

FORM 4 CC**Report and Certification of Completion under RERA**

KRERA Registration Number: PRM/KA/RERA/1267/374/PR/200109/003138

Project Name: FLAMINGO GREENS

Project Address: SY No 157, Hampapura Village, Off Mahadevapura Main Road, Kasaba Hobli, Shrirangapattana, Mandya.

Promoter Name and Address: VIBRIANT IMPEX PRIVATE LIMITED, #205, 1st Floor, Ferns Habitat, Doddanekundi, Marthahalli Outer Ring Road, Bengaluru, 560 037.

Subject: Report and certification of completion with respect to K RERA registered project FLAMINGO GREENS developed by VIBRIANT IMPEX PRIVATE LIMITED having RERA Registration Number PRM/KA/RERA/1267/374/PR/200109/003138.

1. This report and certificate is issued in accordance with the provision 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 VIBRIANT IMPEX PRIVATE LIMITED for the project for the period from 01/04/2019 to 22/04/2023.
4. We relied on the work of external professional certificates of engineer, architects, Chartered accountants, licensed surveyors, structural engineers, valour's etc as applicable, to form the opinion and issue of this report and certificate.



Discipline Commitment Focus

5. Details of the project and observations/qualifications

SL No	Details	Details/observation/Qualification
1	Type and nature of project-	Plotted Development
2	Number of units/inventories as per sanctioned plan.	38 (Developer's share as per JDA is 38 sites out of total 73)
3	Date of RERA Registration as per registration certificate	09-01-2020
4	End Date as per RERA registration certificate	31-03-2021
4(a)	Extension End date	NA
4(b)	Covid Extension End date	NA
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.1,03,02,500/-
8	Total Estimated Land Cost as per registration	Rs.52,26,169/- (land cost as per market value was Rs.3,32,00,000/- out of which the cost born by developer is Rs.52,26,169/-. Amount paid to the land owner is Rs. Rs.45,00,000/- and stamp and registration expense is Rs.7,26,169).
9	Total cost of the Project as per registration	Rs.1,55,28,669/-
10	Project Designated Bank Account as per RERA registration	HDFC Bank A/c No. 50200042564903. IFSC Code: HDFC0001300. Karthik Nagar Branch.
11	Has the promoter deposited (minimum) 70% of the money realized from the allottees in to the project designated bank account from time to time in accordance with Sec4(2)(L)(D) of the Act	No, the Promoter has deposited the amounts collected partly in the designated bank account and partly in other bank accounts, since the project was completed before obtaining the registration under RERA.



12	Detail 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
		Q4 19-20	15-04-20	20-04-23	YES
		Q1 20-21	15-07-20	20-04-23	YES
		Q2 20-21	15-10-20	20-04-23	YES
		Q3 20-21	15-01-21	20-04-23	YES
		Q4 20-21	15-04-21	20-04-23	YES
		Q1 21-22	15-07-21	20-04-23	YES
		Q2 21-22	15-10-21	20-04-23	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 Yes/No
		31-03-22	31-03-2023	24.02.2023	Yes
14	Details of borrowings on the project- (In case of multiple borrowers, please add additional table)	Details		Details (amount in Rs.)	
		Name of the Lender		NA	
		Amount Borrowed		NA	
		Balance Amount outstanding/payable as date of certificate		NA	
		Security details against the borrowings as per sanction letter / conditions		NA	
		Attach the copy of the hypothecation /mortgage of the project land		NA	
		If the amount is repaid an settled. Attach copy of release/discharge letter/Noc from the lender		NA	



15	Details of encumbrance on the project land- (In case of multiple encumbrances, please add additional table)	Details of encumbrance	Details
		Nature of pending Encumbrance on the project land	NA
		Name of person having charge on property	NA
		Additional details	NA
		Any liability due to such encumbrance – if so, amount there on	NA
		Attach copy of release/discharge letter /NOC from the interested party	NA
16	Summary of amount Realised incurred in case of ongoing project as per sec 4(2)(L)(D) of the Act	Refer Table - A Not Applicable	
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 Agents	Refer Table – C NIL	
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
		NA	NA
20	Weather 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 the details thereon	
		Facilities, amenities as per agreement for sale Marketing Collaterals - List	100% Completion Yes /No
		Strom Water Drains	YES
		Sewage System	YES
		Water lines	YES

		Tarred Roads	Yes
		Electrical System	YES
		Park Development	YES
21	Sold and Unsold units / inventory	Refer Table – D No unsold inventory as on date of this certificate	
22	Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	Yes/No/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	NA	
25	Whether promoter registered the Deed of Declaration (DoD)	No and Not Applicable	
26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table – E No maintenance charges were collected	
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	Refer Table – F No deposits were collected	
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	Refer observations and qualifications in this report.	



