



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ನಂ:1/14, 2ನೇ ಮಹಡಿ, ಸಿಲ್ವರ್ ಜ್ಯೂಬಿಲಿ ಬ್ಲಾಕ್, ಯುನಿಟಿ ಬಿಲ್ಡಿಂಗ್, ಸಿ.ಎಸ್.ಐ.ಕಾಂಪೌಂಡ್, 3ನೇ  
ಕ್ರಾಸ್, ಮಿಷನ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು-560027



No: RERA/Accounts/129/2021-22

Date: 13/10/2022

### CIRCULAR

Sub : Submission of Annual Audit report as per Section 4(2)(l)(D)  
of the RERA Act, 2016.

\*\*\*

Government of India has enacted the Real Estate (Regulation and Development) Act, 2016 and Government of Karnataka has notified the Karnataka Real Estate (Regulation and Development) Rules, 2017. Accordingly, the Karnataka Real Estate Regulatory Authority (RERA) was established, and a web portal was created to enable the real estate agents to register themselves online by submitting application for grant of registration, filing of quarterly updates, change request, audited accounts report, complaints, agent registration etc.


**3<sup>rd</sup> proviso to section 4(2)(l)(D) of the RERA Act 2016 mandates the promoter to get accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by chartered accountant and it shall be verified during the audit that the amounts collected for particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of the project.**

In exercise of the power conferred under section 25 and 37 of the Real Estate (Regulation and Development) Act, 2016 and as the Karnataka Real Estate Regulatory Authority has recently notified the New format for Form 7, Annual Audit Report on Statement of Accounts, the promoters are mandated to obtain the New Form 7 for the financial year 2021-22 and for subsequent years for each project from a Chartered Accountant in practice.

Further, the new form 7 shall be submitted in a separate online module. The promoters shall visit the K RERA Web portal and select Annual Audit login under Registration and submit the required information, details, documents, and New Form 7.

In addition, The promoters shall submit the information of Annual Audited books of accounts (Profit and Loss Account, Balance Sheet along with schedules, cash flow statement, Income Tax Returns and Auditor report) along with New Form-7 for the financial year ending 31<sup>st</sup> March 2022 on or before 15<sup>th</sup> November 2022, which is in compliance with the Real Estate (Regulation and Development) Act, 2016 and Real Estate (Regulation and Development) Rules, 2017.

In case of promoter face any problem while create login etc, they can raise the ticket in Helpdesk.

  
Secretary 13/10/22

Karnataka Real Estate Regulatory Authority



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(Real Estate (Regulation & Development) Rules, 2017)]

Form - 7

Annual Report on Statement of Accounts - YEAR Ended - 31/03/20XX  
(On the letter head of chartered accountants who is certificate of the practice)

Date: \_\_\_\_\_

RERA No. : \_\_\_\_\_  
Project Name : \_\_\_\_\_  
Promoter Name: \_\_\_\_\_  
Financial Year : 2020-21

To,  
[NAME & ADDRESS OF PROMOTER]

SUBJECT: Report on Statement of Accounts on project fund utilization and withdrawal by [Promoter] for the period from \_\_\_\_\_ to \_\_\_\_\_ with respect to project \_\_\_\_\_ RERA Registration Number \_\_\_\_\_

### Designated Bank Account Details -

Name of the Account Holder:  
Designated Account Number:  
Bank Name:  
IFSC Code:  
Branch Name:

1. This report 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.
2. I/We have obtained all the necessary information and explanation from the Promoter/ Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this report.
3. I/We hereby confirm that I/We have examined the prescribed registers, books and documents, and the relevant records of [Promoter name] for the period ended \_\_\_\_\_ for the Project (name of the project) and hereby certify that:

i. M/s. \_\_\_\_\_ (Promoter) have completed \_\_\_\_\_% of the project (% completion is as per Architect Certificate) titled \_\_\_\_\_ RERA Registration No. \_\_\_\_\_ located at \_\_\_\_\_ (full address)

ii. Amount collected during the year for this project is Rs. \_\_\_\_\_ and amounts collected till date is Rs. \_\_\_\_\_ (Amount collected inception to till date).

Details	100% amount	70 % amount
Amount collected during the year from the allottees		
Amounts collected till date (From inception)		



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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iii. Amount withdrawn during the year for this project is Rs. \_\_\_\_\_ and amount withdrawn till date is Rs. \_\_\_\_\_ (since inception of the project).

