

1/14, 2nd Floor, Silver jubilee block, Unity Building, CSi Compound 3RD
Cross, Mission Road, Bengaluru -560027



No.RERA/Finance-Section/BAD/02/2020-21

Dated:07.01.2020

Circular

Sub: RERA Bank Account Directions, 2020.

In exercise of the powers conferred under Section 25 and 37 of the Real Estate (Regulation and Development) Act, 2016 and as the Karnataka Real Estate Regulatory Authority having considered it necessary in the interest of on-time delivery of any Plot, Apartment or Building and for the purpose of ensuring the non-diversion of project funds, it is hereby decided to issue the directions herein under specified.

THE KARNATAKA RERA BANK ACCOUNT DIRECTIONS, 2020

1. Short Title

These Directions shall be called the Karnataka RERA Bank Account Directions, 2020.

2. Definitions

- (i) "Act" means the Real Estate (Regulation and Development) Act, 2016.
- (ii) "Authority" means Karnataka Real Estate Regulatory Authority established under sub-section (1) of section 20 of the Act.
- (iii) No Lien Account means Bank Account without any third-party rights or security interests.
- (iv) No Lien Fixed Deposit means Fixed Deposit without any party rights or security interests.
- (v) "RERA Bank Account" means the separate bank account to be maintained by the promoter in a scheduled bank in the local branch where the project is going on, in State of Karnataka as per section 4(2)(1)(D) of the Act to cover the cost of construction and the land cost of the project.
- (vi) The certificate to be issued by the Chartered Accountant in practice for withdrawal of money from the separate account maintained under section 4(2)(l)(D), Project Architect, Project Engineer, shall be in Form 4, 5 and 6 respectively.
- (vii) The format for Annual Audit on statement of Accounts required to be issued by the Chartered Accountant in Form 7, as maintained under the third proviso of Section 4(2)(1)(D).

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(viii) Post Registration Certificates-

- a) "Form-1" for Chartered Accountant's Certificate.
- b) "Form-2" for Architect Certificate
- c) "Form-3" for Engineer's Certificate

(ix) Quarterly update certificates -

- a) "Form-4" for Chartered Accountant's Certificate
- b) "Form-5" for Architect Certificate
- c) "Form-6" for Engineer's Certificates
- d) "Form-7" for Annual Audit Report on Statement of Accounts.

(x) Bank Account Change Request-

- a) "Form-B1" for Application for change in RERA Bank Account
- b) "Form-B2" for Affidavit for Registered Project.
- c) "Form-B3" for Affidavit for Under Processing Project.
- d) "Form-4B" for Chartered Accountant's Certificate.
- e) "Form-B5" for NOC from Existing Bank
- f) "From-B6" For Fund Transfer from Bank having Proposed Bank Account
- g) "Form-B7" For Confirmation letter of change in RERA Bank Account.

(XI) Certificates for Project Extension-

- a) "Form-Ex1" Architect's Certificate For Status of work as on date.
- b) "Form-Ex2" Architect's Certificate For Pending work as on date.
- c) "Form-Ex3" Chartered Accountant's Fund Utilization Certificate.
- d) "Form-Ex4" Chartered Accountant's Certificate For Funds Required.
- e) "Form-Ex5" Engineer's Certificate For Status of work as on date.
- f) "Form-Ex6" Engineer's Certificate For Pending work as on date.
- g) "Form-Ex7" Affidavit.

3. General Guidelines

- (i) The RERA Bank Account opened in accordance with the provisions of section 4(2)(1)(D) of the Act, shall be a 'No Lien Account' and withdrawal from such separate account shall be in accordance with the provisions of the Act, Rules and Directions issued by the Authority from time to time.
- (ii) The Authority recommends that the amount withdrawn from the RERA Bank Account shall be utilized for the purpose of completion of the same Real Estate Project. However, there is no end use restriction on the amount which is withdrawn from the RERA Bank Account, in accordance with the provisions of the Act, Rules and Directions.