TABLE A-

In case of Ongoing Project- (Not Applicable as the project is completed as on 31/10/2019)

Summary of amount realised, incurred and in case ongoing project as per U/s. 4(2)(L)(D) of the Act-

Details	Note	Amount inRs.(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 rule4(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-		

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	NIL
Total 70% Money Realised from the allottees from the date of registration of the project till the date of this certificate. (From inception to till date of this certificate)	B	2,35,79,416/-
TOTAL	C=A+B	2,35,79,416/-
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-	D	
a. Land cost		45,00,000/-
b. Approval /NOC's		8,60,051/-
c. On site Costs		
d. Off Site costs including architect,engineer,consultants costs		
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- Construction Cost		1,52,38,243/-
Surplus	E=C-D	29,81,122/-

We certify that the VIBRIANT IMPEX PRIVATE LIMITED has utilized the amounts collected for FLAMINGO GREENS project only for that project and withdrawal from the designated bank account(s) of the said project had been in accordance with the proportion to the percentage of completion of the project subject to observations and qualifications given in this certificate.



TABLE C-

Details of commission/brokerage paid to Real Estate Agents-

Financial Year	Total amount of Commission/brokerage paid to RERA Registered Agents(Amount inRs.)	Total Amount of commission/brokerage paid to others (amount in Rs.)	TOTAL (Amount inRs.)
	A	B	C=A+B
FY 2017-18	Not Applicable		
FY 2018-19			
FY 2019-20			
FY 2020-21			
TOTAL			

Note- Above values shall match/tally with financial statement 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 22/04/2023

Sr No.	Plot No.	Plot Area (in Sqmts)	Unit Consideration as per agreement/letter of Allotment/Sale deed	Received Amount	Balance receivable	Date of sale	Registered sale deed Yes/No
1	18	111.417	6,24,000/-	6,24,000/-	0	12-03-20	YES
2	21	111.417	10,08,000/-	10,08,000/-	0	13-03-20	YES
3	6	111.417	6,86,400/-	6,86,400/-	0	13-03-20	YES
4	54	111.417	8,00,000/-	8,00,000/-	0	16-03-20	YES
5	17	119.926	7,37,880/-	7,37,880/-	0	19-03-20	YES
6	19	111.417	6,24,000/-	6,24,000/-	0	19-03-20	YES
7	20	111.417	6,24,000/-	6,24,000/-	0	19-03-20	YES
8	47	111.417	6,24,000/-	6,24,000/-	0	20-03-20	YES
9	71	139.294	8,58,000/-	8,58,000/-	0	20-03-20	YES
10	72	139.294	7,80,000/-	7,80,000/-	0	20-03-20	YES
11	57	111.417	10,32,000/-	10,32,000/-	0	28-05-20	YES
12	48	112.307	10,65,000/-	10,65,000/-	0	28-05-20	YES
13	70	210.08	18,60,000/-	18,60,000/-	0	05-06-20	YES
14	46	111.417	9,60,000/-	9,60,000/-	0	15-06-20	YES
15	55	111.417	10,50,000/-	10,50,000/-	0	22-06-20	YES
16	31	111.417	7,20,000/-	7,20,000/-	0	21-08-20	YES
17	53	111.417	9,60,000/-	9,60,000/-	0	24-08-20	YES
18	11	111.417	6,90,000/-	6,90,000/-	0	28-08-20	YES
19	7	111.417	7,62,000/-	7,62,000/-	0	28-08-20	YES
20	61	111.417	7,20,000/-	7,20,000/-	0	29-08-20	YES
21	64	111.417	7,20,000/-	7,20,000/-	0	31-08-20	YES