4. I/We certify that the [Name of Promoter] has utilized the amounts collected for \_\_\_\_\_ project (name of the project) only for that project and the withdrawal from the designated bank account 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)

5. I/We certify that the details as per Annexure-A & Annexure-B are certified as per the books of accounts and other details, documents furnished by the promoter of the project.

### Observations and Qualifications -

Signature and Stamp/Seal of the Signatory CA) Name of the Signatory:

Membership No.:  
Full Address:  
Contact No. :  
E mail:  
Website Link:

UDINo-

Date:  
Place:

Encl Annexure A and Annexure B

Secretary

Karnataka Real Estate Regulatory Authority



# ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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## Annexure A -

Format of Annual Accounts of the Project – Refer Proviso 3 to Section 4(2)(I)(D)-

Promoter Name

RERA Registration Number

Project Name

Financial Year -

Total Amount collected from the Allottees of the Project - Table - A

Sl No	Details	Current Year (In INR)	Previous Year (In INR)									
1	Total Amount collected from the Allottees of the project (net cancellation of refunds if any) Since inception of the Project – towards cost of the apartment / plot / others. Give break up of 100 % and 70 % <table border="1"><thead><tr><th>Sl No</th><th>Details</th><th>Amount in INR</th></tr></thead><tbody><tr><td>1</td><td>100 % collected</td><td></td></tr><tr><td>2</td><td>70 % of above</td><td></td></tr></tbody></table>	Sl No	Details	Amount in INR	1	100 % collected		2	70 % of above			
Sl No	Details	Amount in INR										
1	100 % collected											
2	70 % of above											
2	Other Charges collected from the Allottees of the project (not included above)											
	<b>TOTAL Amount in INR</b>											

(Mention whether above values are including/excluding Indirect taxes like VAT, Service Tax, GST etc)

We hereby declare that the details are as per the books of accounts, other relevant documents maintained by the promoter of the project.

Observations and Qualifications -

Signature & Seal of the Promoter

Seal and Sign of Chartered Accountant

Name:

Address:

ICAI M No:

UDINo:

Name -

Designation -

Place

Date

Amount incurred by the Promoter – Table - B

Promoter Name

RERA Registration Number

Project Name



# ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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Financial Year -

Particulars	Estimated Cost as per Registration	Incurring in INR (till cur Year)	Incurring in INR (till Prev Year)
<b>i. Land Cost:</b>			
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.	-	-	-
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.	-	-	-
d. Any other cost in relation to Land (including interest on borrowing for the purpose of acquisition of land)	-	-	-
<b>Sub – Total Land Cost</b>	-	-	-

Signature & Seal of the Promoter

Seal and Sign of Chartered Accountant

Name:  
Address:  
ICAI M No:  
UDINo:

Name and Designation:



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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Development Cost/ Cost of Construction:	Estimated Cost as per Registration	Incurred in INR (till cur Year)	Incurred in INR (till Prev Year)
a. (i) Estimated Cost of Construction as certified by Engineer	-		
(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, lower of (i) or (ii) is to be considered)	-	-	-
b. As part of cost of project which is no included in a	-		
c. Interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	-	-	-
d. Other Charges - Offsite Development Charges Administrative, Management Expenses	-		
Sub – Total Development Cost	-	-	-

Signature & Seal of the Promoter

Seal and Sign of Chartered Accountant

Name:

Address:

ICAI M No:

UDINo:

Name -

Designation -



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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	Current year	Prev Year
Summary of Costs	Incurred in INR	Incurred in INR
2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.		
3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	-	-
4. Percentage of completion of construction work (as per Project <u>Architect's Certificate</u> )		
5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.		
6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost		
7. Total percentage of completion of construction as per CA (i.e, 3 / 2)		
8. Total Amount Withdrawn from the Designated Bank account (70%) account		
9. Balance Eligible to withdraw		

Utilisation of funds having withdrawn from the project designated bank Account -

	Current year	Prev Year
Total Utilisation	Utilised till Mar 2021	Utilised till Mar 2020
1. Total Amount Withdrawn from the Designated Bank account (70%) account		
2. Utilised for the purpose of Project in accordance with RERA Act, Rules etc		

Note - Promoter has withdrawn from designated bank account and not utilized in accordance with the provisions of RERA for the Project Rs. \_\_\_\_\_

We hereby declare that the details are as per the books of accounts maintained by the promoter

Signature & Seal of the Promoter

Seal and Sign of Chartered Accountant

Name:

Address:

ICAI M No:

UDINo

Name and Designation

Place and Date



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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### Summary of total collections and realization from the allottees year on year – Table C

Total Collections from the Allottees	Till date of RERA Registration	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	TOTAL
Total collections and realization from the allottees of the project year on year as per books of accounts and other documents maintained by the promoter of the project (mention 100% amount here)						
Less : Amount Incurred a. Towards Land b. Towards Construction c. Towards Others, if any <b>TOTAL Cost Incurred</b>						

We hereby declare that the details are as per the books of accounts and documents maintained by the promoter. The Chartered Accountants may provide note.

