

FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number: **EX/PRM/KA/RERA/1251/310/PR/201125/000204.**

Project Name: **Valmark Orchard Square**

Project Address: VALMARK ORCHARD SQUARE RESIDENTIAL APARTMENT SY NOS. 80/2A1, KOTHANUR VILLAGE, UTTARAHALLI, HUBLI, BANGALORE SOUTH TALUK, BANGALORE DISTRICT 560076

Promoter Name and Address: Sri Nakoda Construction Limited Address No.133/1, THE RESIDENCY, 10th Floor Residency Road BANGALORE- 560025

SUBJECT: Report and certification of completion with respect to Karnataka RERA registered project Valmark Orchard Square developed by Sri Nakoda Construction Ltd having RERA Registration Number EX/PRM/KA/RERA/1251/310/PR/201125/000204.

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 Sri Nakoda Construction Ltd for the project for the period from **29/07/2017 to 24/03/2022.**
4. I/We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuers etc to form the opinion and issue of this report and certificate.



5. Details of the project and observations / qualifications -

SI No	Details	Details / Observation / Qualification			
1	Type and Nature of the project	Residential apartments			
2	Number of units / inventory as per sanctioned plan	272 Units			
3	Date of RERA Registration as per registration certificate	29-07-2017			
4	End Date as per RERA registration certificate	31-12-2019			
4(a)	Extension End date	31-12-2020			
4(b)	Covid Extension End date	30-09-2021			
5	Project Start date as per Registration application	Jan 2017			
6	Nature of Ownership of Land	Self own			
7	Total Estimate Cost of Construction as per registration.	Rs.17711 lakhs			
8	Total Estimated Land Cost as per registration	Rs.5411 lakhs			
9	Total Cost of the Project as per registration	Rs.12300 lakhs			
10	Project Designated Bank Account as per RERA registration	57500000139768			
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
		2(2018-19)	15-10-2018	28-12-2018	Yes
		3(2018-19)	15-01-2019	21-01-2019	Yes
		4(2018-19)	15-04-2019	15-04-2019	No
		1(2019-20)	15-07-2019	11-07-2019	No
		2(2019-20)	15-10-2019	15-10-2019	No
		3(2019-20)	15-01-2020	14-01-2020	No
		4(2019-20)	15-04-2020	15-08-2020	Yes
		1(2020-21)	15-07-2020	04-03-2021	Yes
		2(2020-21)	15-10-2020	17-03-2021	Yes
		3(2020-21)	15-01-2021	08-04-2021	Yes
		4(2020-21)	15-04-2021	28-05-2021	Yes
		1(2021-22)	15-07-2021	14-12-2021	Yes
		2(2021-22)	30-09-2021	20-03-2022	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	Year Ended	Due Date	Actual Filing Date	Delay No
		2017-18	31-10-2018	01-09-2018	
		2018-19	31-10-2019	01-09-2019	
		2019-20	15-02-2021	16-12-2020	
		2020-21	15-02-2022	30-11-2021	

14	Details of Borrowings on the project - (In case of multiple borrowers, please add additional table	Details	Details (amounts in Rs.)
		Name of the Lender	J M Finacials
		Amount Borrowed	INR 30,00,00,000/-
		Balance Amount outstanding/payable as on date of the certificate	NIL
		Security details against the borrowings as per sanction letter / conditions	Equitable mortgage over an unsold area measuring 1,42,292 Sqft and sold receivable.
		Attach the copy of the hypothecation/mortgage of the project land	Attached
		If the amount is repaid and settled. Attach a copy of the release/discharge letter / NOC from the lender.	Repaid this month. Discharge deed is pending
15	Details of encumbrance on the project land - (In case of multiple encumbrances, please add additional table	Details of encumbrance	Details NA
		Nature of pending Encumbrance on the project land	
		Name of person having charge on property	
		Additional Details	
		Any liability due to such encumbrance — if so, amount there on	
		Attach copy of release / discharge letter /NOC from the interested party	
16	Summary of amount Realised, incurred In case of Ongoing Project as per Sec 4(2)(L)(D) of the Act	Refer Table — A	
17	Summary of Money Realised, incurred for the project from the inception of the Project (Pre and Post RERA period)	Refer Table - B	
18	Details of commission / brokerage paid to Real Estate	Refer Table — C	



