



FORM-4 C C

**ON THE LETTER HEAD OF CHARTERED ACCOUNTANT
(Holding Certificate of Practice)
Report and Certificate of Completion under RERA**

Date: 09/03/2023
Place: Bangalore

KRERA Registration Number : PRM/KA/RERA/1254/460/PR/180504/001575.

Project Name : GATEWAY MEADOWS PHASE-3.

Project Address : HOSPETE GRAMA, JAGAMAKOTE HOBLI, SIDLAGHATTA
TALUK, CHIKKABALLAPUR, CHIKBALLAPUR.

Promoter Name : M/s. GATEWAY SHELTERS PRIVATE LIMITED

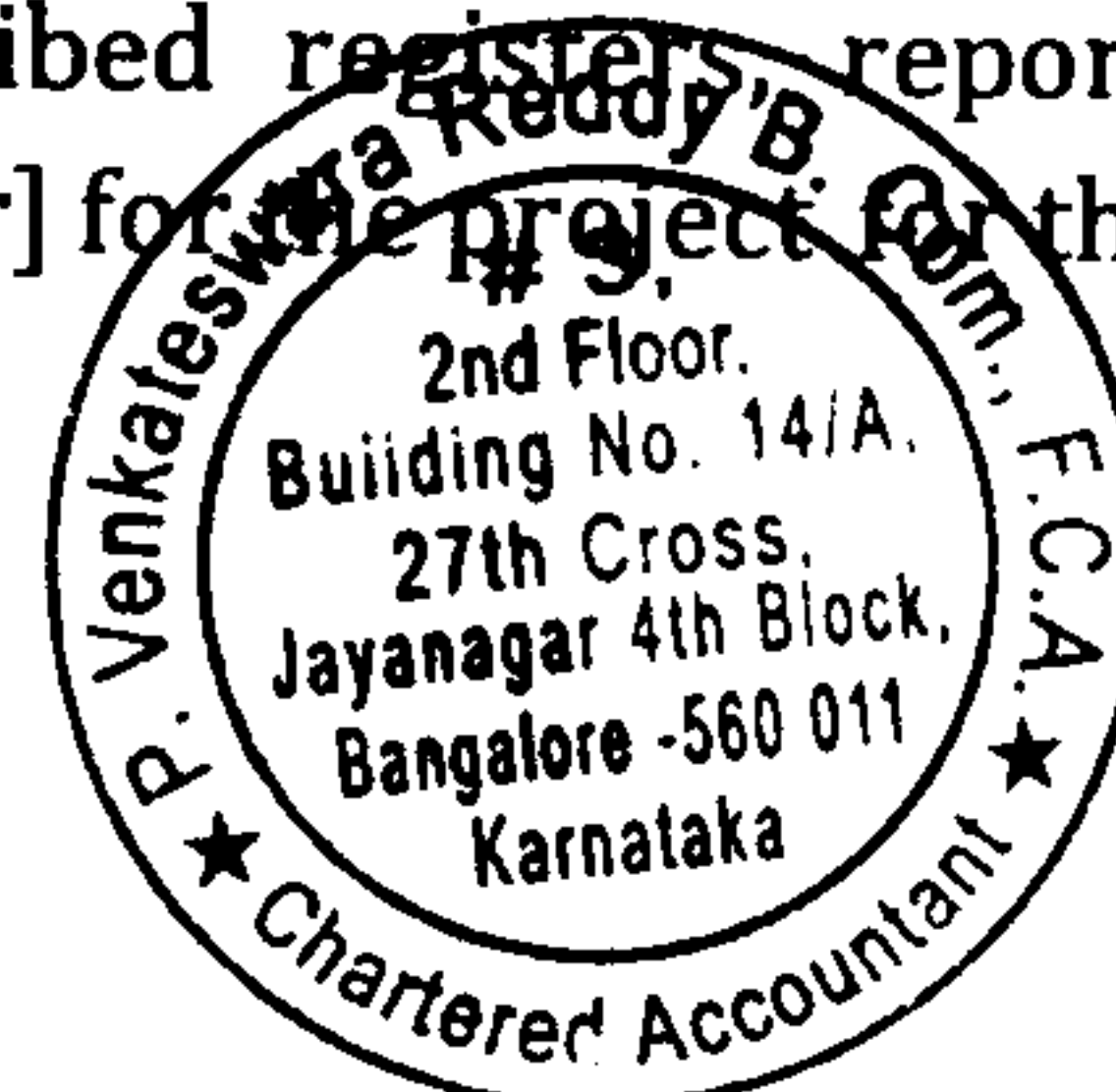
Promoter Address : NO.12/2, 1ST FLOOR, 1 G TOWER, 12TH CROSS, WILSON
GARDEN, BANGALORE, BENGALURU URBAN,
KARNATAKA - 560027.

SUBJECT: -Report and certification of completion with respect to K RERA Registered project (Project Name) developed by (Promoter name) Having Rera Registration Number PRM/KA/RERA/1254/460/PR/180504/001575.

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.

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.

