



FORM 4 C C

Report and Certificate of completion under RERA

KRERA Registration Number: PRM/KA/RERA/1268/378/PR/210119/003796.

Project Name: JB Layout

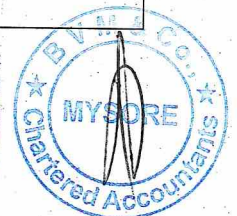
Project address: Sy No 16/1B, Chikkaharadanahalli Village, Kasaba Hobli, Mysore

Promoter name and address: B. BYRAPPA residing at H NO-2847-6, 8th Cross, Jayanagar, Mysore, Mysore, Karnataka - 570014.

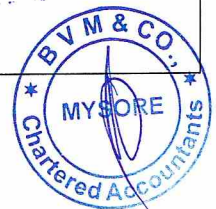
SUBJECT: Report and certification of completion with respect to K-RERA registered project J B LAYOUT developed by B BYRAPPA having RERA registration number PRM/KA/RERA/1268/378/PR/210119/003796.

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. I have obtained all necessary information and explanation from the promoter, during the course of our review, which in my opinion are necessary for the purpose of this review and certificate.
3. I hereby confirm that I/we have examined the prescribed registers, reports, books, documents, agreements and the relevant records of B. BYRAPPA for the project.
4. I relied on the work of external professional certificate of engineer from the opinion and issue of this report and certificate.
5. Details of the project and observations/qualification-

SL NO	Details	Details/observation/qualification
1	Type and nature of project-	Residential plotted
2	Number of unit/inventory as per	11



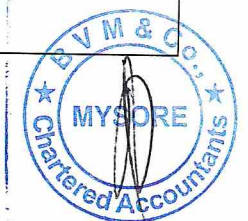
	sanctioned plan	
3	Date of RERA registration as per registration certificate	19-01-2021
4	End date as per RERA registration certificate	30-06-2021
4(a)	Extension end date	NA
4(b)	Covid extension end date	NA
5	Project start date as per registration application	29-12-2020
6	Nature of ownership of land	Own Land
7	Total estimate cost of construction as per registration	Rs. 10,00,000 /-
8	Total estimated land cost as per registration	Rs. 5,00,000 /-
9	Total cost of the project as per registration	Rs. 15,00,000/-
10	Project designated bank account as per RERA registration	B Byrappa RERA Designated Account for JB Layout Account No.: 74170200001457 Bank Name: Bank of Baroda IFSC Code: BARB0VJGOKU Branch: Mysore
11	Has the promoter deposited (minimum) 70% of 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	At the time of Completion of the project Promoter as not Collected any Amount buyers.



Act					
12	Details of Applicable quarterly updates as per sec 11 (e) of act and rules 15 (d) and submission made by the promoters	Quarter	Due date	Actual filing date	Delay Yes/No
		Q3 2020-21	15-10-2022	15/07/2023	YES
		Q4 2020-21	15-10-2022	15/07/2023	YES
		Q1 2021-22	15-10-2022	15/07/2023	YES
13	Details of applicable audit of statement of account 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
		31-03-2020	31-12-2022	Not Filed	YES
14	Details of borrowing on the project- (In case of multiple borrowers, please add additional table	Nil			
16	Summary of amount realized, incurred in case of ongoing project as per sec 4(2)(L)(D) of the Act	Not Applicable			
17	Summary of money realized, incurred for the project from the inception of the project (pre and post RERA period)	Not Applicable			



18	Details of commission / brokerage paid to Real Estate Agents	Not Applicable
19	Details of pending work in the project and estimated cost to complete such pending work	Not Applicable
20	Whether all agreed services, facilities, amenities are complete including all phase wise construction of project in accordance with the agreement for sale, marketing collaterals and promises made by the promoter.	Not Applicable
21	Sold and unsold unit / inventory	Not Applicable
22	As promoter complied with sec 14 of the Act in case of modification of 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 of registered association of	No



	allottees in accordance with the local laws Attached copy of such insurance policy	
25	Whether promoters registered the deed of declaration (DoD)	Yes/No-
26	Maintenance charges collected from the allottees, spent and balance there on	Not Applicable
27	Deposits (under various heads including club house etc.) collected from allottees and transferred to association there on	Not Applicable
28	Has promoter paid any penalty / delay filling 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

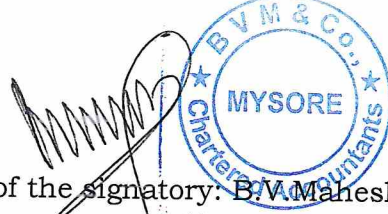
Any observation / qualification

This to certify that the B Byrappa, 2847/6, 3rd Main 8thCross, Jayanagara, Mysore has completed 100% development in the Real Estate JB LAYOUT as defined U/s 2(t) Real Estate (Regulation and Development) Act, 2016 and



promoter has 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

As on date of Project completion & Final approved letter issued by Mysore Urban Development Authority letter No. Final approval/48/2020-21 dated 06/01/2021, promoter has not sold any plots and not collected any advance from customers.



Name of the signatory: B.V. Mahesha

Full address: No.21/F4, 2nd Floor, Kalidasa Road
V.V.Puram, Mysore-570002

ICAI membership No: 223396

UDINO: 23223396BGXORC3091.

Place: Mysore

Date: 16/09/2023.