



FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number : PRM/KA/RERA/1265/347/PR/190219/002403

Project Name : SKH ECHIUM

Project Address : ARASANHALLI, LAKKUR HOBLI, MALUR TAULK,
KOLOR DT, KARNATAKA.

Promoter Name and Address: A1 SAI HOME STYLE, DODDATHOGRU,
ELECTRONIC CITY PHASE-I, BANGALORE-560100

SUBJECT: Report and certification of completion with respect to K RERA registered project SKH ECHIUM developed by SKH ESTATES AND DEVELOPERS LLP having RERA Registration Number PRM/KA/RERA/1265/347/PR/190219/002403.

1. This report and certificate are 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. We have obtained all necessary information and explanation from the promoter, during the course of our review, which in our opinion are necessary for the purpose of this review and certificate.
3. We hereby confirm that we have examined the prescribed registers, reports, books, documents, agreements and the relevant records of SKH ESTATES AND DEVELOPERS LLP and for the project for the period from 01/04/2019 to 30/09/2020.
4. 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 –



Sl. No	Details	Details / Observation / Qualification				
1.	Type and Nature of the project-	Residential Plotted				
2.	Number of units/inventories as per sanctioned plan	176				
3.	Date of RERA Registration as per registration certificate	19.02.2019				
4.	End Date as per RERA registration certificate	30.11.2022				
4(a)	Extension End date	N/A				
4(b)	Covid Extension End date	30.05.2023				
5.	Project Start date as per Registration application.	01.04.2019				
6.	Nature of Ownership of Land	Joint Development				
7.	Total Estimate Cost of Construction as per registration	Rs 4,50,00,000/-				
8.	Total Estimated Land Cost as per Registration	Rs 2,00,00,000/-				
9.	Total Cost of the Project as per registration	Rs 6,50,00,000/-				
10.	Project Designated Bank Account as per RERA registration	0412991350, Kotak Mahindra Bank, HRBR Layout 50200043753592 HDFC BANK, BANASWADI				
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 Sec4(2)(L)(D) of the Act	Yes				
12.	Details of Applicable Quarterly Updates as per the Sec 11 (e) of	Quarter	Due Date	Actual Filing Date	Delay (Yes/No)	



	the Act and Rule 15 (D) and submission made by the promoter	Q1-2019-20	15.07.2019	27.11.2019	Yes
		Q2-2019-20	15.10.2019	28.01.2019	Yes
		Q3-2019-20	15.01.2020	29.06.2020	Yes
		Q4-2019-20	15.04.2020	05.09.2020	Yes
		Q1-2020-21	15.07.2020	18.09.2020	Yes
		Q2-2020-21	15.10.2020	27.10.2020	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 Filling	Delay Yes/No
		31.03.2020	30.09.2020	18.09.2020	No
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		Papaiah Notu	
		Amount Borrowed		Rs 2,66,70,172	
		Balance Amount Outstanding/Payable as on date of certificate		Rs 2,66,70,172	
		Security Details against the borrowings as per sanction Letter/conditions		N/a	
		Attach the copy of the hypothecation/mortgage of the project land		N/a	



		If the amount is repaid an settled. Attach copy of release/discharge letter/NOC from Lender	
		Name of the Lender	Sampurna Atla
		Amount Borrowed	Rs 1,03,30,000
		Balance Amount Outstanding/Payable as on date of certificate	Rs 1,03,30,000
		Security Details against the borrowings as per sanction Letter/conditions	
		Attach the copy of the hypothecation/mortgage of the project land	
		If the amount is repaid an settled. Attach copy of release/discharge letter/NOC from Lender	
		Name of the Lender	Srinivaskumar Narapareddy
		Amount Borrowed	Rs 1,15,98,819.41
		Balance Amount Outstanding/Payable as on date of certificate	Rs 1,15,98,819.41
		Security Details against the borrowings as per sanction Letter/conditions	
		Attach the copy of the hypothecation/mortgage of the project land	
		If the amount is repaid an settled. Attach copy of release/discharge letter/NOC from Lender	



		Name of the Lender	Krishna Sree
		Amount Borrowed	Rs 14,85,000
		Balance Amount Outstanding/Payable as on date of certificate	Rs 14,85,000
		Security Details against the borrowings as per sanction Letter/conditions	
		Attach the copy of the hypothecation/mortgage of the project land	
		If the amount is repaid an settled. Attach copy of release/discharge letter/NOC from Lender	
		Name of the Lender	GSR ltd
		Amount Borrowed	Rs.5,00,000
		Balance Amount Outstanding/Payable as on date of certificate	Rs.5,00,000
		Security Details against the borrowings as per sanction Letter/conditions	
		Attach the copy of the hypothecation/mortgage of the project land	
		If the amount is repaid an settled. Attach copy of release/discharge letter/NOC from Lender	
		Name of the Lender	S K Structures LLP
		Amount Borrowed	Rs.12,48,682
		Balance Amount Outstanding/Payable as on date of certificate	Rs.12,48,682



