



FORM-4CC
REPORT AND CERTIFICATION OF COMPLETION UNDER RERA
[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]

Date: 09/01/2023

KRERA Registration Number : **PRM/KA/RERA/1268/378/PR/171016/001168**
Project Name : **Shreesha Hill View Layout Phase 2**
Project Address : **Sarkari Utthanahalli, Varuna Hobli, Mysore Taluk and
Mysore District.**
Promoter Name and Address : **ESS & ESS INFRASTRUCTURE PRIVATE LIMITED**
No. 1112, 2nd Floor, G & H Block, Gaganachumbi Double
Road, Kuvempunagar, Mysore – 570 023.

SUBJECT: Report and certification of completion with respect to K-RERA registered project **Shreesha Hill View Layout Phase 2** developed by **Ess & Ess Infrastructure Private Limited** having RERA Registration Number **PRM/KA/RERA/1268/378/PR/171016/001168**.

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. We have obtained all necessary information and explanation from the promoter, during the course of our review, which in our opinion are necessary for the purpose of this review and certificate.
3. We hereby confirm that we have examined the prescribed registers, reports, books, documents, agreements and the relevant records of M/s. Ess & Ess Infrastructure Private Limited for the project for the period from 12/04/2017 to 31/12/2022.
4. We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuers etc. to form the opinion and issue of this report and certificate.



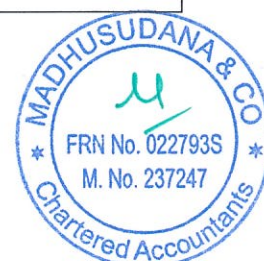
5. Details of the project and observations / qualifications -

Sl. No.	Details	Details / Observation / Qualification
1	Type and Nature of the project -	Plotted Development
2	Number of units / inventory as per sanctioned plan	179 Plots
3	Date of RERA Registration as per registration certificate	16/10/2017
4	End Date as per RERA registration certificate	12/04/2022
4(a)	Extension End date	NA
4(b)	Covid Extension End date	12/01/2023
5	Project Start date as per Registration application	12/04/2017
6	Nature of Ownership of Land	Own
7	Total Estimate Cost of Construction as per registration	Rs. 8,70,70,000/-
8	Total Estimated Land Cost as per registration	Rs. 6,28,07,691/-
9	Total Cost of the Project as per registration	Rs. 14,98,77,691/-
10	Project Designated Bank Account as per registration	Bank Name : Punjab National Bank Account Number : 08511132000186 IFSC Code : PUNB0085110 Branch Name : Kuvempunagar, Mysore
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
		Q2-18-19	15/10/2018	03/01/2019*	No
		Q3-18-19	15/01/2019	19/01/2019*	No
		Q4-18-19	15/04/2019	03/04/2019	No
		Q1-19-20	15/07/2019	09/07/2019	No
		Q2-19-20	15/10/2019	05/10/2019	No
		Q3-19-20	15/01/2020	13/01/2020	No
		Q4-19-20	15/09/2020	14/09/2020	No
		Q1-20-21	15/09/2020	14/09/2020	No
		Q2-20-21	15/10/2020	14/10/2020	No
		Q3-20-21	15/01/2021	14/01/2021	No
		Q4-20-21	15/04/2021	08/04/2021	No
		Q1-21-22	15/07/2021	13/07/2021	No
		Q2-21-22	15/10/2021	11/10/2021	No
		Q3-21-22	15/01/2022	13/01/2022	No
		Q4-21-22	15/04/2022	07/04/2022	No
		Q1-22-23	15/07/2022	14/07/2022	No
		Q2-22-23	15/10/2022	15/10/2022	No
		Q3-22-23	15/01/2023	Yet to be filed	NA

*Portal for e-filing of RERA returns was opened for the first time in the month of January 2019. Hence, the promoter has filed the return in that month itself.



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
		31/03/2018	30/09/2018	03/01/2019*	No
		31/03/2019	30/09/2019	05/10/2019	No
		31/03/2020	30/09/2020	14/10/2020	No
		31/03/2021	30/09/2021	11/10/2021	No
		31/03/2022	30/09/2022	15/10/2022	No
			15/01/2023 New Format	27/12/2022	No

*Portal for e-filing of RERA returns was opened for the first time in the month of January 2019. Hence, the promoter has filed the return in that month itself.