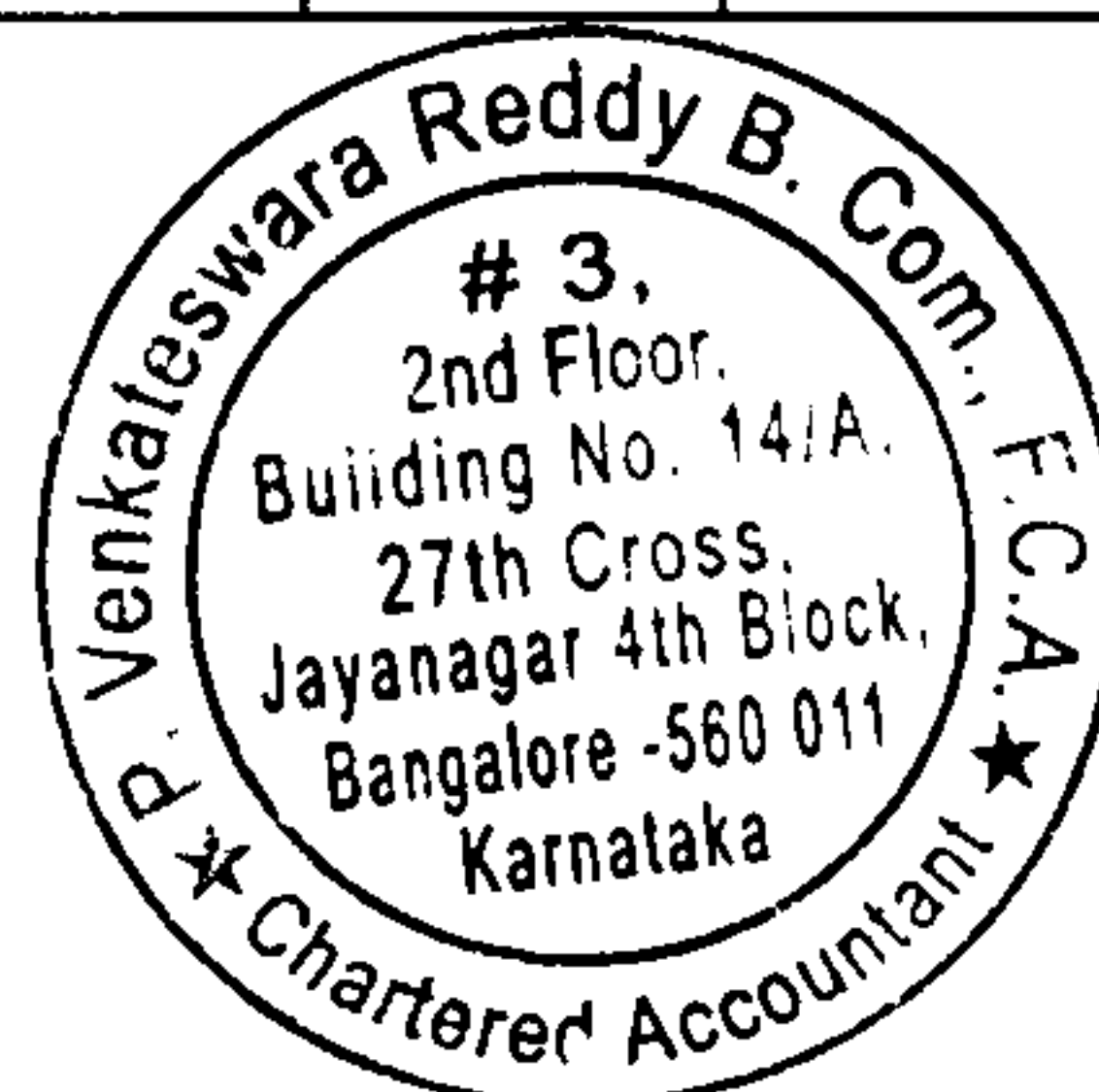
We hereby confirm that I/we have examined the prescribed registers, reports, books, documents, agreements and the relevant records of [Promoter] for the project for the period from 01/07/2017 to 30/06/2020.



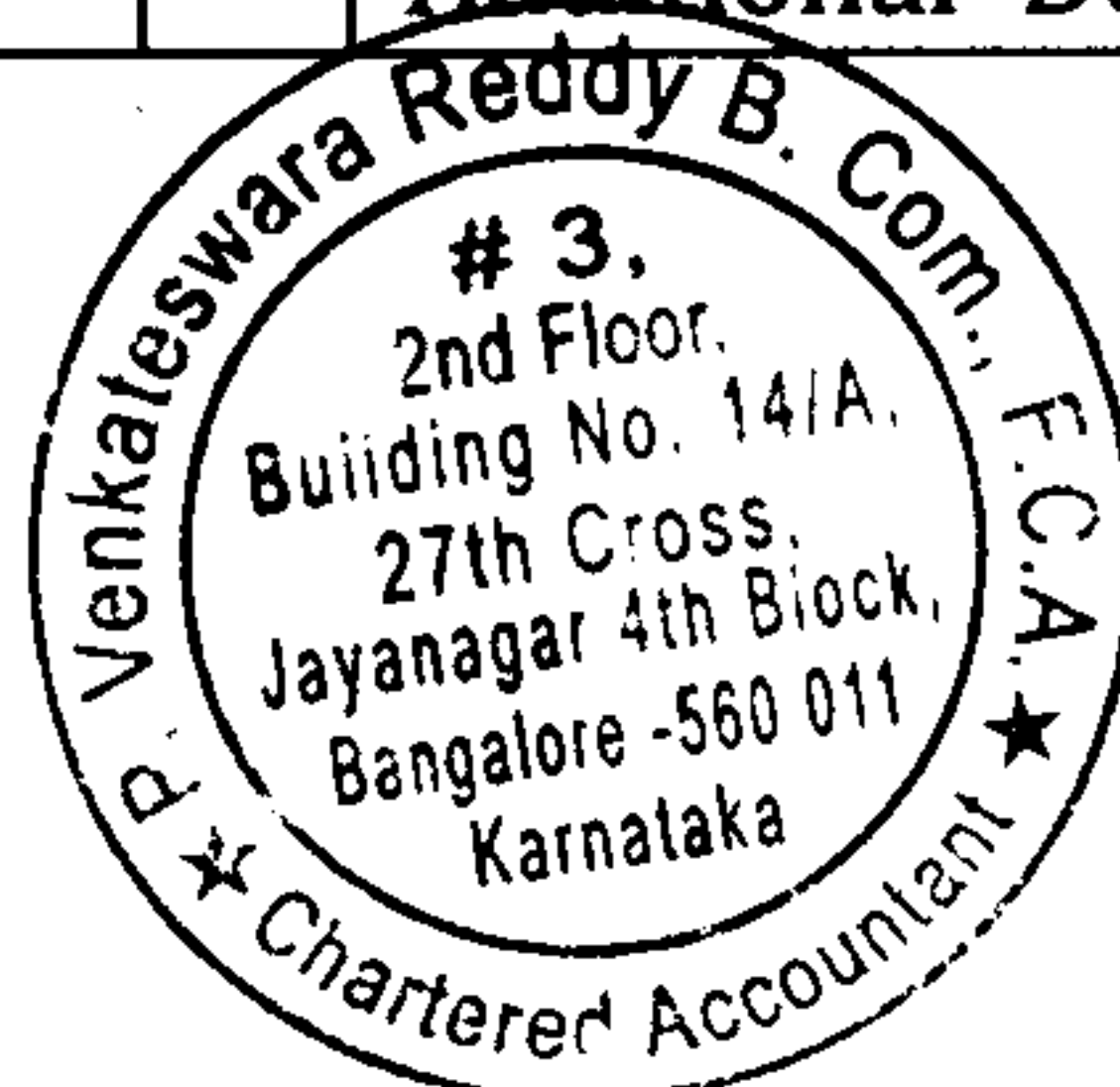
I/We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineer, valuears' etc to form the opinion and issue of this report and certificate.