Signature & Seal of the Promoter

Seal and Sign of Chartered Accountant

Name:

Address:

ICAI M No:

UDINo

Name and Designation

Place and Date





# ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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## Liabilities on the Project as on – Table D

### Part A – Liability towards the project development

Sl No	Nature of Liability	Balance As on 31-03-2021 Cur Year	Balance As on 31-03-2020 Prev Year
1	Dues / Payable to Landowners (if any)		
2	Payable to Supplier of Materials / goods for the Project		
3	Payable to Service Providers for the services rendered		
4	Payable to government authorities		
5	Payable towards taxes, cessetc (specify the nature of taxes etc)		
6	Disputed government levies including property taxes, cess, ground rent etc (specify the nature of taxes etc) – if any		
7	Disputed Indirect taxes (specify the nature of taxes – VAT, Service Tax, GST etc) – if any		
8	Amount collected from the Allottees towards refundable deposit / Corpus / to be transferred to the Association of Allottees		
9	Amount collected from the Allottees towards advance common area maintenance charges to be transferred to the Association of Allottees or towards provision of services at future date (unutilized portion)		
10	Payable to Allottees (if any) of the project in accordance with Agreement for sale and RERA Act, K Rules (in case of delay in possession etc)		
11	Others – Pl specify		
	<b>TOTAL Amount in INR</b>		

We hereby declare that the details are as per the books of accounts maintained by the promoter of the project

### Observations and Qualifications -

Signature & Seal of the Promoter

Seal and Sign of Chartered Accountant

Name:

Address:

ICAI M No:

UDINo:

Name -

Designation –



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Table E - Liability Borrowings for the Project -

Sl No	Details of Borrowings	Secured / unsecured	Details of Security	Balance As on 31-03-2021 Cur Year	Balance As on 31-03-2020 Prev Year
1	From financial institutions/NBFC/Debentures/HFC etc - (principal amount and interest)				
2	Other Borrowings (including borrowings from the partners, directors, shareholders) - (principal amount and interest)				
3	Others - pl specify				
	<b>TOTAL Amount in INR</b>				

We hereby declare that the details are as per the books of accounts maintained by us.

### Observations and Qualifications -

Signature & Seal of the Promoter

Seal and Sign of Chartered Accountant

Name:  
Address:  
ICAI M No:  
UDINo:

Name -

Designation -



# ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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Part F – Liability based on the Order of the Authority / Adjudicating officer / Tribunal -

Sl No	Details of Liability	Order of Authority / AO / REAT	As on 31-03-2021 Cur Year	As on 31-03-2020 Prev Year
1	Total Amount Payable to the allottees based on orders of the Authority / AO / REAT			
2	Total Amount Payable towards any noncompliance for which orders are passed by Authority / REAT			
	<b>GROSS Amount in INR</b>			
3	Less : Amount paid / settled by the promoter against Sl No 1 and 2			
	<b>Net Liability - Amount in INR</b>			

We hereby declare that the details are true and correct. We have considered all the orders passed by the Authority / AO / REAT on the project.

The details of bank A/c which above mentioned the liabilities in addition to.

### Observations and Qualifications -

Signature & Seal of the Promoter

Seal and Sign of Chartered Accountant

Name:

Address:

ICAI M No:

UDINo:

Name -

Designation -

Date

Place

Secretary

Karnataka Real Estate Regulatory Authority



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### Annexure B

Annexure to Annual Report on Statement of Accounts in form-7to be issued by Chartered Accountant in practice to certify the Statement of Account in accordance with Sec 4(2)(I)(D) of the RERA Act under Provisions of the RERA Act 2016, K RERA Rules 2017