22	10	111.417	9,90,000/-	9,90,000/-	0	17-10-20	YES
23	60	111.417	9,60,000/-	9,60,000/-	0	19-10-20	YES
24	36	111.417	7,20,000/-	7,20,000/-	0	19-10-20	YES
25	37	111.417	7,20,000/-	7,20,000/-	0	19-10-20	YES
26	38	111.417	7,92,000/-	7,92,000/-	0	19-10-20	YES
27	9	111.417	9,60,000/-	9,60,000/-	0	21-10-20	YES
28	45	111.417	9,60,000/-	9,60,000/-	0	21-10-20	YES
29	30	111.417	10,20,000/-	10,20,000/-	0	21-10-20	YES
30	32	139.016	12,71,600/-	12,71,600/-	0	23-10-20	YES
31	62	111.417	9,90,000/-	9,90,000/-	0	08-01-21	YES
32	56	111.417	7,20,000/-	7,20,000/-	0	03-02-21	YES
33	59	111.417	7,92,000/-	7,92,000/-	0	06-04-21	YES
34	5	111.417	9,60,000/-	9,60,000/-	0	16-04-21	YES
35	8	111.417	9,00,000/-	9,00,000/-	0	23-04-21	YES
36	4	111.417	9,60,000/-	9,60,000/-	0	30-09-21	YES
37	63	111.417	9,60,000/-	9,60,000/-	0	24-11-21	YES
38	58	111.417	11,04,000/-	11,04,000/-	0	27-03-23	YES

1. Unslod Inventory Valuation – As on 24/04/2023 - NIL

Ready Recknor Rate as on the date of certificate of the Residential/Commercial premises Rs.....persq.mts

Sr. No.	Flat No.	Carpet Area (insq.mts.)(A)	Unit Consideration as per Guidance value(B)	Total Guidance value consideration per flat(A*B)

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 upto	Amount spent towards Maintenance charges as on date of certificate	Transferred to the association	Balance with the promoter	Remarks
	NIL						

Note – mention net of GST or any other taxes

Table F- As on 24/04/2023

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

SL No	Total Deposits Collected From the allottees	Nature of deposits/Head	Transferred to the association	Balance with the promoter	Remarks
	NIL				

This is to certify that the VIBRIANT IMPEX PRIVATE LIMITED (address) has completed 100% development in the real estate FLAMINGO GREENS 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 subject to observations and qualifications given hereunder:



Qualifications/ observations

1. *This certificate is issued for the entire project period i.e. since the inception of the project till 31st March, 2023, as the development of the project got completed as on 31.10.2019.*
2. *The promoter obtained from BMICAPA the project approval / commencement letter dated 27th February, 2019. Based on this commencement letter, the promoter started development / construction of the project on 1st April, 2019. The project development work got completed on 31.10.2019 and the promoter applied for completion certificate / 100% release certificate from BMICAPA during October, 2019.*
3. *The promoter applied for the registration under RERA during the year 2019-20, in July 2019 and the registration was granted on 09.01.2020.*
4. *Based on the architect's and engineer's certificate, the project got completed as on 31.10.2019, before receipt of registration under RERA.*
5. *The BMICAPA has issued the completion certificate (final release letter) dated 20.02.2020.*
6. *The promoter has deposited the amounts collected partly in the designated bank account and partly in the other bank accounts. As the project completed before obtaining the registration under RERA, the promoter has withdrawn the entire amount collected for the project.*
7. *The creation and maintenance of all accounting and other records, is solely the responsibility of the Management of the Company.*
8. *The Company's Management is also responsible for ensuring that the Company complies with the requirements of the KRERA and for maintaining all the information required thereunder.*
9. *It is our responsibility to issue the certificate, based on our examination of the matters in this certificate, with reference to the books of account and other records of the Company, in accordance with the auditing standards generally accepted in India which includes test checks and the concept of materiality.*

For Mohan & Venkataraman
Chartered Accountants
FRN: 007321S



Ramesh P
Partner
M.No 202682



UDIN: 23202682BGSCER6829

Date: 24.04.2023
Place: Bangalore