Details of the project and observations / qualifications

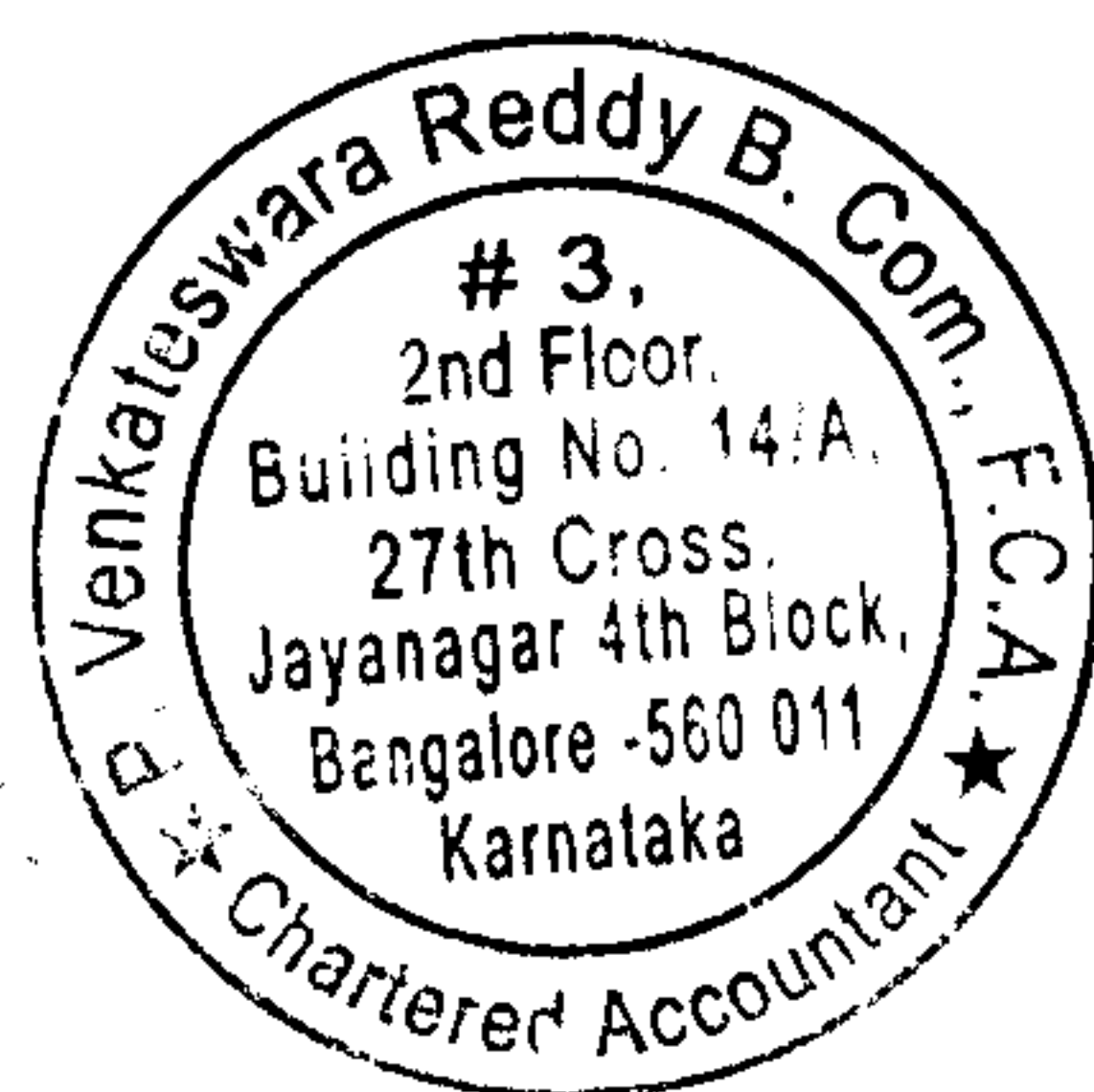
SL NO	DETAILS	DETAILS/OBSERVATION / QUALIFICATION				
1	Type and Nature of the project	Residential (apartment / villa) / commercial / mixed / Plotted / Industrial				
2	Number of units / inventory as per sanctioned plan					
3	Date of RERA Registration as per registration certificate	24/11/2017				
4	End Date as per RERA registration certificate	30/06/2019				
4(a)	Extension End date	NA				
4(b)	Covid Extension End date	NA				
5	Project Start date as per Registration application					
6	Nature of Ownership of Land	Own / Joint Development / others (mentions the details)				
7	Total Estimate Cost of Construction as per registration.					
8	Total Estimated Land Cost as per registration	RS.3,32,85,600				
9	Total Cost of the Project as per registration	RS.7,95,00,000				
10	Project Designated Bank Account as per RERA registration	HDFC BANK NO.17488140000061				
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 the Applicable Quarterly Update 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	



13	Details of Applicable Audit of Statement of Accounts and Submission Of accounts and report thereon as per the provision 3 to Sec 4(2)(L)(D) of the Act		Year ended	Due Date	Actual Filing Date	Delay Yes/ No	
			31-3-2018	30-9-2018			
			31-3-2019	30-9-2019			
			31-3-2020	30-9-2020			
14	Details of Borrowings on the Project (In case of multiple borrows, Please add additional table		Details		Details (amount in RS)		
			Name of the Lender				
			Amount Borrowed				
			Balance Amount 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 an settled. Attach copy of release / discharge letter / NOC from the lender.				
15	Details of encumbrance on the Project land - (In case of multiple encumbrance, Please add additional table		Details of encumbrance		Details		
			Nature of pending Encumbrance on the project land				
			Name of person having charge on property				
			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 On going Project as per Sec4(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 pending work		<table><tr><th>Nature of pending work</th><th>Estimated cost to complete the pending work</th></tr><tr><td></td><td></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									
Nature of pending work	Estimated cost to complete the pending work													
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 <table><tr><th>Nature of pending Work</th><th>Estimated cost to Complete the Pending work</th></tr><tr><td></td><td></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								
Nature of pending Work	Estimated cost to Complete the Pending work													
21	Sold and Unsold units / inventory	Refer Table—D Mention any observation or qualification												



22	Has Promoter complied with sec 14 of Act in case of Modification of Sanctioned plan	Yes / No / Not Applicable It not complied, mention the observation / qualification there on
23	Insurance on the project – has promoter obtained any insurance on the project, if so, whether it is transferred to the association	Nature and type of insurance policy obtained Expiry date of insurance Obtained – Yes / No Transferred to association--- Yes / No
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	Yes / No 1. Name of the Association 2. Date of registration 3. Registration number 4. Registration authority
	Attach copy of such Insurance policy	Attachment
25	Whether promoter registered the Deed of Declaration (DoD)	Yes / No – 1. Date of Deed of Declaration 2. Date of registration of DoD 3. Registration number 4. Registration authority
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 the project	Date Nature of payment
29	Any other information in relation to the promoter and project which may be of importance to the Authority	
30		