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4. Account Opening

- (i) A RERA Bank Account is to be maintained for each of the registered project of the Promoter and RERA Bank Account shall be opened in the local branch where the project is going on. Details of this project specific Bank Account are to be submitted with the project registration application. As such the promoter shall have the RERA Bank Account opened before application.
- (ii) It shall be required to suffix the term "RERA Designated Account for <name of the project>Real Estate Project" with the name of the RERA Bank Account holder. For example, if the name of the promoter is M/s ABC Ltd, and the name of the project is XYZ, then the name of the account should reflect as "ABC-RERA Designated Account for XYZ".
- (iii) Every project shall have only one RERA Bank Account opened in the local branch where the project is going on. In the case of multiple promoters, necessary contractual or legal arrangement should be made by the principal promoter, who is registering the project, to ensure proper operations of RERA Bank Account.

5. Deposits in Account.

- (i) The Promoter shall deposit seventy percent of the amount collected/realised from Allottees (other than Pass through charges and Indirect Taxes) in the RERA Bank Account in the local branch where project is going on. In the case of a project where is higher than estimated value of sales revenue, hundred percent of the amount collected from the Allottees (other than Pass through Charges and Indirect Taxes) shall be deposited in the RERA Bank Account.
- (ii) The money lying in the RERA Bank Account can be put in fixed deposits with the bank operating the RERA Bank Account provided it is a 'No Lien Fixed Deposit' and no loan can be obtained against or on such Fixed Deposit nor any charge can be created on such Fixed Deposit.

6. Withdrawals from Account.

The Promoter shall be required to follow the following procedure for every withdrawal from the RERA Bank Account till the project is completed.

(i) As per the second proviso to section 4(2)(1)(D) of the Act which provides that the amounts from the RERA Bank Account shall be withdrawn by the promoter after it is certified by an architect, an engineer and a chartered Accountant in practice, that the withdrawal is in proportion to the percentage of completion of the project.





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- (ii) As per Rule 5 of the Karnataka Real Estate (Regulation and Development) Rules, 2017 which prescribes the withdrawals aspects of the amounts deposited in a RERA Bank Account under Section 4(2)(1)(D) of the Act and the said Rule requires that for the purpose of withdrawal of amounts deposited in the RERA Bank Account in respect of Registered Project, the promoter shall have the following three certificates:
- a) Certificates from the Architect in the Template Form-5 (available in the RERA website) certifying the percentage of completion of construction work each of the tasks/activity of the building wing of the project.
- b) Certificate from the engineer in the Template Form-6, for the actual cost incurred on the construction work of each of the building /wing of the project; and
- c) Certificate from the Chartered Accountant in practice other than the statutory auditors of the Promoter in Template Form-4, for the cost incurred and paid on construction cost and the land cost. The Chartered Accountant in practice is also required to certify the proportion of the cost incurred and paid on construction and land cost to the total estimated cost of the project. The total estimated cost of the project multiplied by such proportion shall determine the maximum amount which can be withdrawn by the Promoter from the RERA Bank Account.
- (iii) On completion of the project, the entire balance amount lying in the RERA Bank Account can be withdrawn by the Promoter on the basis of submission of necessary certificates and due project completion compliance s including submission of end quarter data.

7. Reporting to Authority

- (i) Promoter shall submit Template Form-4, Form-5 and Form-6 to Authority for withdrawal of funds and for quarterly return filing compliance.
- (ii) As per the third proviso of Section 4(2)(1)(D) of the Act the promoter is required to get his accounts audited within six months after the end of every financial year by the statutory auditors of the Promoter's enterprise and shall produce a report on statement of accounts on project fund utilization and withdrawal by Promoter in the Template Form No-7 Such report as per in the Form prescribed by the Authority, shall be submitted for each of the Project registered by the promoter.
- (iii) In case of a fixed deposit being made from the money lying in the RERA Bank Account, the chartered Accountant shall verify that there is no lien or charge on such fixed deposit. The promoter and/or chartered Accountant shall obtain the No lien/charge Certificate in respect to such fixed deposit, from the bank once every three months and submit the same as part of quarterly compliance return.