Sl No	Details	Details																								
1	Whether separate RERA Bank account has been opened as envisaged in K- RERA	Y/N																								
2	Whether the existing operational bank account was made known at the time of application for registration as RERA Bank Account	Y/N																								
3	Details of RERA Bank Account as registered with K- RERA (mention all the bank accounts if there has been a change in Bank Account registered with RERA)	Y/N																								
	<table border="1"> <tr><td>Bank Name</td><td></td></tr> <tr><td>Branch Name</td><td></td></tr> <tr><td>Account Name</td><td></td></tr> <tr><td>Account No</td><td></td></tr> <tr><td>Type of Account</td><td></td></tr> <tr><td>IFSC Code</td><td></td></tr> <tr><td>Date of Registration with K-RERA</td><td></td></tr> <tr><td>Date of Account Opening</td><td></td></tr> <tr><td>Opening Balance (as on 1/4/20XX)</td><td></td></tr> <tr><td>Deposit during the period 2020-21</td><td></td></tr> <tr><td>Withdrawals during the period 2020-21</td><td></td></tr> <tr><td>Closing Balance (as on 31st March 2021)</td><td></td></tr> </table>	Bank Name		Branch Name		Account Name		Account No		Type of Account		IFSC Code		Date of Registration with K-RERA		Date of Account Opening		Opening Balance (as on 1/4/20XX)		Deposit during the period 2020-21		Withdrawals during the period 2020-21		Closing Balance (as on 31st March 2021)		
Bank Name																										
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Deposit during the period 2020-21																										
Withdrawals during the period 2020-21																										
Closing Balance (as on 31st March 2021)																										
4	In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from K- RERA under the K-RERA Bank Account Directions, 2020	Y/N																								
5	Whether any of the Form 4 issued during the audit period mandated deposit of 100% of the money collected from the booking of the project units (refer point 5 of Additional Information of Form 4)and reference to K RERA Rules 4(5)																									
6	If Yes <table border="1"> <thead> <tr> <th>Sr. No</th> <th>Certifying Professional</th> <th>Date of Certificate</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> </tbody> </table>	Sr. No	Certifying Professional	Date of Certificate	1			2																		
Sr. No	Certifying Professional	Date of Certificate																								
1																										
2																										
7	Whether the project registration is as New or Ongoing project? New or Ongoing																									
8	Whether any fixed deposit was created out of funds deposited in RERA Bank Account?																									
8.1	If yes, whether the fixed deposit is created with the same RERA account bank branch in compliance with K RERA Bank Account Directions, 2020																									
8.2	If yes to 8 above, whether any lien is created on such fixed deposit in violation of para 5 (ii) of K RERA Bank Account Directions, 2020?																									
9	Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered agreement for sale in accordance with Section 13 of the RERA Act?																									



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ನಂ:1/14, 2ನೇ ಮಹಡಿ, ಸಿಲ್ವರ್ ಜ್ಯೂಬಿಲಿ ಬ್ಲಾಕ್, ಯುನಿಟಿ ಬಿಲ್ಡಿಂಗ್, ಸಿ.ಎಸ್.ಐ.  
ಕಾಂಪೌಂಡ್, 3ನೇ ಕ್ರಾಸ್, ಮಿಷನ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು-560027



Sl No	Details					Details
9.1	If yes, please provide the information as below					
	Sr. No	Unit Number	Date of Agreement	Total Consideration	Amount received in excess of 10% till registered AOS executed	
	1					
	2					
10.	Whether the project is executed by availing any loans / borrowings?					
10.1.	If yes, please provide detail as below					
	Sr. No	Name & Type of Lender	Amount of Loan Sanction(Rs.)	Sanction Date	Loan Outstanding as on 31st March ___(Rs.)	Collateral / Mortgage details
10.2	Whether the encumbrance on project land is reported to K RERA?					
10.3	If yes to 11 above, whether promoter has mortgaged or created a charge on any booked unit and continuing?					
11.	Whether any qualification made by the professionals in forms 4,5 and 6 for indicating noncompliance with RERA Act, rules and regulations?					
11.1.	If yes, please provide the details as below – for the financial year					
	Sr No	Form 4/5/6	Tick as Applicable	Certifying Professional	Date of Issuance	Details of Discrepancy/ qualification
	1	Form 4				
	2	Form 5				
	3	Form 6				
12	Details of Withdrawals from the Project Bank Account – Based on CA Certificate					
	Sr No	Form 4 – CA-Date (withdrawal of funds)	Total Amount Incurred	Amount Eligible to withdraw	Amount Withdrawn	Excess withdrawal if any
	1	30-06-2020				
	2	30-09-2020				
	3	31-12-2020				
	4	31-03-2021				
13	List of Agents engaged by the promoter with their registration details –					
	Sl No	Name of the Agent	RERA Registration No of the Agent	Validity of the Agent Registration		