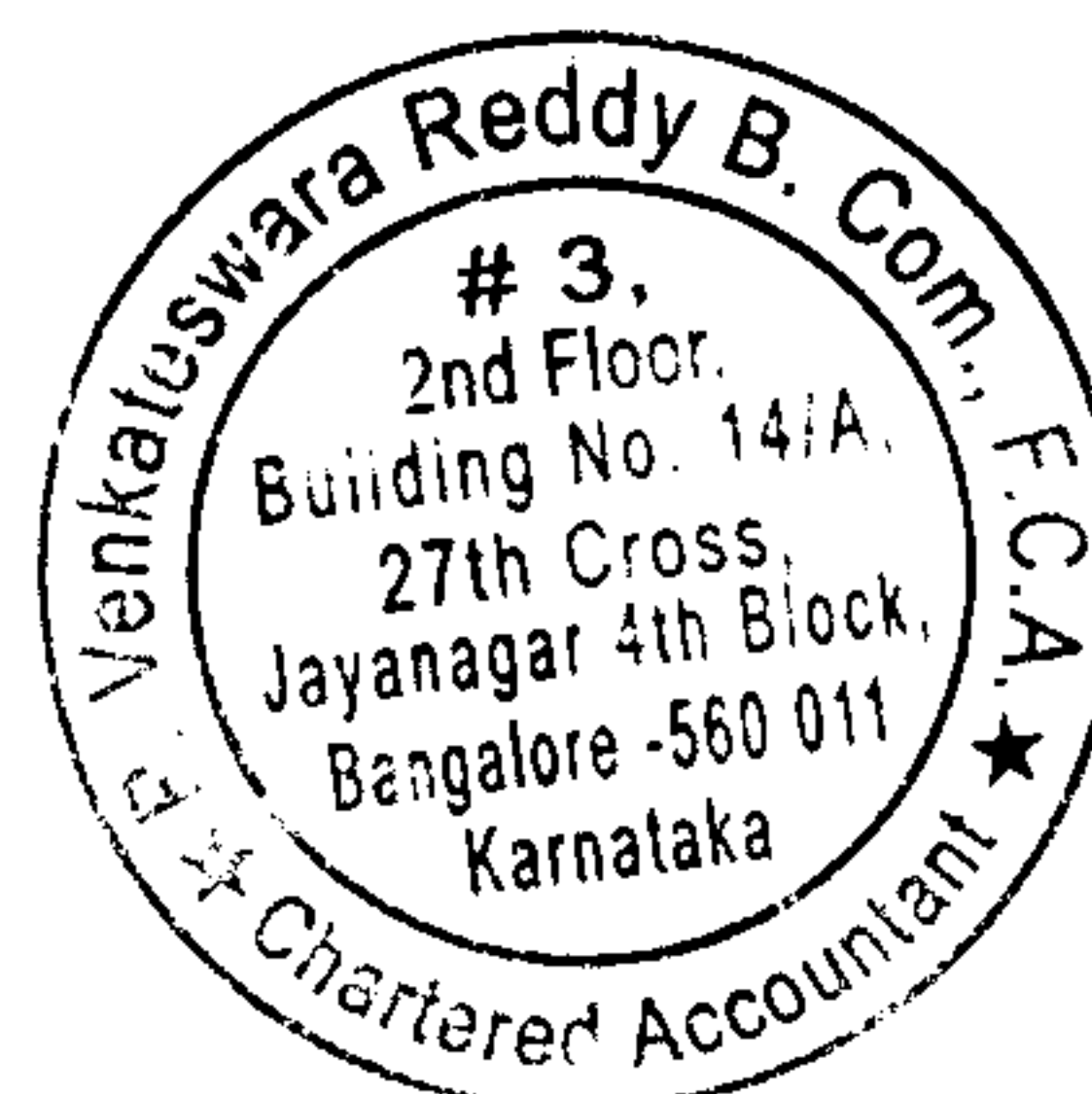


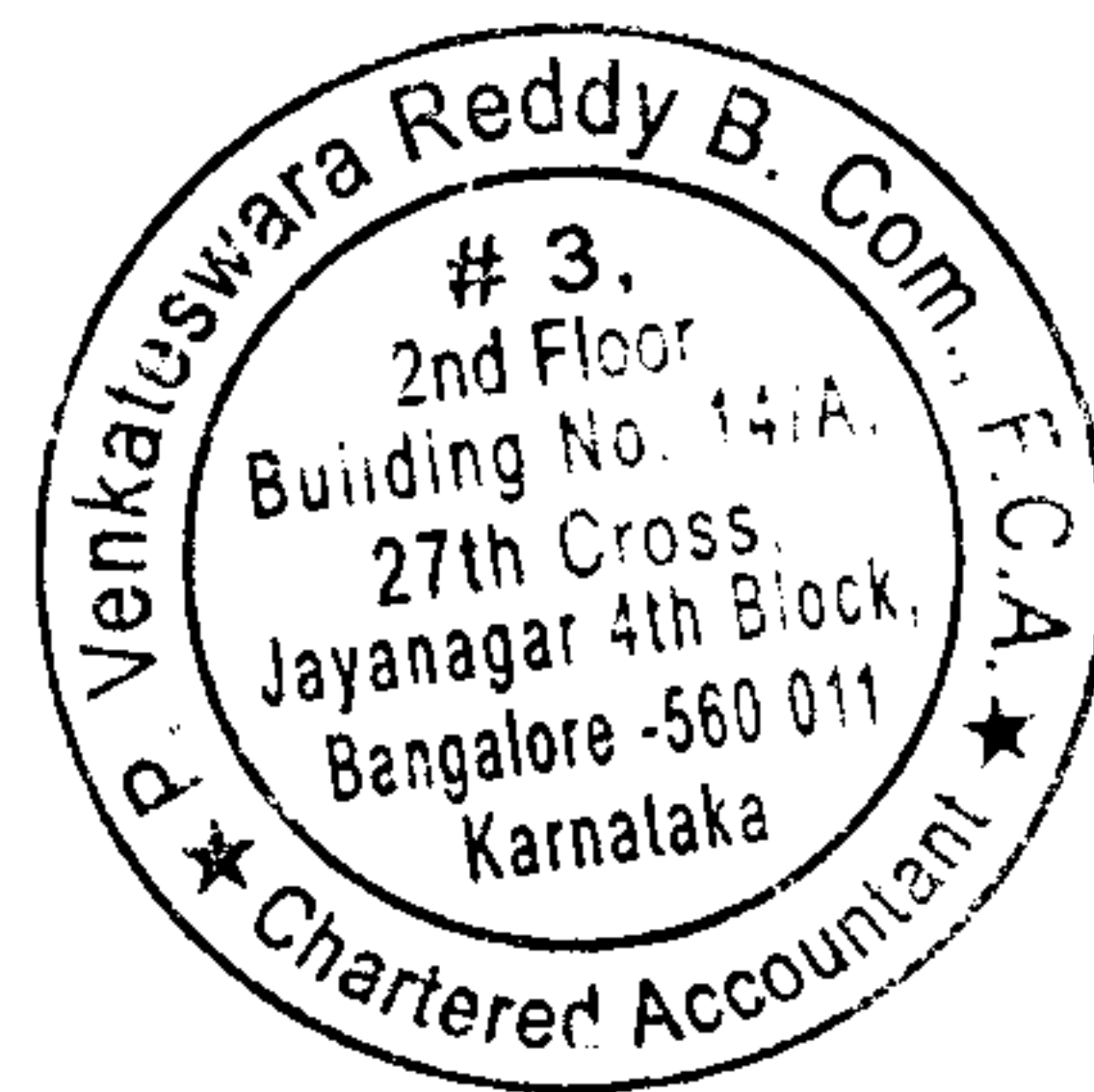
TABLE A -

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 -

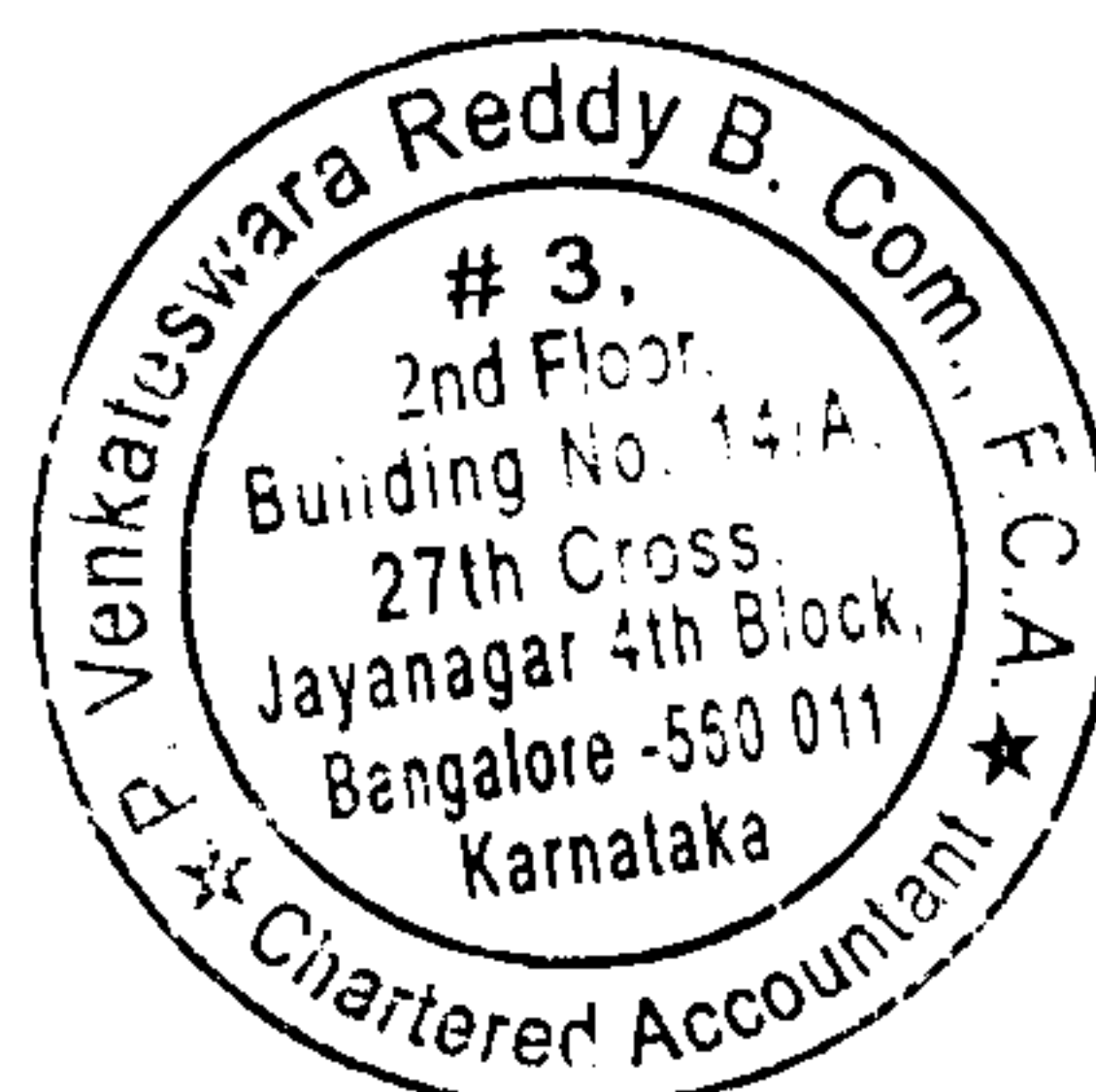
Details	Note	Amount InRS.(100%)
Total Money Realised from the allottees since inception of the project till the date of application for registration of project (applicable in case of ongoing projects)	A	100
70 % of the amount realized	B=A*70%	70
Money incurred / utilized towards for construction of the 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	60
Excess / (Short)	D=B-C	10
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 -		

If amount is not deposited within 3 months from the date of application, mention such noncompliance / quality in Bold and Italics -



Summary of Money Realised, incurred for the project from the inception of the project

I/We certify that the [Name of promoter] has utilized the amounts collected for 7,20,00,000 Project only for that project and the withdrawal from the designated



bank account(s) of the said projects has been in accordance with the proportion to the percentage of completion of the project.

(If not, Please specify the amount withdrawn in excess of eligible amount or any other exceptions).

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 2017-18	-	12,32,400	
FY 2018-19	-	17,16,200	
FY 2019-20	-	10,51,500	
FY 2020-21	-	-	
TOTAL		40,00,100	

Note -- Above values shall match / tally with the financial statement of the project of the promoter.