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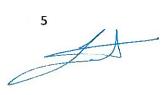


(iv) The promoter shall append RERA Bank Account pass book statement copy certified by Chartered Accountant to the Template Form-4 to upload as part of project quarterly return submission.

Note-1: if the Template Form-4 issued by the statutory auditors reveals that any certificate issued by the project architect, engineer or the chartered accountant has false or incorrect information and the amounts collected for a particular project have not been utilized for the project and the withdrawal has not been in compliance with the proportion to the percentage of completion of the project, the Authority, in addition to taking penal actions as contemplated in the Act and the Rules, may also take up the matter with the concerned regulatory body of the said professionals of the architect, engineer or chartered accountant, for necessary penal action against them, including cancellation/suspension of registration of membership for practice as such.

8. Change of RERA Bank Account

- (i) The power may change the RERA Bank Account from one Bank to another Bank only with prior permission of the Authority.
- (ii) For RERA Bank Account change request, Promoter has to submit through Authority's web portal along with necessary Fees and documents in the following forms:
 - (a) Application for change in RERA Bank Account as per Template Form B1
 - (b) Chartered Accountant Certificate as per Template Form 4B
 - (c) Board Resolution Copy.
 - (d) Notarized Affidavit (Registered Project / Under Process Project) Template Form- B2 and Template Form- B3
 - (e) No Objection Certificate (NOC) from the Existing Bank Account Branch as per Template Form- B5
 - (f) Existing bank account statement (up to closing date)
 - (g) The proposed RERA Bank Account shall opened
 - a) Local Bank branch (within Karnataka)
 - b) Bank Account Name must be in the Name of Project Name where the Project is going on, in the state of Karnataka, For example, if the name of the promoter is M/s ABC Ltd, and the name of the project is XYZ, then the name of the account should reflect as "ABC-RERA Designated Account for XYZ".
 - (h) Exiting and Proposed Bank Account Pass Book copy.
 - (i) Reason for Change of RERA Designated Bank Account, along with supporting document.





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(j) Promoter is also required to submit fund transfer compliance letter as per Template Form-B6, along with Template Form-B7 of Confirmation letter for change in RERA Bank Account and Proof of previous RERA Bank Account closure or closure RERA Designated Bank Account.

9. Power of the Authority on RERA Bank Account

i) Upon revocation of the Registration, the Authority may direct the bank holding the RERA Bank Account to freeze or de-freeze the said account, to facilitate the remaining development works in accordance with the provisions of sections 7(4)(c) and 8 of the Act.

The Authority may in the interest of the Allottees, enquire into the payment of amounts out of RERA Bank Account.

(By the Approval of Hon'ble Chairperson)

Secretary Karnataka Real Estate Regulatory Authority

Copy to:

- 1. PS to Hon'ble Chairman K-RERA for information.
- 2. PS to Hon'ble Member-1 K-RERA for information.
- 3. PS to Hon'ble Member-2 K-RERA for information.
- 4. Controller of Finance, K-RERA.
- 5. Account Officer, K-RERA.
- 6. System Analyst, K-RERA for uploading the copy of these directions on the web portal of K-RERA.
- 7. Record copy/Spare copy





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FORM – 1

Chartered Accountant's Certificate (Post Registration)

[Karnataka Real Estate Regulatory Authority (Real Estate (Regulation & Development) Rules, 2017)]

				Date:
KRERA Reg	istration Number	•		
Project Name Promoter Nar		•		
	Real Estate Project	•		
This	certificate is being iss	ued for the	project	with RERA Registration
		~	•	der Section 4(2) (1) (D) of the
		· ·		(5) & 5 of the Karnataka Real
				books of Accounts maintained
		•		et is in accordance with that of
				ites given by the Engineer and
	or ministregard, base provided to me by the N			nts produced before me and
explanations j	provided to the by the h	ranagement c	Time Company.	
The P	romoter in compliance	e with sectio	n 4(2)(1)(D), of the	Real Estate (Regulation and
	-			om the allottees of this project
in the following	ng account:			
Name	of the Account Holder	:		
	nated Account Number	:		
Bank 1		:		
IFSC (:		
Branch	h Name	:		
,		Tab	le A	
Sl.No	Particulars		INR in Rs.	
			111 111 1101	

