

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]****FORM-4****CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head for Quarterly Update)**

Date: 30/10/2021

KRERA Registration Number:PRM/KA/RERA/1254/463/PR/200113/003153

Project Name : INPRIDE JAYAHAN BOULEVARD

Promoter Name: MARUTHI REDDY M H

Cost of Real Estate Project:1,52,00,000

Quarter Ended Date: 30/06/2021

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 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: Maruthi Reddy M H

Name of the designated bank account as per KRBAD:

(RERA bank account for <Name> Real Estate project)

Designated AccountNumber:0212395727

Bank Name: Kotak Mahindra Bank

IFSC Code:KKBK0008072

Branch Name:HSR layout

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. NaGraYoSaNi/ChiBa/Vinyasa/16/2019-20/517

Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	i. Land Cost: a. The cost incurred by the promoter for the	32,00,000	32,00,000



	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.	6,00,000	6,00,000
Sub – Total Land Cost			
	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 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. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	1,20,00,000	87,81,384
		1,20,00,000	87,81,384
		289000	289000
Sub – Total Development Cost			
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.	Rs1,52,00,000	
	3. Total Cost Incurred of the Real Estate Project [1(i) +	Rs1,28,70,384	



	1(ii)] of Incurred Column. 4. Percentage of completion of construction work (as per Project Architect's Certificate) 5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost. 6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost. 7. Total Percentage of completion of construction as per CA (i.e, 3/2) 8. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of completion of construction(lower of 4 & 7))	100.00% 25.00% 59.67% 84.67% Rs1,28,70,384
	9. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. 10. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs50,29,218 Rs. 78,41,166
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: RsRamanaRaoKamma Rs20,00,000 Rs 0 Rs 1. Name of the Lender: 2. Amount Disbursed: 3. Amount pending for disbursement from Lender: 4. Amount to be repaid to lender: RsHemanth Kumar M R Rs6,00,000 Rs 0 Rs 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: Rs Rs Rs	
3	Details of transactions in the designated RERA Bank	



	Account (include per RERA transactions in case of ongoing projects, wherever applicable)	
	a. Total number of units booked b. Total amount realized from sale of units during the quarter(3b) c. Total amount deposited into the bank out of sale proceeds during the quarter(3) d. % of Deposit made Reconciliation for the Quarter: a. Opening Balance Date (Quarter start date): b. Opening Balance as per bank statement(INR) [To match with previous quarter closing bank balance]: c. Deposits during the Quarter on account of sales(INR): d. Other Deposits made(If any): e. Withdrawals during the Quarter from sale proceeds(INR): f. Other withdrawals made(If any): g. Closing Balance as per bank statement(INR): h. Closing Balance Date (Quarter end date): Cumulative Reconciliation from the beginning of the project: a. Opening balance of the account (INR): b. Total Deposits made from sale proceeds(INR): c. Total deposits made other than sale proceeds (if any) d. Total Withdrawals made from sale proceeds(INR) e. Total withdrawals made other than those from sale proceeds (if any)(INR) Closing balance for the current quarter (a+b+c)-(d+e)	1 Units Rs3,50,000 Rs3,50,000 100% 01/04/2021 Rs 17,80,680 Rs. 3,50,000 Rs 6,46,934 Rs. 14,83,746 30/06/2021 Rs. 56,299 Rs. 55,76,440 Rs. 8,80,225 Rs.50,29,218 Rs 14,83,746

This certificate is being issued for the project INPRIDE JAYAHAN BOULEVARD with RERA Registration No. PRM/KA/RERA/1254/463/PR/200113/003153 for the quarter ended 30/09/2020 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.



Yours Faithfully,



Name: Sharath Rao Udupi

Membership Number: 235527

Address: No. 62/A, Anurup, Satyanarayana Layout, 2nd Stage, Kurubarahalli, WOC Raod,
Bangalore - 560086

Contact Details: 9620452972

Email id: sharathudupi@icai.org

Website Link: NA

UDIN: 21235527AAAAGX1594

**(Additional Information for Ongoing Projects)**

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred) Rs. 23,29,616
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) Rs. 21,20,160
3.	(i) Balance Unsold area 53,927 sft(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) as per Annexure A to this certificate Rs. 1,08,46,100
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii) Rs. 1,29,66,260
5.	Amount to be deposited in Designated Account – 70% or 100% IF Sl.No4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account. IF Sl.No4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account

Annexure A

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

1. Sold Inventory

Sr. No.	Plot No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable
1	1	2752	825600	400000	425600
2	3	2684	45000	0	0
3	4	2930	600000	600000	0
4	5	3176	635200	635200	0
5	7	1200	300000	300000	0
6	13	1214	242800	50000	192800
7	15	1117	300000	300000	0
8	16	1500	300000	300000	0
9	17	1500	300000	40000	260000
10	19	1500	300000	3,00,000	0
11	20	1500	300000	236440	63560
12	24	1200	240000	240000	0
13	29	800	160000	50000	110000
14	31	1200	240000	240000	0
15	32	1200	240000	100000	140000
16	36	1200	240000	240000	0
17	54	1800	360000	50000	310000
18	56	1538	307600	307600	0
19	57	1210	242000	50000	192000
20	58	1213	242600	242600	0
21	61	1374	600000	600000	0
22	62	1391	278000	50000	228000
23	63	1941	388200	210000	198200
24	64	1827	350000	350000	0
25	65	2585	646250	646250	0



2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises

Rs.200 per sq.ft.

Sr. No.	Plot Number	Dimension	Unit Consideration as per Ready Reckoner Rate(ASR)
1	2	2437	487400
2	6	1200	240000
3	8	1200	240000
4	9	1200	240000
5	10	1200	240000
6	11	1200	240000
7	12	1354	270800
8	14	1117	223400
9	18	1500	300000
10	21	1200	240000
11	22	1200	240000
12	23	1200	240000
13	25	1200	240000
14	26	894	178800
15	27	894	178800
16	28	1103	220600
17	30	1200	240000
18	33	1200	240000
19	34	1200	240000
20	35	1200	240000
21	37	1200	240000
22	38	1200	240000
23	39	1200	240000
24	40	1200	240000
25	41	1200	240000
26	42	1200	240000
27	43	1200	240000
28	44	897	179400
29	45	1383	276600
30	46	1657	331400



31	47	1565	313000
32	48	1472	294400
33	49	1387	277400
34	50	1371	274200
35	51	1410	282000
36	52	1448	289600
37	53	2848	569600
38	55	2115	423000
39	59	1214	303500
40	60	1861	372200

This certificate is being issued for RERA compliance for the Company [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Yours Faithfully,



Name: Sharath Rao Udupi

Membership Number: 235527

Address: No. 62/A, Anurup, Satyanarayana Layout,
2nd Stage, Kurubarahalli, WOC Raod,
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Date: 30-10-2021

Place: Bangalore