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	Nil
		Amount Borrowed	Nil
		Balance Amount outstanding / payable as on date of certificate	Nil
		Security details against the borrowings as per sanction letter/conditions	Nil
		Attach the copy of the hypothecation / mortgage of the project land	Nil
		If the amount is repaid and settled. Attach copy of release / discharge letter / NOC from the lender	Nil



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	Nil
		Name of person having charge on property	Nil
		Additional Details	Nil
		Any liability due to such encumbrance - if so, amount there on	Nil
		Attach copy of release / discharge letter / NOC from the interested party	Nil
16	Summary of amount Realised, incurred In case of Ongoing Project as per Sec 4{2}(L)(D} of the Act	Refer Table - A Observation or Qualification - NIL	
17	Summary of Money Realised, incurred for the project from the inception of the Project (Pre and Post RERA period)	Refer Table - B Observation or Qualification - NIL	
18	Details of commission / brokerage paid to Real Estate Agents -	Refer Table - C Observation or Qualification - NIL	
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
		NA	NA
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 % Completion Yes / No
		Ground Clearance / Formation of Plots	Yes
		Formation of Road, Footpath	Yes
		Construction of Water Supply Infrastructure	Yes
		Construction of Sewage System Infrastructure	Yes

		Power Supply Work (Transformer And Substation)	Yes
		Construction Of Storm Water Drainage	Yes
		Tree Plantation And Land Scape Work	Yes
		Street Lighting	Yes
		Parks	Yes
21	Sold and Unsold units / inventory	Refer Table - D Observation or Qualification - NIL	
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	No	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws.	No	
25	Whether promoter registered the Deed of Declaration (DOD)	No	
26	Maintenance charges collected from the allottees, spent and balance there on	Refer Table - E Observation or Qualification - NIL	
27	Deposits (under various heads including club house etc.) collected from the allottees and transferred to association there on	Refer Table - F Observation or Qualification - NIL	
28	Has promoter paid any penalty / delay filing fees to RERA Authority during the tenure of the Project	No	
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 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. 1,74,96,084/-
70 % of the amount realized	B= A*70%	Rs. 1,22,47,259/-
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. 10,73,76,719/-
Excess / (Short)	D= B-C	Rs. (9,51,29,460)/-
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) -		Nil

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) (Rs. 1,74,96,084/- * 70%)	A	Rs. 1,22,47,259/-
Total 70% Money Realised from the allottees from the date of registration of the project till the date of this certificate. (Rs. 19,13,83,111/-* 70%)	B	Rs. 13,39,68,178/-
Total	C= A+B	Rs. 14,62,15,437/-
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 – a) Land Cost b) Approval / NOC's c) On Site Costs d) Off Site Costs including Architect, engineer, consultants Cost e) Administrative Costs f) Payment of Taxes, Cess etc. to statutory authorities (other than pass through charges) g) Financial cost - interest etc. h) Any other costs	D	Rs. 21,08,85,526/-
Surplus / (Deficit)	E=C-D	Rs. (6,46,70,089)/-

We certify that M/s. Ess & Ess Infrastructure Private Limited has utilized the amounts collected for **Shreesha Hill View Layout Phase 2** 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.

(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 in Rs.)
	A	B	C= A+B
FY 2018-19	Nil	Nil	Nil
FY 2019-20	Nil	Nil	Nil
FY 2020-21	Nil	Nil	Nil
FY 2021-22	Nil	Nil	Nil
TOTAL	Nil	Nil	Nil

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 31/12/2022

Sl. No.	Flat No.	Carpet Area (in sft.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Registered Sale Deed Yes/ No
1	No of Sites Sold is 117 No's	Total Area sold is 1,81,040 sft	Rs. 1,159/- per sft (Average Rate)	Rs. 20,97,48,090/-	Nil	NA	Yes



2. Unsold Inventory Valuation - As on 31/12/2022

Ready Reckoner Rate as on the date of Certificate of the Residential / Commercial premises
Rs. 520/- Per sq. sft.

Sl. No.	Flat No	Carpet Area (in sft) (A)	Unit Consideration as per Guidance value (B)	Total Guidance value consideration per flat (A*B)
1	No of Unsold Sites is 62 no's	Total Unsold area is 1,29,943 sft	Rs. 520/- per sft	Rs. 6,75,70,360/-

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 up to	Amount spent towards Maintenance charges as on date of certificate	Transferred to the Association	Balance with the promoter	Remarks
Nil – The promoter has not collected any Advance Maintenance charges							

Note - mention net of GST or any other taxes

Table F - As on 31/12/2022

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
Nil – The promoter has not collected any deposits from allottees					

Any Observation / Qualification

This is to certify that M/s. Ess & Ess Infrastructure Private Limited, No. 1112, 2nd Floor, G & H Block, Gaganachumbi Double Road, Kuvempunagar, Mysore – 570 023 has completed 100% development in the real estate project Shreesha Hill View Layout Phase 2 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.

Date : 09/01/2023

Place : Mysore

Yours Faithfully,

For MADHUSUDANA & CO
Chartered Accountants


MADHUSUDANA
Proprietor

Signature of the Chartered Accountant

Name: Madhusudana

Membership Number: 237247

Address: No. 79, Nrupatunga Road,
Kuvempunagar 2nd Stage, M Block,
Mysore – 570 023

Contact Details: 7795282353

Email id: ca.madhusudan18@gmail.com

UDIN: 23237247BGWVMS1570

Note:-

- 1) UDIN is mandatory
- 2) This report and certificate shall be certified by a CA holding COP
- 3) If there is no Qualification/ Observations – mention NIL
- 4) If Promoter has deposited money in 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