Sl.No	Particulars	INR in Rs.
1	Total Land Cost	
	(Including Approval Cost)	
2	Total Construction Cost	
	Total Project Cost	

7



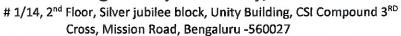




Table B

Sl.No	Particulars	INR in Rs.
1	Opening Balance in the designated	
	account	
2	Total Amount collected from	
	allottees	
3	Total Amount invested by	
	Promoter (Own Fund)	
4	Total Borrowings(If Applicable)	
	a. Name of the lender	
	b. Amount	
5	Mortgage Details (If Applicable)	
	a. Name of the lender	
	b. Amount	
6	Closing Balance	

Yours Faithfully,

Signature of the Chartered Accountant
Name
Membership Number
Address
Contact Details
Email id
Website Link
UDIN

Date: Place:

#



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FORM -2

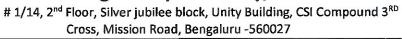
Architect's Certificate (Post Registration)

[Karnataka Real Estate Regulatory Authority (Real Estate (Regulation & Development) Rules, 2017)]

	Date:
RERA No. : Project Name : Promoter Name:	
To The (Name & Address of Pro	matar)
The (Name & Address of From	moter),
Phase of the Project Provisional of Residential	Accommodation forwing(s) of the Plot no,District PIN developed by
	h the provisions of the Real Estate (Regulation and Real Estate (Regulation and Development) Rules,
I have verified the sanctioned drawing. The Competent Authority with Sanctioned Drawing	ne work is as per the sanctioned drawing given by No
certifying estimated Cost of Construction Work of situated on the plot bearing C.N. No/CTS No.	ken assignment as Architect /Licensed Surveyor of of Wing(s) of the Phase of the Project, /Survey no./ Final Plot no District sq.mts., area being developed by
	with respect to each of the Building/Wing of the the date of this Certificate, the Estimated Cost for ct under KRERA is Rs
	Yours Faithfully,
	Signature & Name (in Block letter) of Architect License No : Address : Contact No : Email id : Website link :

9







Place: Date:

*Note: The same Engineer is responsible for the completion of Project. In case of Change of the Engineer, approval needs to be taken from the Authority.



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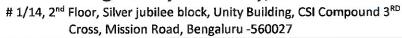
Form – 3 Engineer's Certificate (Post Registration)

[Karnataka Real Estate Regulatory Authority (Real Estate (Regulation & Development) Rules, 2017)]

			Date:
RERA No. Project Name Promoter Name	•		
	·		
То			
The	(Name & Ad	dress of Promoter),	
Subject: Certificate o	f Estimated Cost for Dev illding(s)/ Wing	elopment of [Projects) of the	ect Name] for Construction of Phase situated on the Plot
bearing C.N. No /CTS	No. /Survey no. / Final Plot	no	Phase situated on the Plot demarcated by its boundaries to the South to Taluka District
(latitude and longitude	of the end points)	_ to the North	to the South to
PIN PIN	admeasuring	village	eing developed by [Promoter].
Real Estate (Regulation Estate (Regulation and	n and Development) Act, 20 Development) Rules, 2017.	016 read with Rule	f the Section 4(2) (1) (D) of the 4(5) & 5 of the Karnataka Real are sanctioned drawing given by
the Competent Author	ity with Sanctioned Drawi	ing No	I am satisfied that the ERA Registration Application
Subject Real Estate Building(bearing C.N. No/CTS Village	e Project proposed to (s) Wing(s No. /Survey no. / Final P Taluka	be registered s) of the lot no District	rtifying Estimated Cost for the under the KRERA, being Phase situated on the plot of Division PIN moter]
	otal Estimated Cost of com	•	ding(s) of the aforesaid project

A







Yours faithfully

Name and Signature of the Engineer
License No
Address
Contact No
Email id
Website link

Date: Place:

*Note: The same Engineer is responsible for the completion of Project. In case of Change of the Engineer, approval needs to be taken from the Authority.