	Agents -			
19	Details of pending work in the project and estimated cost to complete such pending work	Nature of Pending Work N.A.	Estimated cost to complete the pending work Nil	
20	Whether all agreed services, facilities, 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.	If not completed, mention Facilities, Amenities as per agreement for sale and Marketing Collaterals – List NA	the details there on 100% Completion Yes / No YES	
21	Sold and Unsold units / inventory	Refer Table — D Mention any observation or qualification		
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_____	Nature and type of insurance policy obtained – GRIHA RAKSHA POLICY The expiry date of insurance policy: 08-06-2022 Obtained — Yes Transferred to the association — No		
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Yes / No – Yes 1. Name of the Association – VALMARK ORCHARD SQUARE RESIDENTS WELFARE ASSOCIATION 2. Date of registration – 10/03/22 3. Registration number – DRB3/SOR/618/2021-22 4. Registering authority – DISTRICT REGISTRAR OF SOCIETIES		
	Attach copy of such Insurance	NA		
25	Whether promoter registered the Deed of Declaration (DoD)	Yes / No - NO 1. Date of Deed of Declaration 2. Date of registration of DoD 3. Registration number 4. Registering authority		



26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table — E
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	Refer Table — F
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	



TABLE A -

In case of Ongoing Project -

Summary of amount Realized, 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	19,25,47,708
70 % of the amount realized	B = A*70%	13,47,83,396
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	16,74,24,529
Excess / (Short)	D=B-C	(3,26,41,113)
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 -		NA

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	13,47,83,396
Total 70 % Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	125,3716,585
TOTAL	C = A + B	138,84,99,981
Money incurred/utlized 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 -	D	
a. Land Cost		48,66,48,700
b. Approval / NOC's		2,70,49,727
c. On Site Costs		89,23,98,901
d. Off Site Costs including Architect, engineer, consultants Cost		
e. Administrative Costs		8,03,58,039
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)		4,06,24,379
g. Financial cost — interest etc		21,46,85,811
h. Any other costs		
Surplus / (Deficit)	E=C-D	(35,32,65,576)

I/We certify that the INR 175,52,92,420 has utilized the amounts collected for INR 1,98,35,71,401 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 in.)
	A	B	C=A+B
FY 2017-18	INR 11,32,625		INR 11,32,625
FY 2018-19	INR 3,65,750		INR 3,65,750
FY 2019-20	INR 17,92,384		INR 17,92,384
FY 2020-21	INR 51,01,742		INR 51,01,742
FY 2021-22	INR 1,26,89,307		INR 1,26,89,307
TOTAL	INR 2,10,81,871		INR 2,10,81,871



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 24/03/2022

Sl. No	Flat No	Carpet Area (Sq.Ft.)	Unit Consideration as per Agreement/Letter if Allotment	Received Amount	Balance Receivable
1	C301	699	5416997	5416997	0
2	C201	699	5433956	5433956	0
3	D1401	991	7645637	7645637	0
4	D502	982	7360887	7360887	0
5	C703	707	5737388	5737388	0
6	D903	982	7296952	7296952	0
7	D203	982	7113630	7113630	0
8	C403	707	6090580	6090580	0
9	C204	699	4857365	4857365	0
10	D304	991	7438566	7438566	0
11	C101	699	5320899	5320899	0
12	D402	982	7773275	7773275	0
13	D603	982	7205291	7205291	0
14	D303	982	7264871	7264871	0
15	B901	699	5471062	5471062	0
16	D1501	991	7755371	7755371	0
17	B503	707	5760166	5760166	0
18	A1201	991	7580646	7580646	0
19	B403	707	5855215	5855215	0
20	C1203	707	5892049	5892049	0
21	B903	707	5975974	5975974	0
22	A801	991	7946399	7946399	0
23	D1001	991	8010193	8010193	0
24	C1003	707	5892049	5892049	0
25	C1403	707	5963985	5963985	0
26	C1303	707	5963984	5963984	0
27	D1101	991	7854418	7854418	0
28	D1604	991	8163517	8163517	0
29	B501	699	5449783	5449783	0
30	C402	707	4848983	4848983	0
31	C1503	707	5999951	5999951	0
32	C1103	707	5874522	5874522	0
33	D1201	991	7825419	7825419	0
34	B302	707	5664252	5664252	0
35	C702	707	5736188	5736188	0
36	C602	707	5880061	5880061	0
37	C1102	707	5937608	5937608	0
38	D101	991	7658001	7658001	0
39	A901	991	7857031	7857031	0
40	A701	991	8339584	8339584	0
41	A1304	991	7744091	7744091	0
42	D104	991	7748178	7748178	0
43	C604	699	5466742	5466742	0
44	C502	707	5912501	5912501	0



