



J. Seshachalapathi & Co

Chartered Accountants

No. 581, 1st Floor, 23rd 'A' Main, 21st Cross, Sector - 2, H.S.R Layout,
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FORM 4 CC

Report and Certification of Completion under RERA

KRERA Registration Number : PRM/KA/RERA/1250/303/PR/090323/005781
Project Name : Forest In My Backyard
Project Address : Sy. No. 42/5, 46, 54, 55, 56/1, 56/2, 57/2, 58/2, 61/1, 61/2, 61/3
and 61/4, Dyavarahalli Village, Kundana Hobli, Devanahalli Taluk,
Bangalore North
Promoter Name and Address: EARTHEN HUES AND ESTATES PRIVATE LIMITED
No. 359/95, 7th Cross, 1st Block Jayanagar, Bangalore – 560011

SUBJECT: Report and certification of completion with respect to K RERA registered project **Forest In My Backyard** developed by **M/s. EARTHEN HUES AND ESTATES PRIVATE LIMITED** having RERA Registration Number **PRM/KA/RERA/1250/303/PR/090323/005781**.

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/We 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/We hereby confirm that I/We have examined the prescribed registers, reports, books, documents, agreements and the relevant records of **M/s. EARTHEN HUES AND ESTATES PRIVATE LIMITED** for the project **Forest In My Backyard** for the period from **01/01/2023** to **30/06/2023**
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.
5. 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	137 Plots



3	Date of RERA Registration as per registration certificate	23-01-2023			
4	End Date as per RERA registration Certificate	31-12-2024			
4(a)	Extension End date	NA			
4(b)	Covid Extension End date	NA			
5	Project Start date as per Registration application	19-01-2023			
6	Nature of Ownership of Land	Own			
7	Total Estimate Cost of Construction as per registration.	Rs. 12,96,04,839/-			
8	Total Estimated Land Cost as per Registration	Rs. 23,20,49,000/-			
9	Total Cost of the Project as per Registration	Rs. 36,16,53,839/-			
10	Project Designated Bank Account as per RERA registration	EARTHEN HUES EPLBOPPH II 100 MC ESW			
		57500001089484			
		HDFC Bank			
		HDFC0000523			
		Richmond Road, Bangalore			
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	Yes			
12	Details 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
		Q4-2022-23	15-04-2023	10-05-2024	Yes
		Q1-2023-24	15-07-2023	10-05-2024	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){I}(D) of the Act	Year ended	Due Date	Actual Filing Date	Delay Yes/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	M/s. Khushbu Auto Finance Limited
		Amount Borrowed	Rs. 15,00,00,000/-
		Balance Amount outstanding / payable as on date of certificate	0
		Security details against the borrowings as per sanction letter/ conditions	NA
		Attach the copy of the hypothecation / mortgage of the project land	Yes
		If the amount is repaid and settled. Attach copy of release / discharge letter / NOC from the lender.	Yes
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	



		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	Rs. 2,24,04,712.80/-														
17	Summary of Money Realised, incurred for the project from the inception of the Project (Pre and Post RERA period}	Rs. 0/-														
18	Details of commission I brokerage paid to Real Estate Agents -	Rs. 0/-														
19	Details of pending work in the project and estimated cost to complete such pending work	<table><tr><td>Nature of Pending Work</td><td>Estimated Cost to complete the pending work</td></tr><tr><td>Completed</td><td>NA</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>	Nature of Pending Work	Estimated Cost to complete the pending work	Completed	NA										
Nature of Pending Work	Estimated Cost to complete the pending work															
Completed	NA															
20	Weather all agreed services, facilities, amenities are completed incuding 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	<table><tr><td colspan="2">If not completed, mention the details there on</td></tr><tr><td>Facilities, Amenities as per agreement for sale and Marketing Collaterals – List</td><td>100% Completion Yes / No</td></tr><tr><td>Completed</td><td>Yes</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>	If not completed, mention the details there on		Facilities, Amenities as per agreement for sale and Marketing Collaterals – List	100% Completion Yes / No	Completed	Yes								
If not completed, mention the details there on																
Facilities, Amenities as per agreement for sale and Marketing Collaterals – List	100% Completion Yes / No															
Completed	Yes															
21	Sold and Unsold units / inventory	Sold – 37 Plots Unsold – 100 Plots														