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FORM-4

KARNATAKA REAL ESTATE REGULATORY AUTHORITY (Karnataka Real Estate (Regulation & Development) Rules, 2017) Chartered Accountant's Certificate (On Letter Head for Quarterly Update)

	Date:
KRERA Registration Number:	
Project Name :	
Promoter Name:	
Cost of Real Estate Project:	
Quarter Ended Date:	

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)(l)(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:

Name of the designated bank account as per KRBAD

(RERA bank account for <Name> Real estate project):

Designated Account Number:

Bank Name:

IFSC Code:

Branch Name:





Real Estate Regulatory Authority, Karnataka # 1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027

SI. No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
a.	and Cost: 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. Amount paid for Acquisition/ purchase of TDR (if any) 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.		
	Sub – Total Land Cost		
c.	Development Cost/ Cost of Construction: (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, minimum of (i) or (ii) is to be considered) (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. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction; velopment Cost		



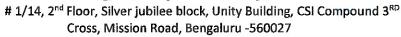




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	2.	Total Estimated Cost of the Real Estate Project [1(i)	Rs
		+1(ii)] of estimated Column.	
	3.	Total Cost Incurred of the Real Estate Project [1(i) +	Rs
		1(ii)] of Incurred Column.	
	4.	Percentage of completion of construction work (as per	%
	ļ	Project Architect's Certificate)	i
	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.	Amount which can be withdrawn from Designated	
		Account (Total Estimated Cost as * Percentage of	
		completion of construction (lower of 4 & 7)	Rs
	9.	Less: Amount withdrawn till date of this certificate as	Rs
		per the Books of Accounts and Bank Statement.	
-	10.	Net Amount which can be withdrawn from the	Rs
		Designated Bank Account under this certificate.	
2	Borro	wings / Mortgage Details (If Applicable)	
		trowing Details	
		0	
	1. Nar	ne of the Lender:	
	2. Am	ount Disbursed:	Rs
	3. Am	ount pending for disbursement	Rs
		Lender:	Rs
	4. Am	ount to be repaid to lender:	
			Rs
	B. Mo	rtgage Details	
	1. Mor	tgaged to (Name of the Entity/	
		ntion):	
		ount Disbursed:	
		ount pending for disbursement:	Rs
		ount to be repaid to lender:	Rs
			Rs





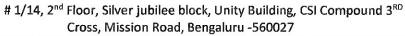


	s of transactions in the designated RERA Bank	
	int (include pre RERA transactions in case of	-
ongoi		
projec	ts, wherever applicable)	-
	Total number of units booked	Units
	Total amount realized from sale of units during	
D.	the quarter(3b)	Rs
6	Total amount deposited into the bank out of sale	10
C.	proceeds during the quarter(3)	De
d	% of Deposit made	Rs
u.	70 of Deposit made	
Recon	ciliation for the Quarter:	
	Opening Balance Date (Quarter start date):	DD/MM/YYYY
b.	Opening Balance as per bank statement(INR) [To	Rs
	match with the previous quarter closing bank balance]:	
C.	Deposits during the Quarter on account of sales (INR):	Rs
	Other Deposits made(If any):	Rs
e.	Withdrawals during the Quarter from sale	Rs
	proceeds(INR):	Rs
f.	Other withdrawals made(If any):	Rs
g.	Closing Balance as per bank statement(INR):	Rs.
ĥ.	Closing Balance Date (Quarter end date):	DD/MM/YYYY
Cumu	lative Reconciliation from the beginning of the	
projec		
a.	Opening balance of the account (INR):	Rs
	Total Deposits made from sale proceeds(INR):	Rs.
	Total deposits made other than sale proceeds (if any)	Rs
	(INR):	
d.	Total Withdrawals made from sale proceeds (INR)	Rs
e.	Total withdrawals made other than those from sale	Rs
	proceeds (if any)(INR)	
	Closing balance for the current quarter (a+b+c)-(d+e)	Rs