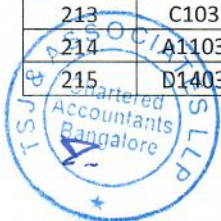
45	D803	982	7251123	7251123	0
46	D1601	991	8200000	8200000	0
47	A903	982	6560915	6560915	0
48	D1003	982	6997862	6997862	0
49	D201	991	7761048	7761048	0
50	D301	991	7579067	7579067	0
51	D403	982	7318390	7318390	0
52	A304	991	7964810	7964810	0
53	B1502	707	6068560	6068560	0
54	C504	699	5466742	5466742	0
55	A203	982	7417640	7417640	0
56	A303	982	7568879	7568879	0
57	B702	707	5996251	5996251	0
58	B703	707	5985331	5985331	0
59	A1003	982	7477219	7477219	0
60	A501	991	7909011	7909011	0
61	A502	982	7360728	7360728	0
62	B502	707	6058699	6058699	0
63	C601	699	5669115	5669115	0
64	A404	991	7818346	7818346	0
65	A401	991	8136650	8136650	0
66	B202	707	5986764	5986764	0
67	C902	707	4930761	4930761	0
68	C903	707	4908497	4908497	0
69	A604	991	8083761	8083761	0
70	A202	982	7426621	7426621	0
71	B203	707	5990065	5990065	0
72	B1102	707	5447248	5447248	0
73	B1103	707	5447250	5447250	0
74	B1203	707	5447250	5447250	0
75	C1202	707	5447248	5447248	0
76	B1003	707	5677441	5677441	0
77	A1001	991	6425056	6425056	0
78	B201	699	5490501	5490501	0
79	B802	707	4905288	4905288	0
80	B902	707	4931709	4931709	0
81	C701	699	5646502	5646502	0
82	C801	699	4628990	4628990	0
83	C202	707	4787837	4787837	0
84	C1002	707	4931709	4931709	0
85	C1302	707	5249645	5249645	0
86	D601	991	6521936	6521936	0
87	C901	699	5736948	5736948	0
88	A403	982	7635141	7635141	0
89	D801	991	8206371	8056371	150000
90	C1001	699	5680420	5680420	0
91	A503	982	7838799	7838799	0
92	B1002	707	6563025	6563025	0
93	A504	991	8256508	8256508	0
94	D103	982	7428332	7428332	0
95	B303	707	6062294	6062294	0
96	C501	699	4728969	4728969	0
97	C1101	699	4830721	4830721	0
98	D1204	991	8221590	8221590	0
99	B401	699	5700771	5700771	0
100	C303	707	6368021	6368021	0
101	A803	982	8191299	8191299	0