22	Has 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	Obtained - No Transferred to association – NA
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Yes and same is in process
	Attach copy of such insurance policy	Attachment – NA
25	Whether promoter registered the Deed of Declaration (DOD)	No – same in the process 1. Date of Deed of Declaration 2. Date of registration of DOD 3. Registration number 4. Registering authority
26	Maintenance charges collected from the allottees, spent and balance there on	Rs. 9,19,800/-
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on	Rs. 8,25,000/- (Corpus Fund)
28	Has promoter paid any penalty / delay filling fees to RERA Authority during the tenure of the Project	Not Applicable
29	Any other information in relation to the promoter and project which may be of importance to the Authority	Not Applicable

TABLE A-

In case of Ongoing Project -

Summary of amount Realized, 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	Rs. 0/-
70 % of the amount realized	B = A*70%	Rs. 0/-
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	Rs. 2,24,04,712.80/-
Short	D=B-C	Rs. 0/-



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 -		Yes
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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	Rs. 0/-
Total 70 % Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	Rs. 2,24,04,712.80/-
TOTAL	C=A+B	Rs. 2,24,04,712.80/-
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	
Land Cost		a. 23,20,49,000/-
Approval/ NOC's		b. 2,10,00,000/-
On Site Costs		c. 20,00,000/-
Off Site Costs including Architect, engineer, consultants Cost		d. 5,30,00,000/-
Administrative Costs		e. 1,30,00,000/-
Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)		f. 0/-
Financial cost - interest etc		g. 4,06,04,839/-
Any other costs		h. 0/-
	E=C-D	(Rs. 33,92,49,126.20)

I/We certify that the **M/S. EARTHEN HUES AND ESTATES PRIVATE LIMITED** has utilized the amounts collected for **Forest In My Backyard** 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.



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 2022-23	NA	NA	NA
FY 2023-24	NA	NA	NA
TOTAL	NA	NA	NA

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 30/06/2023

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	Is agreement registered
1	2	139.29	3,975,000.00	100,000.00	3,875,000.00	30-Sep-23	No
2	3	139.29	3,825,000.00	50,000.00	3,775,000.00	28-Aug-23	No
3	4	139.29	3,975,000.00	100,000.00	3,875,000.00	28-Aug-23	No
4	15	139.29	3,225,000.00	1,112,800.00	2,112,200.00	-	No
5	18	139.29	1,900,000.00	50,101.00	1,849,899.00	-	No
6	31	139.29	2,850,000.00	2,850,000.00	-	-	No
7	49	139.29	3,450,000.00	25,000.00	3,425,000.00	23-Mar-23	No
8	50	139.29	3,450,000.00			23-Mar-23	No



				1,194,301.00	2,255,699.00		
9	53	139.29	4,050,000.00	25,000.00	4,025,000.00	17-Aug-23	No
10	54	139.29	3,600,000.00	1,032,750.00	2,567,250.00	11-Apr-23	No
11	55	139.29	3,600,000.00	1,032,750.00	2,567,250.00	11-Apr-23	No
12	59	139.29	3,787,500.00	1,078,953.00	2,708,547.00	24-Jul-23	No
13	63	139.29	4,050,000.00	100,001.00	3,949,999.00	8-Sep-23	No
14	64	139.29	3,375,000.00	1,171,800.00	2,203,200.00	28-Aug-23	No
15	72	111.42	1,710,000.00	1,650,200.00	59,800.00	23-May-23	No
16	76	111.42	2,880,000.00	826,200.00	2,053,800.00	23-May-23	No
17	82	111.42	2,280,000.00	1,900,000.00	380,000.00	-	No
18	84	111.42	2,520,000.00	1,832,400.00	687,600.00	-	No
19	85	111.42	3,240,000.00	1,099,440.00	2,140,560.00	-	No
20	88	111.42	2,640,000.00	900,000.00	1,740,000.00	-	No
21	101	111.42	2,640,000.00	650,000.00	1,990,000.00	23-Mar-23	No
22	102	111.42	2,640,000.00	650,000.00	1,990,000.00	23-Mar-23	No
23	104	111.42	3,000,000.00	1,027,440.00	1,972,560.00	20-Apr-23	No
24	105	111.42	3,000,000.00	1,027,440.00	1,972,560.00	24-Apr-23	No
25	107	153.65	4,217,700.00	900,000.00	3,317,700.00	-	No
26	108	116.28	3,074,700.16	25,000.00	3,049,700.16	-	No
27	111	111.42	2,820,000.00	100,000.00	2,720,000.00	-	No
28	112	111.42	2,400,000.00	1,056,536.00	1,343,464.00	25-Sep-23	No
29	113	111.42	2,700,000.00	500,000.00	2,200,000.00	19-May-23	No
30	114	111.42	2,700,000.00	750,000.00	1,950,000.00	19-May-23	No
31	115	111.42	2,820,000.00			-	No



