



VASG & ASSOCIATES
Chartered Accountants

#A24, Geetha Towers,
4th Floor, Outer Ring Road
Near Skoda Showroom
B' Narayanapura, Mahadevapura
Bangalore - 560 016.
Ph No: +91 9494742926
Email: camynpreddy@gmail.com

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]**

FORM-4

**CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head for Quarterly
Update)**

Date: 31.03.2024.

KRERA Registration Number: PRM/KA/RERA/1251/472/PR/291022/005377

Project Name : DHATRI ULTIMA

Promoter Name: DHATRI VENTURES

Cost of Real Estate Project: Rs. 3,48,07,277 /-

Quarter Ending: 31.03.2024

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 0% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: DHATRI VENTURES RERA DESIGNATED ACCOUNT FOR DHATRI
ULTIMA

Designated Account Number: 922020047026314

Bank Name: AXIS BANK

IFSC Code: UTIB0003265

Branch Name: AXIS BANK Ltd. ATTUR LAYOUT

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. **BBMP/Ad.Com./YLK/0055/22-23**, dated **30-04-2022**.





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	5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.	100%
	6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.	100%
	7. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportion of cost incurred as per (2 * 5 & 6)	Rs. 3,48,07,277/-
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs.0
	9. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs. 3,48,07,277/-
2	Borrowings / Mortgage Details (If Applicable)	
	A. Borrowing Details 1. Name of the Lender: 2. Amount Disbursed: 3. Amount pending for disbursement from Lender: 4. Amount to be repaid to lender:	 NIL NIL NIL
	B. Mortgage Details 1. Mortgaged to (Name of the Entity/ Institution) : 2. Amount Disbursed: 3. Amount pending for disbursement: 4. Amount to be repaid to lender:	

This certificate is being issued for the project DHATRI ULTIMA with RERA Registration PRM/KA/RERA/1251/472/PR/291022/005377 in compliance of the provisions of section 4(2) (I) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.





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	ii. Development Cost/ Cost of Construction: a. (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA up to 31/03/2024 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. b. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority. c. Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	2,83,78,950	2,88,57,068
	Sub – Total Development Cost	2,83,78,950	2,88,57,068
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column. 3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column. 4. Percentage of completion of construction work (as per Project Architect's Certificate)	Rs 3,43,29,159/- Rs. 3,48,07,277/- 100%	





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Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	i. Land Cost: a. The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc. b. Amount paid for Acquisition/ purchase of TDR (if any) c. Amount paid to the Competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, Registration charges, conversion charges, change, taxes, statutory payments to state and Central Government.	59,50,209	59,50,209
Sub – Total Land Cost		59,50,209	59,50,209





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Yours Faithfully,
Signature of the Chartered Accountant



Name: M.Yogananda Prakash Reddy

Membership Number: 237882

Address: #A24, Geetha Towers, 4th
Floor, Kamadhenu Nagar, Outer Ring Road,
Near Skoda Showroom,, B.Narayanapura,
Karnataka-560016.

Contact Details: 9494742926

Email id: camynpreddy@gmail.com

(Additional Information for Ongoing Projects)



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1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred)	
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)	
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii) Rs.	
5.	Amount to be deposited in Designated Account – 70% or 100% IF Sl.No 4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account. IF Sl.No 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	





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Annexure A

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

1. Sold Inventory

Sr. No.	No OF FLATS	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	106	82	60,50,000	48,30,000	12,20,000
2	203	63	45,25,000	42,30,000	2,95,000
3	206	82	64,50,000	61,27,500	3,22,500
4	202	72	53,75,000	48,75,000	5,00,000
5	102	72	55,00,000	50,00,000	5,00,000
6	104	72	55,00,000	11,00,000	44,00,000
7	204	72	53,75,000	44,85,250	8,89,750

2. Unsold Inventory Valuation

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





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Sr. No.	No. of Flats	Carpet Area (in mts.)	Unit Consideration as per Ready Reckoner Rate(ASR)
1	1	79	41,44,000
2	4	72	46,84,500
3	5	72	47,70,000
4	6	82	53,86,500
TOTAL		305	1,89,85,000

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

Signature of the Chartered Accountant



Name: M.Yogananda Prakash Reddy
Membership Number: 237882
Address: #A24, Geetha Towers, 4th Floor,
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Contact Details: 9494742926
Email id:camynpreddy@gmail.com
UDIN: **24237882BKAKAY8071**

Date:13-04-2024
Place: Bangalore