



FORM 4 C C

Report and Certification of Completion under RERA

Date: 10/04/2024

KRERA Registration Number: PRM/KA/RERA/1251/310/PR/041122/005393

Project Name: VIJAYA LUXO

Project Address : Site No 4, Sy No 8, Pattanagere Village, Kengeri Hobli, Bangalore South

Promoter Name and Address: Vijaya Enterprises, #41/1. 1st Floor, Bull Temple Road Bangalore-04

SUBJECT: Report and certification of completion with respect to K RERA registered project VIJAYA LUXO developed by VIJAYA ENTERPRISES having RERA registered project Number PRM/KA/RERA/1251/310/PR/041122/005393

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 [Promoter] for the project for the period from 01/04/2022 to 31/03/2024
4. I/We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuear's 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-	Residential apartment			
2	Number of units/ inventory as per sanctioned plan	21			
3	Date of RERA Registration as per registration certificate	04/11/2022			
4	End Date as per RERA registration certificate	30/04/2024			
4 a	Extension End date	NA			
4 b	Covid Extension End date	NA			
5	Project Start date as per Registration application	01/05/2023			
6	Nature of Ownership of Land	Join Development			
7	Total Estimate Cost of Construction as per registration.	Rs.5,25,15,000/-			
8	Total Estimated Land Cost as per registration	Rs.4,23,15,812/-			
9	Total Cost of the Project as per registration	Rs.9,48,30,812/-			
10	Project Designated Bank Account as per RERA registration	Designated Account Number : 50200067317493 Bank Name : HDFC BANK LTD IFSC Code : HDFC0000446 Branch Name : BASAVANAGUDI			
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	Quarter	Due Date	Actual Filing Date	Delay Yes/No
		Q1-22-23	30/01/23	19/01/23	No
		Q2-22-23	30/04/23	18/04/23	No
		Q3-22-23	30/07/23	28/07/23	No
		Q4-22-23	30/10/23	20/10/23	No
		Q1-23-24	30/01/24	29/01/24	No
		Q2-23-24	30/04/24	23/01/24	No



13	Details of Applicable Audit of Statement of Accounts and submission of accounts and report thereon as per the provision 3 to Sec 4(2)(L)(D) of the Act	Year ended	Due Date	Actual Filing Date	Delay Yes/No
		31/3/2022	NA	NA	
		31/3/2023	NA	NA	
14	Details of Borrowings on the project- Details of encumbrance on the project land- (In case of multiple encumbrances, please add additional table Details of encumbrance	NA			
15	Summary of amount Realised, incurred In case of Ongoing Project as per Sec 4(S)(L)(D) of the Act	NA			
16	Summary of Money Realised, incurred for the project from the inception of the project (Pre and Post RERA period)	nil			
17	Details of commission / brokerage paid to Real Estate Agents	NA			
18	Details of pending work in the project and estimated cost to complete such pending work	Nil			
19	Weather all agreed services, facilities, amenities are completed including all phases in case of phase wise construction of the project in accordance with the Accordance with the Agreement for sale, Marketing collaterals and promises made by the promoter	Yes			
20	Sold and Unsold units/ inventory	12 units sold and 01 unit unsold			
21	Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	Yes			
22	Insurance on the project – has promoter obtained any insurance on the project, if so, whether it is transferred to the association	NA			
23	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Yes			
24	Attach copy of such Insurance policy	NA			
25	Whether promoter registered the Deed of Declaration (DoD)	NA			
26	Maintenance charges collected from the allottees, spent and balance there on	NIL			



27	Deposits (Under various heads including club house etc) collected from the allottees and transferred to association there on	NA
28	Has promoter paid any penalty/delay filing fees to RERA authority during the tenure of the project	NIL
29	Any other information in relation to the promoter and project which may be of importance to the Authority	NIL

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	
70% of the Amount realized	$B=A*70\%$	
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	
Excess/ (Short)	$D=B-C$	
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 –		

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 (application in case of ongoing project)	A	N A
Total 70% of Money Realised from the allottees from the date of registration of the project till the date of this certification.	B	4,72,71,815/-
TOTAL	$C=A+B$	4,72,71,815/-
Money incurred/utilized for the construction of the project and the land cost of the project as required U/s. 4(2)(L)(D) of the Act till date –	D	
a. Land Cost		



b. Approval / NOC's		73,15,812/-
c. On site costs		4,93,88,030/-
d. Off site costs including Architect, engineer, consultants cost		30,04,122/-
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		
TOTAL	E	5,97,07,964/-
Surplus/ (Deficit)	E=C-D	(1,24,36,119)