102	C904	699	6006024	6006024	0
103	C802	707	6434096	6434096	0
104	B1403	707	6008344	6008344	0
105	A1104	991	8664922	8664922	0
106	D401	991	6893922	6893922	0
107	B103	707	5408882	5408882	0
108	D604	991	8016360	8016360	0
109	B1202	707	6308787	6308787	0
110	B1402	707	6300001	6300001	0
111	C503	707	6803026	6803026	0
112	C1201	699	6252928	6252928	0
113	D901	991	8913816	8913816	0
114	A402	982	8393424	8393424	0
115	C1402	707	6935762	6935762	0
116	A1401	991	8999398	8999398	0
117	D701	991	8870658	8870658	0
118	A603	982	7186278	7186278	0
119	A703	982	8308059	8308059	0
120	B602	707	6726881	6726881	0
121	D1103	982	8638659	8638659	0
122	A804	991	8793679	8793679	0
123	B604	699	6100000	6100000	0
124	A1101	991	9175606	9175606	0
125	C803	707	6921582	6921582	0
126	D1404	991	8677048	8677048	0
127	B603	707	6829253	6679254	149999
128	B701	699	6264600	6264600	0
129	B1101	699	6486336	6486336	0
130	B102	707	6747036	6747036	0
131	C1502	707	7130178	7130178	0
132	D804	991	8834950	8834950	0
133	C804	699	6409312	6409312	0
134	D503	982	8939124	8939124	0
135	C404	699	6304279	6304279	0
136	B801	699	4524542	4524542	0
137	C401	699	4524542	4524542	0
138	C1404	699	6502676	6502676	0
139	A204	991	9000491	9000491	0
140	D404	991	8958655	8958655	0
141	A601	991	8999397	8999397	0
142	A101	991	9035399	9035399	0
143	A704	991	8935248	8935248	0
144	A602	982	8676506	8676506	0
145	B1501	699	6554915	6554915	0
146	B1201	699	6479333	6479333	0
147	C1603	707	7199114	7199114	0
148	B1302	707	6925605	6925605	0
149	B301	699	6427791	6427791	0
150	A904	991	8917917	8917917	0
151	B101	699	6216750	6216750	0
152	D1301	991	6577337	6577337	0
153	D1004	991	9170050	9170050	0
154	D1104	991	9172571	9172571	0
155	B402	707	6894664	6894664	0
156	C102	707	6541397	6541397	0
157	B404	699	6470373	6470373	0
158	D501	991	8532399	8532399	0



159	D1203	982	8646086	8646086	0
160	B704	699	6467664	6467664	0
161	B1401	699	6356846	6356846	0
162	C203	707	7164962	7164962	0
163	D1504	991	9368073	9368073	0
164	C704	699	6527184	6527184	0
165	A201	991	9326946	9326946	0
166	C304	699	6404644	6404644	0
167	A1601	991	9568911	9568911	0
168	A702	982	8671085	8671085	0
169	C003	707	6898826	6898826	0
170	B1301	699	6429062	6429062	0
171	D204	991	9169026	9169026	0
172	A1004	991	9216169	9216169	0
173	C104	699	6474666	6474666	0
174	D904	991	9163986	9163986	0
175	D703	982	8520387	8520387	0
176	D003	982	8575878	8575878	0
177	D1503	982	9365868	9365868	0
178	B1503	707	7081548	7081548	0
179	B1602	707	6643785	6643785	0
180	C302	707	6950691	6950691	0
181	D504	991	9389541	9389541	0
182	A1404	991	9000001	9000001	0
183	A301	991	9066210	9066210	0
184	C002	707	6803082	6803082	0
185	C1004	699	6608877	6608877	0
186	C1602	707	7118670	7118670	0
187	D704	991	9067839	9067839	0
188	D002	982	9075203	9075203	0
189	B1303	707	6504821	6504821	0
190	D1304	991	9683829	9683829	0
191	D302	982	9141708	9141708	0
192	A1204	991	9349760	9349760	0
193	C603	707	7197877	7197877	0
194	A104	991	9309023	9309023	0
195	B1603	707	7450717	7450717	0
196	B601	699	6508511	6508511	0
197	B803	707	7476336	7476336	0
198	B002	707	7222630	7222630	0
199	A1501	991	9504574	9504574	0
200	B1001	699	6908556	6908556	0
201	C1304	699	6678908	6678908	0
202	C1504	699	7265383	7265383	0
203	B804	699	7034810	7034810	0
204	D001	991	9577904	9577904	0
205	B504	699	6682708	6682708	0
206	C1301	699	6799412	6799412	0
207	C1401	699	6724412	6724412	0
208	A103	982	9072358	9072358	0
209	B1004	699	6824753	6824753	0
210	A003	991	9151206	9151206	0
211	A002	982	8512538	8512538	0
212	C1501	699	7215536	7215536	0
213	C103	707	7501704	7501704	0
214	A1103	982	9450828	9450828	0
215	D1403	982	7868000	7868000	0