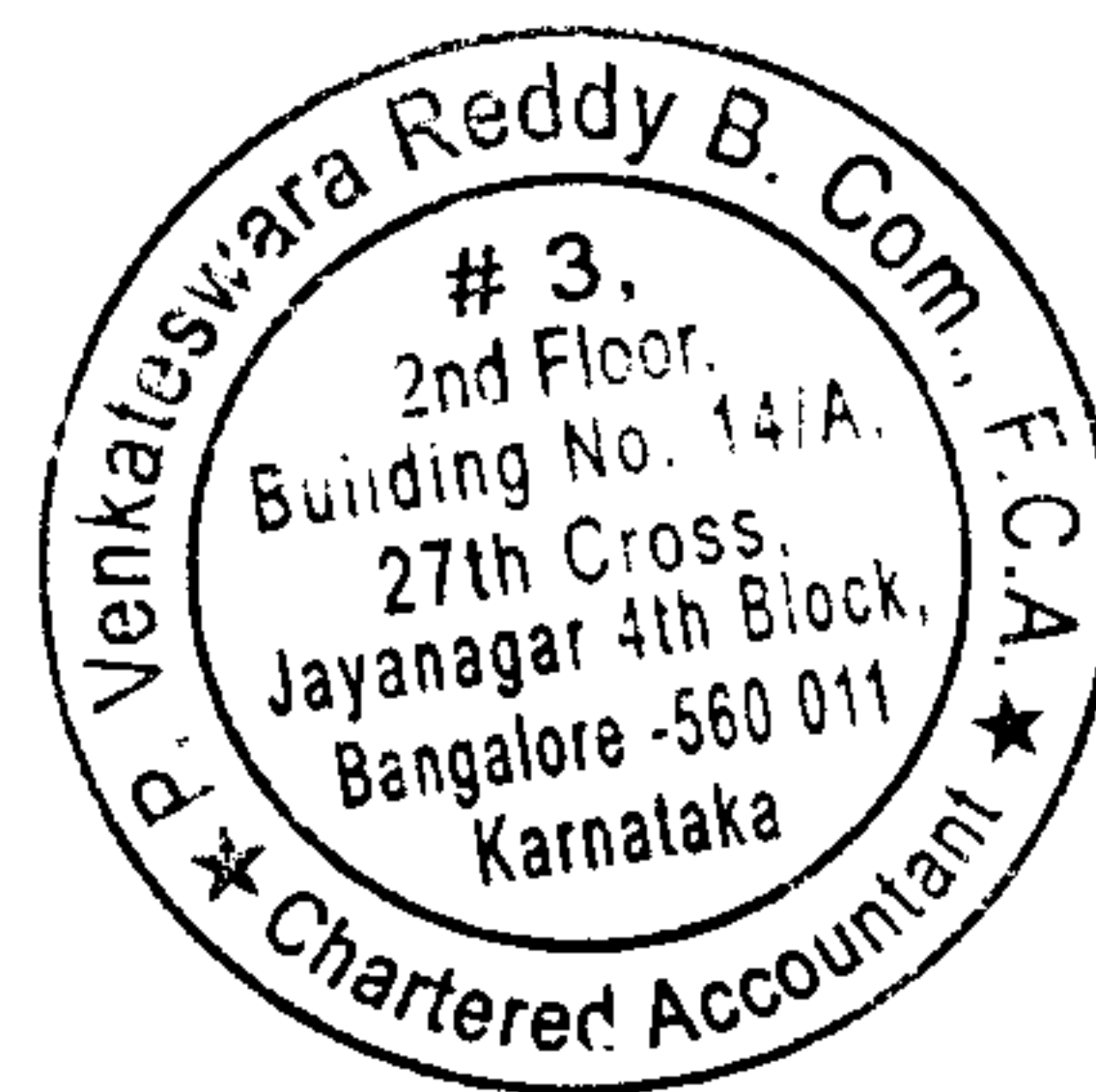
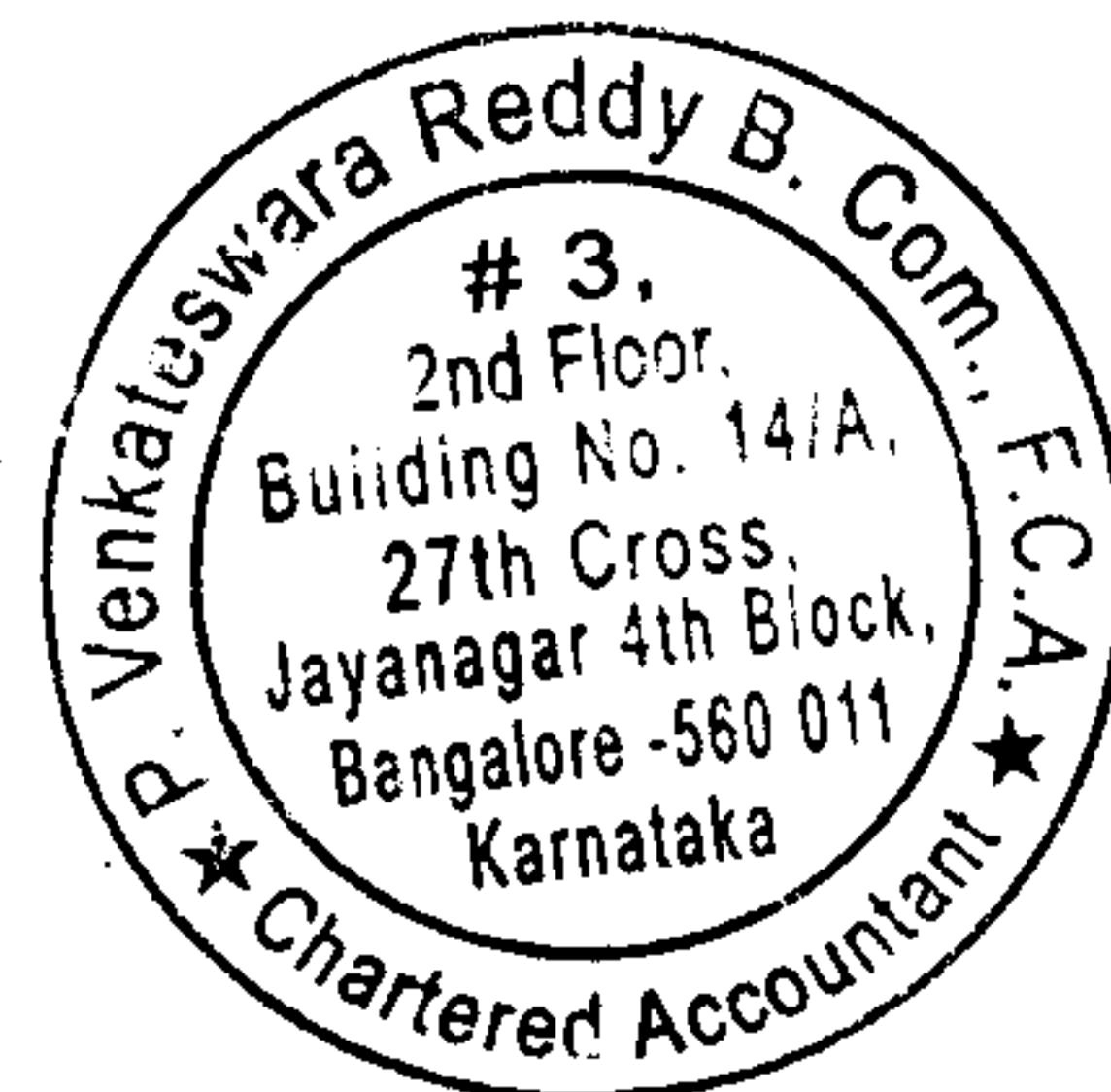


TABLE D -

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 DD/MM/YYYY

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



2. Unsold Inventory Valuation - As on DD/MM/YYYY

Ready Recknor Rate as on the of certificate of the Residential /Commercial premises RS._____Persq. Mts.