This certificate is being issued for the project______ with RERA Registration No._____ for the quarter ended ----- in compliance of the provisions of section 4(2) (l) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.

A







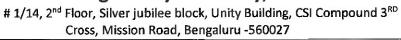
Qualification / Observations -

I hereby certify that the total amount collected / realised from the allottees on account of sale / booking of units during the quarter is Rs._(as per Point AA) out of which Rs.___ is deposited into the Project designated bank account as per Section 4(2)(1)(D) of the Act.

Yours Faithfully, Signature of the Chartered Accountant
Name:
Membership Number: Address:
Contact Details:
Email id:
Website Link: UDINo
UDINO

1







(Additional Information for Projects)

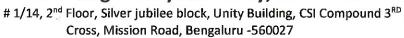
1.	Estimated Balance Cost to Complete the Real Estate Project	
	(Difference of the Total Estimated Project cost and less Cost	
	incurred)	
2.	Balance amount of receivables from sold apartments as per	
	Annexure A to this certificate	
	(as certified by Chartered Accountant as verified from the records	
	and books of Accounts)	
3.	(i) Balance Unsold area	
	(to be certified by Management and to be verified by CA from the	
	records and books of accounts)	
	(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	
4.	Estimated receivables of project. Sum of 2 + 3(ii)	
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	





Place

Real Estate Regulatory Authority, Karnataka





Annexure A

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

2. Unsold Inventory Valuation Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premisper sq.mts. Sr. Flat No. Garpet Area (in sq.mts.) (A) Ready Recknore Rate(ASR) (B) consideration as per Rate(ASR) (B) consideration.		
No. No. Area (consideration as per Agreement sq.mts.) 2. Unsold Inventory Valuation Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premisper sq.mts. Sr. Flat No. Garpet Area (in sq.mts.) (A) Ready Reckoner Rate(ASR) (B) consideration as per sq.mts.	Is	
2. Unsold Inventory Valuation Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premis	reement	
2. Unsold Inventory Valuation Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premisper sq.mts. Sr. Flat No. Garpet Area Unit Consideration as per Tota (in sq.mts.) (A) Ready Recknor Rate (ASR) (B) considerate (ASR) (B)	egistered	
2. Unsold Inventory Valuation Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premis per sq.mts. Sr. Flat No. Garpet Area (in sq.mts.) (A) Unit Consideration as per considerate (ASR) (B)		
Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premis per sq.mts. Sr. Flat No. Garpet Area Unit Consideration as per Tota (in sq.mts.) (A) Ready Reckoner Rate(ASR) (B) considerate	es / No	
Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premis per sq.mts. Sr. Flat No. Carpet Area Unit Consideration as per Tota No. (in sq.mts.) (A) Ready Reckoner Rate(ASR) (B) considerate		
Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premis per sq.mts. Sr. Flat No. Carpet Area Unit Consideration as per Tota No. (in sq.mts.) (A) Ready Reckoner Rate(ASR) (B) considerate		
per sq.mts. Sr. Flat No. Carpet Area Unit Consideration as per Tota No. (in sq.mts.) (A) Ready Reckoner Rate(ASR) (B) considerate	on Da	
No. (in sq.mts.) (A) Ready Reckoner Rate(ASR) (B) considerate	SCS IXS.	
No. (in sq.mts.) (A) Ready Reckoner Rate(ASR) (B) considerate	Total ASR	
	consideration per to (A*B)	
This certificate is being issued for RERA compliance for the Company [Promoter's Nambased on the records and documents produced before me and explanations provided to the Management of the Company. Yours Faithfully, Signature of the Chartered Accountant		
Name: Membership Number:		
Address: Contact Details:		
Email id:		
Website Link: UDINo		
ute		