		Security Details against the borrowings as per sanction Letter/conditions											
		Attach the copy of the hypothecation/mortgage of the project land											
		If the amount is repaid an settled. Attach copy of release/discharge letter/NOC from Lender											
15.	Details of encumbrance on the project land - (In case of multiple encumbrances, please add additional table)	<table><tr><td>Details of encumbrance</td><td>Details</td></tr><tr><td>Nature of pending Encumbrance on the Project</td><td>None</td></tr><tr><td>Name of person having charge on property</td><td>None</td></tr><tr><td>Any Liability due to such encumbrance – if so, amount there on</td><td>None</td></tr><tr><td>Attach copy of release/Discharge Letter / NOC from the interested party)</td><td>None</td></tr></table>	Details of encumbrance	Details	Nature of pending Encumbrance on the Project	None	Name of person having charge on property	None	Any Liability due to such encumbrance – if so, amount there on	None	Attach copy of release/Discharge Letter / NOC from the interested party)	None	
Details of encumbrance	Details												
Nature of pending Encumbrance on the Project	None												
Name of person having charge on property	None												
Any Liability due to such encumbrance – if so, amount there on	None												
Attach copy of release/Discharge Letter / NOC from the interested party)	None												
16.	Summary of amount Realised, incurred In case of Ongoing Project as per Sec 4(2)(L)(D) of the Act	Refer Table -A Mention any observation or qualification											
17.	Summary of Money Realised, incurred for the project from the inception of the Project (Pre and Post RERA period)	Refer Table – B Mention any observation or qualification											
18.	Details of commission/brokerage paid to Real Estate Agents	Refer Table -C Mention any observation or qualifications											



19.	Details of pending work in the project and estimated cost to complete such pending work	Nature of Pending Work	Estimated cost to complete the pending work
		None	None
20.	Weather all agreed services, facilities, amenities are completed including all phases in case of phase wise construction of the project in accordance with Agreement for Sale, Marketing Collaterals and promised made by the promoter	If not completed, mention the details there on	
		Facilities, Amenities as per agreement for Sale and Marketing Collaterals -List	100% Completion Yes
21.	Sold and Unsold Units/inventory	Refer Table -D Mention any observations or Qualifications	
22.	Has promoter complied with sec 14 of the Act in case of modification of the sanctioned plan	Not Applicable	
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 local laws	NO	
	Attach copy of such Insurance Policy	N/A	
25.	Whether promoter registered Deed of Declaration (DoD)	NO	
26.	Maintenance charges collected from allottees, spent and Balance there on	Refer Table E Mention any observation or qualification	
27.	Deposits (under various heads Refer including club house etc)	Refer Table F Mention any observation or qualification	



	collected from the allottees and transferred to association there on	
28.	Has promoter paid any penalty delay filing fees to RERA Authority during the tenure of the Project	Date Nature of payment
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 -NOT APPLICABLE

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	100
70 % of the amount realized	$B = A * 70\%$	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	60
Excess / (Short)	$D = b - c$	10



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 -		
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If amount is not deposited within 3 months from the date of application, mention such noncompliance / 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 % Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	Rs 12,61,400.7/-
TOTAL	C= A+B	Rs 12,61,400.7/-
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	D	Rs 7,01,53,005.65/-



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		
Deficit	E=C-D	Rs 6,88,91,604.95/-

We certify that the SKH ESTATES AND DEVELOPERS LLP has utilized the amounts collected for SKH Echium 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.

(If not, please specify the amount withdrawn in excess of eligible amount or any other Exceptions).

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 Rs.)
	A	B	C=A+B
FY 2019-20	0	0	0
FY 2020-21	0	0	0



Note -Above values shall match / tally with the financial statements of the project of the promoter.



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 30/09/2020

Sr.No	Plot No	Area in Sq Mtrs	Unit Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance Receivables	Date of Agreement of Sale	Registered Sale Deed Yes/No
1	113	116.17	116.17	6,66,667/-	5,23,809/-		No
2	117	111.52	111.52	4,76,190/-	6,66,667/-		No
3	141	95.82	95.82	1,92,382/-	7,89,523/-		No
4	134	139.41	139.41	1,42,857/-	12,85,714/-		No
5	38	151.49	151.49	95,238/-	14,57,143/-		No
6	142	116.64	116.64	1,42,857/-	10,52,381/-		No

2. Unsold Inventory Valuation -As on 30/09/2020

Ready Reckoner Rate as on the date of Certificate of the Residential /Commercial premises Rs. 4304/- per sq. mts.