Sr. No.	Flat No.	Carpet Area (in sq. 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	Remark

Note - mention net of GST or any other taxes

Any observation / qualification

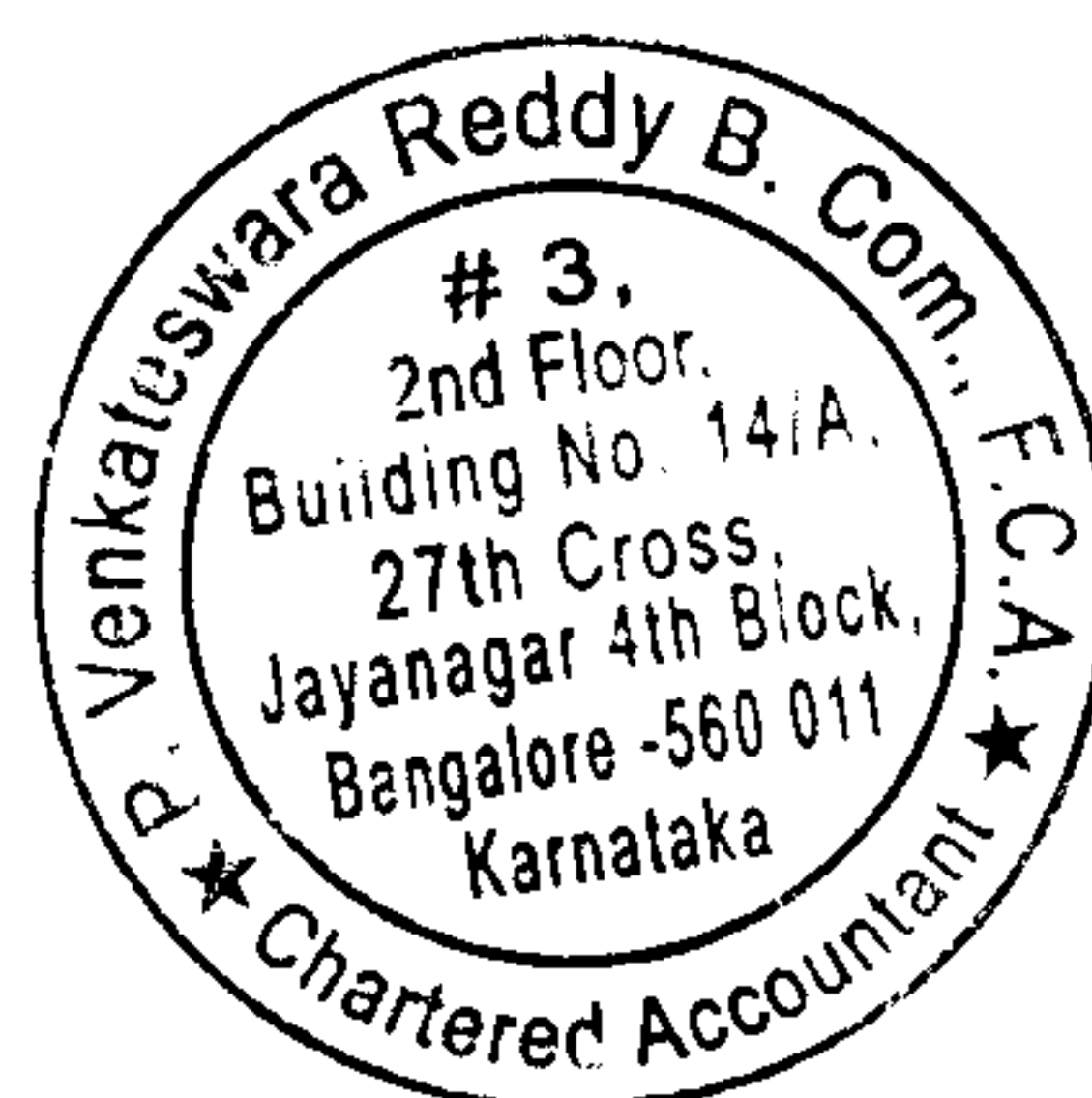


Table F – As on DD/MM/YYYY

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	Remark

Any observation / qualification

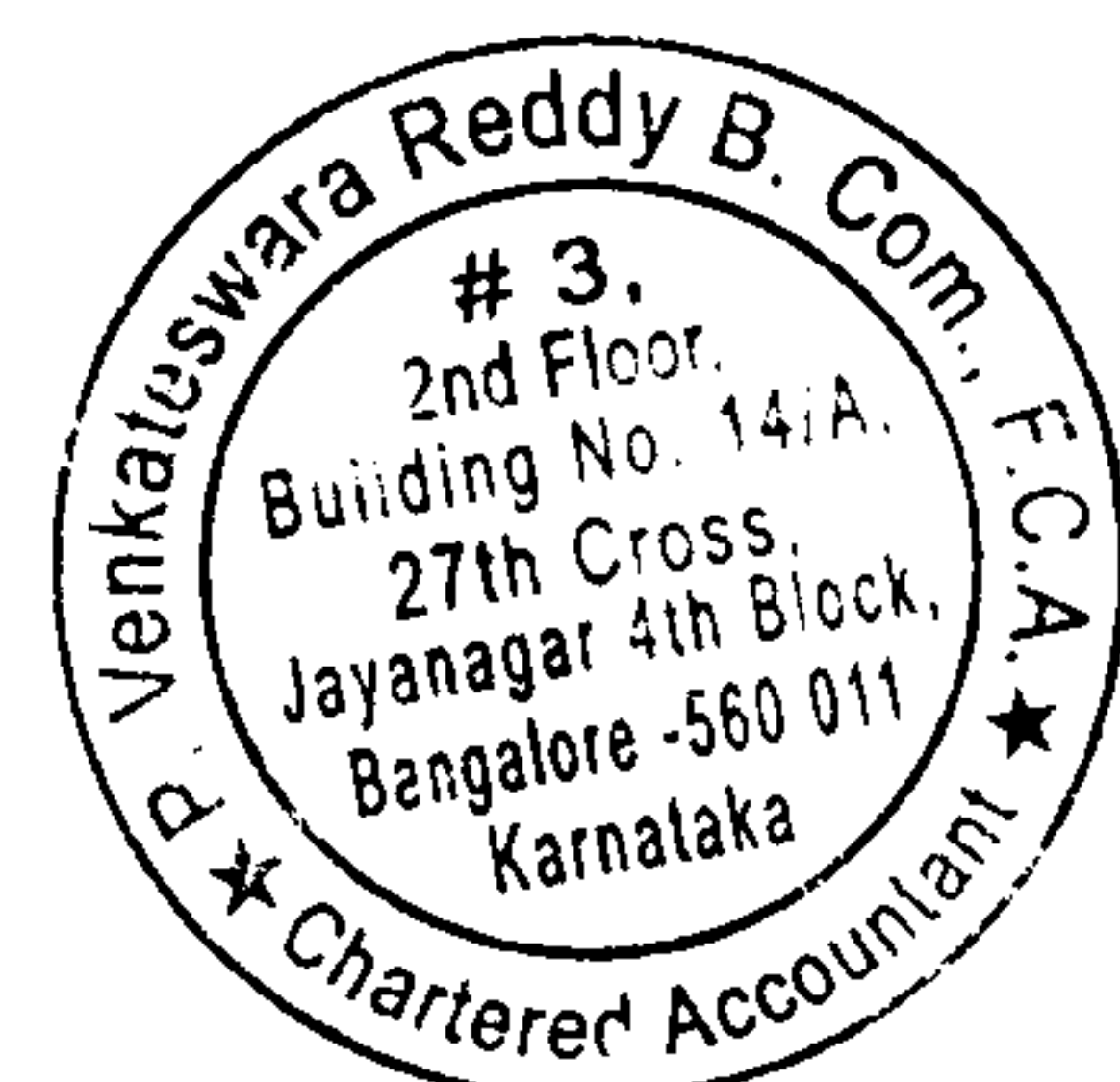
This is to certify that the (promoter Name, address) has completed 100%/ XX% development in the Real estate (project Name) as defined U/s 2(t) Real Estate (Regulation and Development) Act, 2016 and promoter has time to complied with all applicable provision of the Real Estate (Regulation and development) Act, 2016 read with Karnataka Real Estate (Regulation and Development) Rules, 2017