216	A1503	982	9076899	9076899	0
217	A1202	982	9433880	9433880	0
218	A302	982	9372905	9372905	0
219	C001	699	6313202	6313202	0
220	B1601	699	6562357	6562357	0
221	D702	982	8922904	8922904	0
222	A1203	982	9480027	9480027	0
223	A1403	982	7868000	7868000	0
224	A1303	982	8684904	8684904	0
225	B904	699	6463202	6463202	0
226	A1504	991	9381907	9381907	0
227	B1104	699	6781662	6781662	0
228	B1204	699	6781662	6781662	0
229	D1303	982	9072904	9072904	0
230	D902	982	8872904	8872904	0
231	B304	699	6613202	6613202	0
232	B1304	699	6610965	6610965	0
233	B204	699	6410965	6410965	0
234	A1604	991	9080697	9080697	0
235	C1601	699	6623876	6623876	0
236	C1604	699	6698876	6698876	0
237	B1404	699	6870276	6870276	0
238	A802	982	8596164	8596164	0
239	B104	699	6423876	6423876	0
240	D1502	982	8850461	8850461	0
241	C1204	699	6400000	5518016	881984
242	C1104	699	6475000	6475000	0
243	B1504	699	6623877	6623877	0
244	A1002	982	8696164	8696164	0
245	D1002	982	8908064	8908064	0
246	D1402	982	8931036	8931036	0
247	A1301	991	10093642	10093642	0
248	B1604	699	6764449	6764449	0
249	D602	982	8837289	8837289	0
250	D802	982	8601978	8601978	0
251	D1602	982	8936553	8936553	0
252	A1502	982	9186552	9186552	0
253	D1302	982	8942016	8942016	0
254	D1102	982	8407794	8407794	0
255	B001	699	6339023	6339023	0
256	A1603	982	8936553	8936553	0
257	D202	982	8713609	8713609	0
258	D1202	982	8702759	8702759	0
259	D102	982	8413608	8413608	0
260	D1603	983	8413608	8413608	0
261	A902	982	8947382	8947382	0
262	A1402	982	8947383	8947383	0
263	A1102	982	8619424	8619424	0
264	A1302	982	8601624	8601624	0
265	B003	707	6794463	6794463	0
266	B004	699	6445393	6445393	0
267	A102	982	8625238	8625238	0
268	D004	991	8838890	8838890	0
269	A1602	982	8951054	8951054	0
270	C004	699	7056236	7056236	0
271	A001	991	8739891	8739891	0
272	A002	982	9040864	2040864	7000000



	1,39,074	1,99,17,53,384	1,98,35,71,401	81,81,983
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1. Unsold Inventory Valuation - As on 24/03/2022 – Nil

Ready Recknor Rate as on the date of Certificate of the Residential /commercial premises Rs.
RS.31,520/- persq.mts.



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 Up to	Amount spent towards Maintenance charges as on date of certificate	transferred to the Association	Balance with the promoter	Remarks
1	272	1,35,26,863	1 year	1,35,26,863	NA	NIL	

Note - mention net of GST or any other taxes

Table F- As on 24/03/2021

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

SI No	Total Deposits collected from the allottees	Nature of Deposits / Head	Transferred to the Association	Balance with the promoter	Remarks
	NA	NA	NIL	NIL	

This is to certify that the Sri Nakoda Construction Limited Address No.133/1, THE RESIDENCY, 10th Floor Residency Road BANGALORE- 560025 has completed 100 % development in the real estate (Valmark Orchard Square) 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



Name of the Signatory: Saurabh T Jain

Full Address: : #40, 4th Floor, Lakshmi Complex, Near K R Market Metro Station, K R Road, Bangalore - 560 002.

ICAI Membership No. 221686

Contact No. : 080 – 26705995

Email id Website Link :info@tsjca.com

UDIN: 22221686AGBXDB1443

Date: 31-03-2022