				100,000.00	2,720,000.00		
32	123	111.42	3,180,000.00	25,000.00	3,155,000.00	14-Aug-23	No
33	125	111.42	3,060,000.00	1,045,440.00	2,014,560.00	12-May-23	No
34	126	111.42	3,060,000.00	1,045,440.00	2,014,560.00	12-May-23	No
35	127	111.42	2,940,000.00	672,960.00	2,267,040.00	13-Jul-23	No
36	128	111.42	2,940,000.00	672,960.00	2,267,040.00	13-Jul-23	No
37	134	111.42	2,880,000.00	50,001.00	2,829,999.00	-	No

1. Unsold Inventory Valuation -As on 30/06/2023

Ready Recknor Rate as on the date of Certificate of the Residential Premises Rs. 25,088/- per sq. mts. mts.

Sr.No.	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate (ASR) (B)	Total ASR Consideration per Flat (A*B)
1	1	203.97	25,088.00	5,117,199.00
2	5	139.29	25,088.00	3,494,508.00
3	6	139.29	25,088.00	3,494,508.00
4	7	139.29	25,088.00	3,494,508.00
5	8	139.29	25,088.00	3,494,508.00
6	9	139.29	25,088.00	3,494,508.00
7	10	139.29	25,088.00	3,494,508.00
8	11	139.29	25,088.00	3,494,508.00
9	12	115.52	25,088.00	2,898,166.00
10	13	125.72	25,088.00	3,154,063.00
11	14	139.29	25,088.00	3,494,508.00
12	16	139.29	25,088.00	3,494,508.00
13	17	139.29	25,088.00	3,494,508.00
14	19	139.29	25,088.00	3,494,508.00
15	20	139.29	25,088.00	3,494,508.00
16	21	139.29	25,088.00	3,494,508.00
17	22	139.29	25,088.00	3,494,508.00
18	23	139.29	25,088.00	3,494,508.00
19	24	200.15	25,088.00	5,021,363.00
20	25	192.58	25,088.00	4,831,447.00
21	26	139.29	25,088.00	3,494,508.00
22	27	139.29	25,088.00	3,494,508.00
23	28	139.29	25,088.00	3,494,508.00



24	29	139.29	25,088.00	3,494,508.00
25	30	139.29	25,088.00	3,494,508.00
26	32	139.29	25,088.00	3,494,508.00
27	33	139.29	25,088.00	3,494,508.00
28	34	139.29	25,088.00	3,494,508.00
29	35	139.29	25,088.00	3,494,508.00
30	36	139.29	25,088.00	3,494,508.00
31	37	232.25	25,088.00	5,826,688.00
32	38	164.14	25,088.00	4,117,944.00
33	39	117.26	25,088.00	2,941,819.00
34	40	252.09	25,088.00	6,324,434.00
35	41	88.00	25,088.00	2,207,744.00
36	42	139.29	25,088.00	3,494,508.00
37	43	139.29	25,088.00	3,494,508.00
38	44	242.43	25,088.00	6,082,084.00
39	45	232.25	25,088.00	5,826,688.00
40	46	139.29	25,088.00	3,494,508.00
41	47	139.29	25,088.00	3,494,508.00
42	48	139.29	25,088.00	3,494,508.00
43	51	139.29	25,088.00	3,494,508.00
44	52	139.29	25,088.00	3,494,508.00
45	56	133.20	25,088.00	3,341,722.00
46	57	161.27	25,088.00	4,045,942.00
47	58	229.63	25,088.00	5,760,957.00
48	60	232.25	25,088.00	5,826,688.00
49	61	232.25	25,088.00	5,826,688.00
50	62	139.29	25,088.00	3,494,508.00
51	65	177.52	25,088.00	4,453,622.00
52	66	117.14	25,088.00	2,938,808.00
53	67	139.29	25,088.00	3,494,508.00
54	68	166.35	25,088.00	4,173,389.00
55	69	137.98	25,088.00	3,461,642.00
56	70	111.42	25,088.00	2,795,305.00
57	71	111.42	25,088.00	2,795,305.00
58	73	111.42	25,088.00	2,795,305.00
59	74	185.78	25,088.00	4,660,849.00
60	75	185.78	25,088.00	4,660,849.00
61	77	140.10	25,088.00	3,514,829.00
62	78	184.10	25,088.00	4,618,701.00
63	79	185.78	25,088.00	4,660,849.00
64	80	185.78	25,088.00	4,660,849.00
65	81	111.42	25,088.00	2,795,305.00



