

DATLA & Co

CHARTERED ACCOUNTANTS

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]

FORM-4

CHARTERED ACCOUNTANT'S CERTIFICATE

(QUARTER ENDED 31.12.2024) Date: 01.03.2025

KRERA Registration Number : PRM/KA/RERA/1250/304/PR/120922/005230
Project Name : SRIVARU ORCHADS
Promoter Name : SRAI CONSTRUCTIONS PRIVATE LIMITED
Cost of Real Estate Project : Rs 9,77,50,041/-

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: SRAI CONSTRUCTIONS PRIVATE LIMITED
Designated Account Number: ,009311010000026
Bank Name: Union Bank of India
IFSC Code: UBIN0800937
Branch Name: Chamrajpet, Bangalore

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. LP NO: BBMP/Addl.Dir/JDNORTH/0070/21-22

Sr. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1	i	Land Cost :	
	a.	The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc.	3,56,77,390
	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.	38,83,000
		Sub – Total Land Cost	3,95,60,390
	ii	Development Cost/ Cost of Construction:	
	a.	(i) Estimated Cost of Construction as certified by Engineer	4,80,00,000
		(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)	4,80,00,000
		(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.	1,01,89,651
	b.	Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority.	-
	c.	Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	-
		Sub-Total of Development Cost	5,81,89,651

2. Total Estimated Cost of the Real Estate Project [1(i) +1(iii)] of estimated Column.	9,77,50,041
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(iii)] of Incurred Column.	9,77,50,041
4. Percentage of completion of construction work (as per Project Architect's Certificate)	100.00%
5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.	40.47%
6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.	59.53%
7.Total Percentage of Completion of Constrcution as per CA(i.e 3/2)	100%
8.Amount which can be withdrawn from Designated Account (Total Estimated Cost as*Percentage of Completion completion of Construction (Lower of 4&7)	9,77,50,041
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.	9,77,50,041

2 Borrowings / Mortgage Details (If Applicable)	
A. Borrowing Details	
1. Name of the Lender:	
2. Amount Disbursed:	0.00
3. Amount pending for disbursement from Lender:	0.00
4. Amount to be repaid to lender:	0.00
B. Mortgage Details	
1. Mortgaged to (Name of the Entity/ Institution) :	0.00
2. Amount Disbursed:	0.00
3. Amount pending for disbursement:	0.00
4. Amount to be repaid to lender:	0.00

This certificate is being issued for the project Srivaru Orchads with RERA Registration No.PRM/KA/RERA/1250/304/PR/120922/005230 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 Partners of the firm.

Yours Faithfully,
For Datla & Co
Chartered Accountants

Datla VSVN Raju
Proprietor
M.No: 248595
FRN: 021651S
UDIN: 25248595BMJQLY4616

Date: 01.03.2025
Place: Visakhapatnam

(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)	0
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)	0
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	5347
	(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	143900000
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	143900000
5	Amount to be deposited in Designated Account – 70% or 100% IF Sl.No 4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account. IF Sl.No 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account	70%

Annexure A

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

1 Sold Inventory

S.No	No.of Flats Sold	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of	Received Amount	Balance Receivable
1	0	-	-	-	-

2 Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises Rs.26910 per sq.mts.

S.No	No.of Flats Un Sold	Carpet Area (in sq.mts.)	Unit Consideration as per Ready Reckoner Rate(ASR) *
1	39	5347	14,39,00,000

*Note: Unit Consideration as per Ready Reckoner Rate (ASR) taken as average selling price of sold Inventory

This certificate is being issued for RERA compliance for the Firm SRAI CONSTRUCTIONS PVT LTD and is based on the records and documents produced before me and explanations provided to me by the managing .

Yours Faithfully,
For Datla & Co
Chartered Accountants

Datla VSVN Raju
Proprietor
M.No: 248595
FRN: 021651S
UDIN: 25248595BMJQLY4616

Date: 01.03.2025
Place: Visakhapatnam

Sold and Un Sold Inventory details of Srivaru Orched as on 31.12.2024

Sno	Plot No	Area	Carpet Area in Sq.mt	Sold/Unsold
1	1	2510	233	Unsold
2	2	1350	125	Unsold
3	3	1350	125	Unsold
4	4	1350	125	Unsold
5	5	1350	125	Unsold
6	6	1350	125	Unsold
7	7	1350	125	Unsold
8	8	1350	125	Unsold
9	9	1350	125	Unsold
10	10	1350	125	Unsold
11	11	1350	125	Unsold
12	12	1350	125	Unsold
13	13	1350	125	Unsold
14	14	1350	125	Unsold
15	15	1350	125	Unsold
16	16	1350	125	Unsold
17	17	1350	125	Unsold
18	18	1350	125	Unsold
19	19	1350	125	Unsold
20	20	1350	125	Unsold
21	21	1350	125	Unsold
22	22	2214	206	Unsold
23	23	1924	179	Unsold
24	24	1534	143	Unsold
25	25	1544	143	Unsold
26	26	1553	144	Unsold
27	27	1563	145	Unsold
28	28	1572	146	Unsold
29	29	1581	147	Unsold
30	30	1590	148	Unsold
31	31	1600	149	Unsold
32	32	1610	150	Unsold
33	33	1298	121	Unsold
34	34	1298	121	Unsold
35	35	1230	114	Unsold
36	36	911	85	Unsold
37	37	1756	163	Unsold
38	38	1660	154	Unsold
39	39	1612	150	Unsold
Total - Unsold		57560	5347	

Average Selling Price of Smts	26910
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