	50,000	47,619	70,18,600	-	No
191	TWENTY THIRD	B	B-2308	3	986	1,13,30,040	50,87,188	48,44,941	62,42,852	17-02-2023	No
192	TWENTY THIRD	B	B-2309	3	842	1,00,14,660	14,99,953	14,28,526	85,14,707	06-06-2023	No
193	TWENTY THIRD	B	B-2310	3	986	1,09,19,760	10,81,056	10,29,577	98,38,704	-	No
194	TWENTY FOUR	B	B-2401	3	801	98,49,150	2,11,000	2,00,952	96,38,150	-	No
195	TWENTY FOUR	B	B-2402	3	801	99,33,000	10,50,000	10,00,000	88,83,000	09-09-2023	No
196	TWENTY FOUR	B	B-2403	3	801	92,88,000	41,69,987	39,71,416	51,18,013	02-06-2023	No
197	TWENTY FOUR	B	B-2404	2	569	69,92,000	1,00,000	95,238	68,92,000	-	No
198	TWENTY FOUR	B	B-2405	2	569	66,24,000	29,50,992	28,10,469	36,73,008	13-05-2023	No
199	TWENTY FOUR	B	B-2406	2	583	67,09,500	30,89,082	29,41,983	36,20,418	29-04-2023	No
200	TWENTY FOUR	B	B-2407	2	583	59,06,250	20,00,000	19,04,762	39,06,250	-	No
201	TWENTY FOUR	B	B-2408	3	986	1,08,98,120	48,50,643	46,19,660	60,47,477	03-03-2023	No
202	TWENTY FOUR	B	B-2409	3	842	1,00,00,000	34,65,000	33,00,000	65,35,000	06-06-2023	No
203	TWENTY FOUR	B	B-2410	3	986	1,19,92,800	44,55,505	42,43,338	75,37,295	11-03-2023	No
204	TWENTY FIFT	B	B-2501	3	801	95,71,800	42,64,237	40,61,178	53,07,563	03-09-2023	No
205	TWENTY FIFT	B	B-2502	3	801	99,58,800	44,36,645	42,25,376	55,22,155	25-08-2023	No



Continuation Sheet



SUHAS DEVARAJ & ASSOCIATES
(CHARTERED ACCOUNTANTS)

206	TWENTY FIFT	B	B-2503	3	801	93,13,800	41,49,298	39,51,712	51,64,502	21-06-2023	No
207	TWENTY FIFT	B	B-2504	2	569	68,26,400	10,13,720	9,65,448	58,12,680	28-09-2023	No
208	TWENTY FIFT	B	B-2505	2	569	68,26,400	10,13,720	9,65,448	58,12,680	13-09-2023	No
209	TWENTY FIFT	B	B-2506	2	583	68,22,900	7,43,014	7,07,632	60,79,886	07-09-2023	No
210	TWENTY FIFT	B	B-2508	3	986	1,07,61,960	42,91,453	45,66,146	59,67,507	10-04-2023	No
211	TWENTY FIFT	B	B-2509	3	842	97,97,540	43,64,803	41,56,957	54,32,735	27-06-2023	No
212	TWENTY FIFT	B	B-2510	3	986	1,09,19,760	37,83,697	36,03,521	71,76,063	23-03-2023	No
213	TWENTY SIX	B	B-2601	4	2037	2,65,09,888	1,00,000	93,238	2,64,09,888	-	No
214	TWENTY SIX	B	B-2607	3	1475	1,72,10,898	76,67,455	73,02,338	95,43,443	16-02-2023	No
TOTAL					1,81,632	2,03,66,59,723	63,25,98,717	60,24,74,965	1,40,40,61,006	-	No

2 Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate of the Residential /Commercial

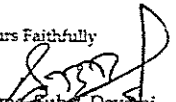
Sr.No	Floor	Carpet Area (in sq mt.) (A)	Unit Consideration as per Ready Reckoner Rate(ASR) (B)/ Sq. Ft.	Total ASR Consideration Per Flat (A*B)
1	SBR MINARA	15.737	Refer Note	Refer Note
TOTAL		15.737		-

This certificate is being issued for RERA compliance for the Company M/s SBR MINARA and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Qualification / Observations :

Note:- As informed by the Managing Partner of the Partnership Firm, the Government of Karnataka has not yet notified the guidance value for the project "SBR MINARA" and also guidance value of similar project is not available. Hence, total ASR Consideration of the unsold Inventory, estimated receivables of ongoing project and amount to be deposited in Designated Bank Account has not been quantified.

Yours Faithfully


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