A



1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



Note -

- 1) UDINo is mandatory
- 2) This certificate shall be in accordance with Sec 4(2)(I)(D) of Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development Rules, 2017
- 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





1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



FORM - 5

Architect's Certificate

(To be uploaded by the promoter on his web page on the RERA portal for Quarterly Updates)

[Karnataka Real Estate Regulatory Authority (Real Estate (Regulation & Development) Rules, 2017)]

		Date:
RERA No	:	
Project Name	:	
Promoter Name		
То		
The		(Name & Address of Promoter),
of Building(s)/	Wing(s) of t	f Completion of Construction Work of No. the Phase of the Project [KRERA Registration]
Number] situated	on the Plot bearing	g C.N. No/CTS No./Survey no./ Final Plot no
demarcated by its	s boundaries (latitu	ide and longitude of the end points)to the North
to the South	$h _{\underline{}}$ to the Eas	stto the West of Division Village
	Taluka	District PIN
admeasuring	sq.mts., area b	being developed by [Promoter's Name]
Sir,		
	Development) Act,	n accordance with the provisions of the Real Estate 2016 read with the Karnataka Real Estate (Regulation
		ed drawing. The work is as per the sanctioned drawing ith Sanctioned Drawing No
I/ We_		have undertaken assignment as Architect /Licensed
Surveyor of cer	tifying Percentage	of Completion of the Construction Work of the
Building(s)/	Wing(s) of the	Phase of the Project, situated on the plot bearing
C.N. No/CTS No	o. /Survey no./ Fin	nal Plot no of Division
Village	Taluka	nal Plot no of Division Districtsq.mts., area being developed by [Promoter's
PIN	_admeasuring	sq.mts., area being developed by [Promoter's
Name]		
1. Following tech	nical professionals	are appointed by Owner / Promoter:-

1



1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



(i)	M/s/Shri/Smta	s L.S. / Architect;		
(ii)	M/s /Shri / Smt	as Structural Consultant		
(iii) M/s /Shri / Smt	as MEP Consultant		
(iv) M/s /Shri / Smt	as Site Supervisor		
Per reg bel	Based on the Site Inspection dated the aforesaid Real Estate Project , I Certify to reentage of Work done for each of the build istered vide number ow. The percentage of the work executed with ase is detailed in Table B.	that as on the date of thi ding/Wing of the Real I	s Certificate, the Estate Project as	
	Table A ilding /Wing Number (to be prepared spect)		ng /Wing of the	
Sl. No	Task/ Activity		Percentage of Worldone (Approx.)	k
1	Excavation		done (rippron)	_
	Number of Basement(s) and plinth			_
3	Stilt Floor			_
4	Number of Slabs of Super Structure			_
2 3 4 5	Internal Walls, Internal Plaster, Floorings with and Windows to each of the Flat/ Premises	nin Flats/Premises, Doors		
6	Sanitary Fittings within Flat/ Premises, Electric Flat/ Premises.	trical Fittings within the		
7	Staircases, Lifts Wells and Lobbies at each Staircases and Lifts, Overhead and Underground	_		
8	The external plumbing and external plaster, terraces with waterproofing of the Building/W			
9	Installation of lifts, water pumps, Fire Fighting as per CFO NOC, Electrical fittings to C	g Fittings and Equipment		

A

mechanical equipment, Compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby's, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Completion Certificate.



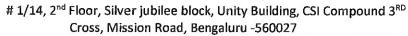




Table-B Internal and External Development Works in respect of the entire Registered Phase/Project.