66	83	111.42	25,088.00	2,795,305.00
67	86	177.00	25,088.00	4,440,576.00
68	87	154.33	25,088.00	3,871,831.00
69	89	111.42	25,088.00	2,795,305.00
70	90	111.42	25,088.00	2,795,305.00
71	91	111.42	25,088.00	2,795,305.00
72	92	111.42	25,088.00	2,795,305.00
73	93	111.42	25,088.00	2,795,305.00
74	94	185.78	25,088.00	4,660,849.00
75	95	185.78	25,088.00	4,660,849.00
76	96	145.30	25,088.00	3,645,286.00
77	97	77.84	25,088.00	1,952,850.00
78	98	185.78	25,088.00	4,660,849.00
79	99	185.78	25,088.00	4,660,849.00
80	100	111.42	25,088.00	2,795,305.00
81	103	111.42	25,088.00	2,795,305.00
82	106	111.42	25,088.00	2,795,305.00
83	109	111.42	25,088.00	2,795,305.00
84	110	111.42	25,088.00	2,795,305.00
85	116	111.42	25,088.00	2,795,305.00
86	117	185.78	25,088.00	4,660,849.00
87	118	224.80	25,088.00	5,639,782.00
88	119	134.86	25,088.00	3,383,368.00
89	120	185.78	25,088.00	4,660,849.00
90	121	111.42	25,088.00	2,795,305.00
91	122	111.42	25,088.00	2,795,305.00
92	124	111.42	25,088.00	2,795,305.00
93	129	138.54	25,088.00	3,475,692.00
94	130	67.81	25,088.00	1,701,217.00
95	131	92.89	25,088.00	2,330,424.00
96	132	109.32	25,088.00	2,742,620.00
97	133	111.42	25,088.00	2,795,305.00
98	135	181.47	25,088.00	4,552,719.00
99	136	155.58	25,088.00	3,903,191.00
100	137	157.33	25,088.00	3,947,095.00

Table E-
Advance Maintenance charges collected from the allottees, spent and balance there on -

Sl.No.	Number of allottees paid the Advance	Total Advance Maintenance charges	Collected for the period upto	Amount spent towards Maintenance charges as on	transferred to the Association	Balance with the promoter	Remarks
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	Maintenance charges	collected from the Allottees In Rs.		date of certificate			
1	33	Rs. 9,19,800/-	30.06.2023	Rs. 0/-	Rs. 0/-	Rs. 9,19,800/-	

Note - mention net of GST or any other taxes

Any observation / qualification

Table F-As on 30/06/2023

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 the allottees	Nature of Deposits/ Head	Transferred to the Association	Balance with the promoter	Remarks
1	Rs. 8,25,000/-	Corpus Fund	Rs. 0/-	Rs. 8,25,000/-	

Any observation/ qualification

This is to certify that the **M/s. EARTHEN HUES AND ESTATES PRIVATE LIMITED** Situated at No. 359/95, 7th Cross, 1st Block Jayanagar, Bangalore - 560011 has completed 100% development in the real estate **Forest In My Backyard** Project 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 – The Project development was completed much before the RERA implementation. RERA registration was availed only to comply the requirement.

Yours Faithfully,

For J Seshachalapathi & Co.
Chartered Accountants



J Seshachalapathi

Proprietor

M. No. 217690

Firm Reg. No. 011398S

UDIN : 24217690BKDUYO1432