I/We certify that the Vijaya Enterprises has utilized the amounts collected for VIJAYA LUXO 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 –

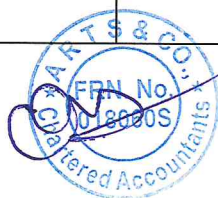
Financial Year	Total Amount of commission/ Brokerage paid to (Amount in Rs.)	Total Amount of Total commission/brokerage paid to others. (Amount in Rs.)	TOTAL (Amount In Rs)
	NA	NA	NA
	NA	NA	NA

TABLE D –

Sold and Unsold Inventory in the project (total number of units in this table shall tally with the total number of units as per sanctioned plan)

1. Sold Inventory – As on 31/03/2024

Sl No	Flat	Carpet Area(in Sq.mts.)	Unit Consideration as per agreement	Received Amount	Balance Receivable	Date of Agreement of Sale	Registered sale Deed Yes/No
1	002	74.32	39,00,000/-	35,60,000/-	3,40,000/-	11/01/23	Yes
2	101	85.47	68,77,900/-	68,77,900/-	-	27/03/23	Yes
3 & 4	104 & 105	156.07	1,25,49,260/-	1,25,49,260/-	-	27/12/22	Yes
5 & 6	203 & 303	186.91	1,53,60,975/-	1,40,10,500/-	13,50,475/-	22/12/22	No



7	206	111.48	91,08,750/-	91,08,750/-	-	24/11/22	Yes
8	304	115.19	86,20,000/-	70,96,000/-	15,24,000/-	10/11/22	No
9	305	37.90	22,54,755/-	22,54,755/-	-	14/07/22	Yes
10	301	85.47	48,50,000/-	48,50,000/-	-	07/07/23	Yes
11	202	83.61	68,04,000/-	68,04,000/-	-	04/08/23	Yes
12	001	86.21	71,00,000/-	4,20,000/-	66,80,000/-	20/03/24	Yes
		TOTAL	7,74,25,640/-	6,75,31,165/-	98,94,475/-		

1. Unsold Inventory Valuation – As on 31/03/2024

Ready Recknor Rate as on the date of Certificate of the Residential/Commercial premises Rs. 38,750/- per sq.mts.

Sl No	Flat No	Carpet Area(in Sq.mts.)	Unit Consideration as per Guidance Value(B)	Total Guidance value consideration per flat (A+B)
1	103	94.01	36,42,887/-	36,42,887/-

TABLE E –

Advance Maintenance charges collected from the allottees, spent and balance there on-

Sl No	Number of Allottees paid the Advance Maintenance Charges	Total Advance Maintenance charges collected from the allottees in Rs.	Collected for the period up to	Amount spent towards Maintenance charges as on date of certificate	Transferred to the association	Balance with the promoter	Remarks
	NA						
	NA						

Table F –As on 31/03/2024

Deposits (under various heads including club houses. Maintenance deposits/ found etc) collected from the allottees and transferred to association there on –

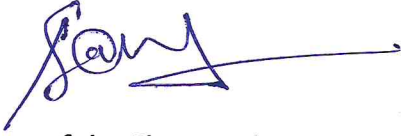
Sl No	Total Deposits Collected from the allttees	Nature of Deposits/ Head	Transferred to the Association	Balance with the promoter	Remarks
	NA				
	NA				



This is to certify that the Vijaya Enterprises, #41/1. 1st Floor, Bull Temple Road Bangalore-04 has completed 100% development in the real estate VIJAYA LUXO 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

Yours faithfully,



Signature of the Chartered Accountant

Name: SUDEEPA KUMAR SHETTY

Membership Number: 238595

Address: No.41/1, 2nd Floor

Bull Temple Road, Basavanagudi

Bengaluru – 560 004.

Contact Details: +91 97389 10177

Email id: sudeepshetty@artsandco.in

Website Link: www.artsandco.in

UDIN: 24238595BKBMJR2770

Date: 10-04-2024

Place: Bengaluru