Any qualifications/ observations shall be in – Bold and Italics

Yours Faithfully,

P. Venkateswara Reddy
MNO: 212859

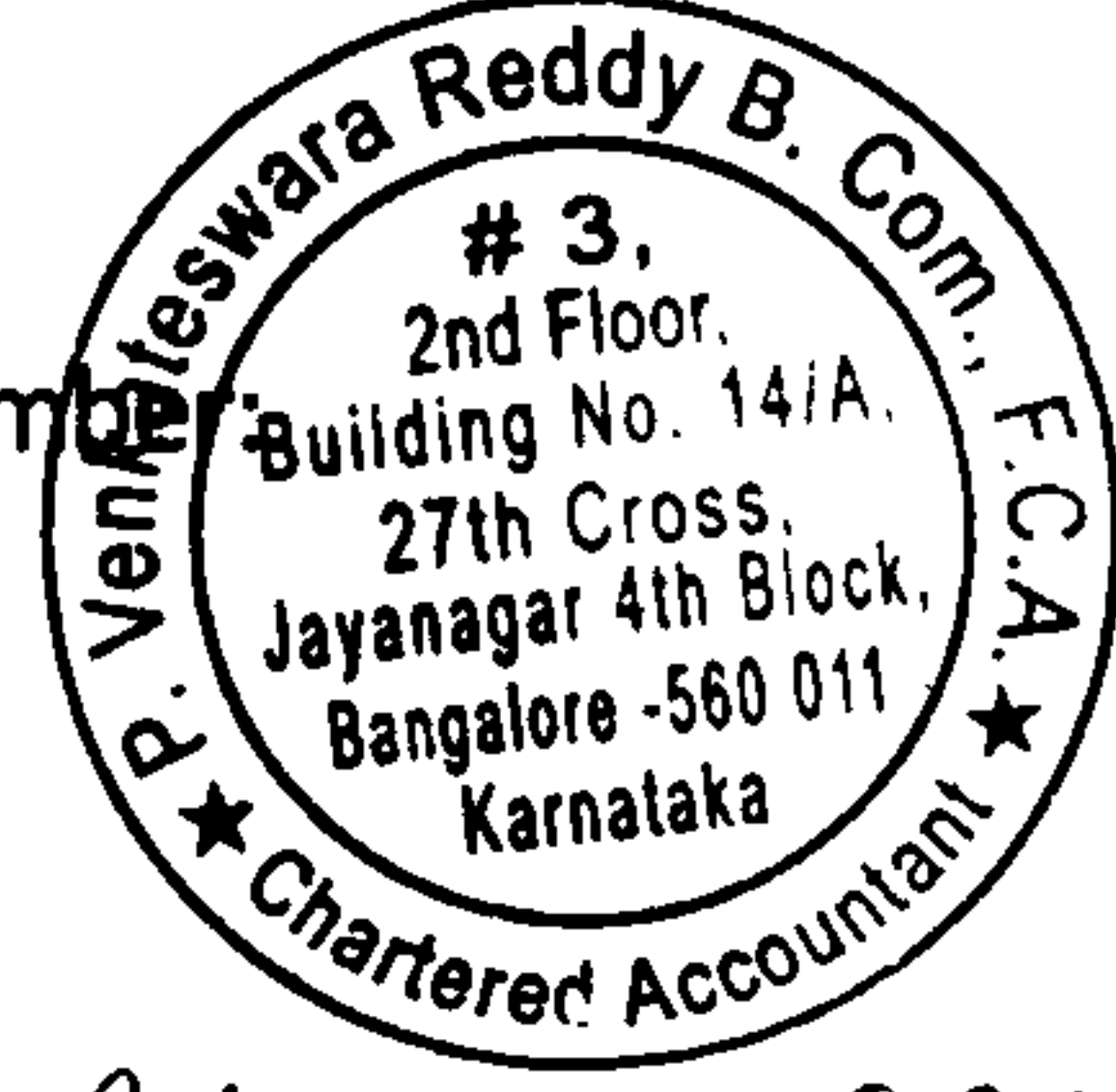
For
Chartered Accountants
FRN:



UDIN: 23212859

BGYFTA 9919

Name
Partner
Membership Number
Address: No.
Contact Details:



Date: 09/03/2023
Place: Bengaluru

UDIN: 23212859 BGYFTA 9919

Note -

- 1) UDIN is mandatory
- 2) This report and certificate shall be certified by a CA holding COP
- 3) If there is no Qualification / observation - mention NIL
- 4) If promoter has deposited money on other than the RERA Designated bank Account (refer registration details in www.rera.karnataka.gov.in) report such Deviation under Qualification / observations
- 5) Please ensure information shall match with the information provided during Registration or amended subsequently.
- 6) Sold included booked apartment / plots / units
- 7) Refer all circulars, notifications etc issued by the Authority

