

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
CHARTERED ACCOUNTANT
FORM 4 C C**

Report and Certification of completion under RERA

Date: 23-11-2022

RERA No. : **PRM/KA/RERA/1254/465/PR/210319/004038**
Project Name : **JANMA BHUMI LAYOUT**
Promoter Name : **G V RAVICHANDRA**

To,
The **G V RAVICHANDRA**
54 RMR Complex Shop No 20, 4th Main Road,
NRI Layout Kalkere opp Water Tank
Bengaluru Urban-560043

SUBJECT: Report and certification of completion with respect to K RERA registered project **JANMA BHUMI LAYOUT** developed by **G V RAVICHANDRA** having RERA Registration Number **PRM/KA/RERA/1254/465/PR/210319/004038**

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 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 hereby confirm that I/We have examined the prescribed registers, reports, books, documents, agreements and the relevant records of **G V RAVICHANDRA** for the project for the period from **March 2020-21 to June 2022-23**
4. I/We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valueuers' etc to form the opinion and issue of this report and certificate.

1. Details of the project and observations / qualifications-

SI No	Details	Details/Observation/Qualification				
1	Type and Nature of the project	Plotted				
2	Number of units / inventory as per sanctioned plan	64				
3	Date of RERA Registration as per registration certificate	19-03-2021				
4	End Date as per RERA registration certificate	01-02-2023				
4(a)	Extension End date	Nil				
4(b)	Covid Extension End date	Nil				
5	Project Start date as per Registration application	01-02-2021				
6	Nature of Ownership of Land	Own				
7	Total Estimate Cost of Construction as per registration	Rs.104,00,000/-				
8	Total Estimated Land Cost as per registration	Rs.76,00,000/-				
9	Total Cost of the Project as per registration	Rs.1,80,00,000/-				
10	Project Designated Bank Account as per RERA registration	920020072216582				
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					
12	Details of Applicable Quarterly Updates as per the Sec 11 (e) of the Act and Rules 15 (D) and submission made by the promoter	Quarter	Due Date	Actual Filing Date	Delay Yes/No	
		Q4 2020-21	15-04-2021	17-04-2021	Yes	
		Q1 2021-22	15-07-2021	21-07-2021	Yes	
		Q2 2021-22	15-10-2021	08-11-2021	Yes	

SI No	Details	Details/Observation/Qualification				
		Q3 2021-22	15-01-2021	15-01-2022	No	
		Q4 2021-22	15-04-2022	14-09-2022	Yes	
		Q1 2022-23	15-07-2022	06-10-2022	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	Yes/No
		NA	NA	NA	NA	

SI No	Details	Details/Observation/Qualification	
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	Not Applicable, as loan is not borrowed by the promoter
		Amount Borrowed	
		Balance outstanding / payable as on date of certificate	
		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 and settled. Attach copy of release / discharge letter / NOC from the lender.	
15	Details of encumbrance on the project land - (In case of multiple encumbrances, please add	Details of encumbrance	Details
		Nature of pending Encumbrance on the project land	Not Applicable, as loan is not borrowed by the

SI No	Details		Details/Observation/Qualification	
	additional table	Name of person having charge on property	promoter	
		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 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 qualification		
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	
		No Pending	NIL	
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 there on		
		Facilities, Amenities as per agreement for sale and Marketing Collaterals – List	100% Completed	
		Completed and 100 % Release order Received	100%	

SI No	Details	Details/Observation/Qualification
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	No
23	Insurance on the project – has promoter obtained any insurance on the project, if so, whether it is transferred to the association	Not obtained
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Being plotted Development project. Association may not be applicable. However, promoter has not enabled formation of the Association
	Attach copy of such Insurance	Not Applicable
25	Whether promoter registered the Deed of Declaration (DoD)	Being plotted Development project. DoD may not be applicable.
26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table – E Mention any observation or qualification
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	Refer Table – F Mention any observation or qualification
28	Has promoter paid any penalty / delay filing fees to RERA Authority during the tenure of	No Penalty paid

SI No	Details	Details/Observation/Qualification
	the Project	
29	Any other information in relation to the promoter and project which may be of importance to the Authority	No

TABLE A -

In case of Ongoing Project –

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 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	Nil
70 % of the amount realized	B = A*70%	Nil
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	1,56,63,077
Excess / (Short)	D=B-C	(1,56,63,077)
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 KRERA Rule -		Nil

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	0
TOTAL	C = A + B	0
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.		
b. Land Cost		76,00,000
c. Approval / NOC's		Nil
C. On Site Costs		70,02,342
d. Off Site Costs including Architect, engineer, consultants Cost		8,43,736
e. Administrative Costs		
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)		Nil
g. Financial cost – interest etc		2,17,000
h. Any other costs		Nil
Surplus / (Deficit)	E=C-D	(1,56,63,077)

I/We certify that the **G V RAVICHANDRA** has no collections from allottees for that project and has other than sale deposits and other than sale withdrawals 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 inRs.)
	A	B	C=A+B
FY 2020-21	Promoter has not paid any commission		
FY 2021-22			
TOTAL			

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 30th June 2022

Sr. NO.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Registered Sale Deed Yes / No
1	Nil						

2. unsold Inventory - As on 30th June 2022

Sr. No.	Flat No.	Saleable Area (Sq Mt) (A)	Unit Consideration as per Guidance value (B)	Total Guidance value consideration per flat (A*B)
1	65	7614	7,535	5,73,69,967

Note - the ASR is based on the details provided by the promoter based on the locality and neighbouring plots

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 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.

Any observation/ Qualification Table F

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
		NIL			

Any observation / qualification – NIL

This is to certify that the promoter has completed 100 % / development in the real estate **JANMA BHUMI LAYOUT** 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

- a. Promoter has completed the project as on 30th June 2022. Hence the information and values are considered for the period up to June 2022
- b. All money required for the development of the projects was incurred by respective landowners in the project. We have considered the details as provided by the promoter and all landowners.

Signature of the Chartered Accountant

Place: Bangalore

Date: 23/11/2022

Name: Lakshmi G K
Membership Number: 234820
Address: #204, 3rd floor R Mountrose, 15th cross,
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