Sr No	Plot No	Carpet Area in Sq. mts	Unit Consideration as per guidance Value (B)	Total Guidance Value Consideration per plot (A*B)
1	6	110.13	110.13	474000
2	7	110.13	110.13	474000
3	8	110.13	110.13	474000
4	9	110.13	110.13	474000
5	10	110.13	110.13	474000
6	15	111.52	111.52	480000
7	16	111.52	111.52	480000
8	17	111.52	111.52	480000
9	25	156.13	156.13	672000
10	26	154.28	154.28	664000
11	27	152.88	152.88	658000
12	28	151.49	151.49	652000



13	29	149.81	149.81	644800
14	30	148.70	148.70	640000
15	31	147.30	147.30	634000
16	32	145.91	145.91	628000
17	33	144.52	144.52	622000
18	41	139.41	139.41	600000
19	42	139.41	139.41	600000
20	44	97.58	97.58	420000
21	48	111.52	111.52	480000
22	49	111.52	111.52	480000
23	50	111.52	111.52	480000
24	51	131.98	131.98	568000
25	56	139.41	139.41	600000
26	57	139.41	139.41	600000
27	58	139.41	139.41	600000
28	59	139.41	139.41	600000
39	60	139.41	139.41	600000
30	61	139.41	139.41	600000
31	62	139.41	139.41	600000
32	63	139.41	139.41	600000
33	68	139.41	139.41	600000
34	76	111.52	111.52	480000
35	77	111.52	111.52	480000
36	78	111.52	111.52	480000
37	79	111.52	111.52	480000
38	80	111.52	111.52	480000
39	81	83.64	83.64	360000
40	82	83.64	83.64	360000
41	83	83.64	83.64	360000
42	84	83.64	83.64	360000
43	87	156.13	156.13	672000
44	88	111.52	111.52	480000
45	81	160.32	160.32	690000
46	93	125.46	125.46	540000
47	98	111.52	111.52	480000
48	101	148.70	148.70	640000
49	103	83.64	83.64	360000

50	107	111.52	111.52	480000
51	109	228.62	228.62	984000
52	111	147.77	147.77	636000
53	115	139.41	139.41	600000
54	118	111.52	111.52	480000
55	119	111.52	111.52	480000
56	120	111.52	111.52	480000
57	125	111.52	111.52	480000
58	126	195.17	195.17	840000
59	128	167.29	167.29	720000
60	129	149.16	149.16	642000
61	132	139.41	139.41	600000
62	133	139.41	139.41	600000
63	135	139.41	139.41	600000
64	137	232.34	232.34	1000000
65	139	111.52	111.52	480000
66	143	118.03	118.03	508000
67	145	122.68	122.68	528000
68	147	111.06	111.06	478000
69	148	101.30	101.30	436000
70	149	99.63	99.63	428800
71	150	98.51	98.51	424000
72	151	97.58	97.58	420000
73	152	96.19	96.19	414000
74	153	94.33	94.33	406000
75	160	79.46	79.46	342000
76	161	110.13	110.13	474000
77	162	110.13	110.13	474000
78	163	110.13	110.13	474000
79	164	108.74	108.74	468000
80	169	108.74	108.74	468000
81	170	108.74	108.74	468000
82	171	108.74	108.74	468000
83	172	108.74	108.74	468000



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 date of certificate	Transferred to the association	Balance with the Promoters	Remarks
1	0	0	0	0	0	0	

Note - mention net of GST or any other taxes

Any observation / qualification

Table F - As on 30/09/2020

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 allottees	Nature of deposits/Head	Transferred to the association	Balance with Promoters	Remarks
1	0	0	0	0	

Any observation / qualification

This is to certify that the {promoter Name, address} has completed 100 %/ XX% development in the real estate SKH ECHIUM 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

Any qualifications / observations shall be in - Bold and Italics: NIL





CA. JOEMON KURIAN



Membership Number: 508603
Address: NO 9, 2nd floor, Mythri Legacy,
Chelkere Main Road, Kalyan Nagar,
Bangalore: 560043
Contact Details: 9886333041
Email id: joemon.kurian@gmail.com
UDIN: 21508603AAAADS1501

Place: Bangalore
Date: 03.02.2021

Note-

- 1) UDI No is mandatory
- 2) This report and certificate shall be certified by a CA holding COP
- 3) If there is no Qualification / Observations - mention NIL
- 4) If Promoter has deposited money in other than the RERA Designated bank account (refer registration details in www.rera.karnataka.gov.in) report such deviation under Qualification / Observations
- 5) Please ensure information shall match with the information provided during registration or amended subsequently.
- 6) Sold included booked apartment / plots / units
- 7) Refer all circulars, notifications etc issued by the Authority