Sl.No	Common areas and Facilities/ Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads & Footpaths	(100,110)	, on done	
2	Water Supply			
3	Sewerage (Chamber, lines, Septic Tank STP)			
4	Storm Water Drains			
5	Landscaping & Tree Planting			
6	Street Lighting			
7	Community Buildings			
8	Treatment and Disposal of sewage and sullage water			
9	Solid Waste management & Disposal			
10	Water conservation, Rain water harvesting			
11	Energy Management			
12	Fire protection and fire safety			
	requirements			
13	Electrical meter room, sub – station, receiving station			
14	Others (Add more option)			

Table C

Any other facility/ amenity which has been proposed in Agreement of Sale

S1.	Facilities/ Amenities	Percentage	of	work	Details
No		done			
1					
2					
3					
4					

Yours Faithfully,

Signature & Name (in Block letter) of Architect

License No

Address Contact No

Email id

Website link:

Place:

1

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1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



Date:

*Note: The same Engineer is responsible for the completion of Project. In case of Change in the Engineer, approval needs to be taken from the Authority.





1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



FORM-6

Engineer's Certificate

(To be submitted at the time of Quarterly Update of the Project)
[Karnataka Real Estate Regulatory Authority
(Real Estate (Regulation & Development) Rules, 2017)]

			Da	te:
RERA No				
Project Name	:			
Promoter Name	;			
TD.				
To		01 0 4 11	CD	
Ine		_ (Name & Addres	s of Promoter),	
Subject: Certifica	te of Cost Incur	red for Developmen	t of [Project Nan	ne] for Construction of
build	ding(s)/	Wing(s) of the	Phase	situated on the Plot
				demarcated by its
				Northto
				on Village
				admeasuring
		veloped by [Promote		
Sir,				
This Certif	icate is issued in	n accordance with th	e provisions of the	he Section 4(2) (1) (D),
Real Estate (Regi	ulation and De	velopment) Act, 20	016 read with F	Rule 4(5) & 5 of the
Karnataka Real Es	tate (Regulation	and Development)	Rules, 2017	
	C 1 4	1 1 1 1		
I have very	illed the sanctic	oned drawing. The v	work is as per the	ne sanctioned drawing
given by the Col	npetent Author	ny with sanctioned	n accordance w	I am ith that of the RERA
Registration Appli		oss of the project h	ii accordance wi	in that of the KENA
registration rippin	cutton details.			
I/ We		have u	ındertaken assig	nment of certifying
Estimated Cost for	the Subject, Ro	eal Estate Project pro	oposed to be reg	istered under KRERA,
	_		-	he Phase
				10 of
				District
				_sq.mts. area being
developed by [Ow:			-	

25

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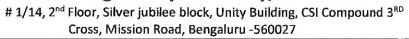
1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



1. Following technical professionals are	appointed by Owner / Promoter:-
(i) M/s/Shri/Smt	as L.S. / Architect;
(ii) M/s /Shri / Smt	as Structural Consultant
(iii) M/s /Shri / Smt	as MEP Consultant
(iv) M/s /Shri / Smt	as Quantity Surveyor *
Completion Certificate, of the Civil, ME Our estimated cost calculations are base project under reference by the Develop quantity for the entire work as calcula	he Completion to obtain Occupation Certificate/ P and Allied works, of the Building(s) of the project. If on the Drawings/plans made available to us for the per and Consultants and the Schedule of items and ted by quantity Surveyor* the assumption of the cost of material, labour and site inspection carried out by us.
under reference as Rs. Total Cost of project is with reference completed for the purpose of obtaining	completion of the building(s) of the aforesaid project (Total of Table A and B). The estimated to the Civil, MEP and allied works required to be occupation certificate / completion certificate for the being the Planning Authority under whose implemented.
	e is calculated at Rs (Total of ed Cost Incurred is calculated on the base of amount
the subject project to obtain Occup	ne Civil, MEP and allied works of the Building(s) of pation Certificate / Completion Certificate from) is estimated at Rs(Total of
6. I certify that the Cost of the Civil, completed on the date of this certificate	MEP and allied work for the aforesaid Project as s as given in Table A and B below:
	Table –A
Building bearing Number for each Building of the Real Estate Projection	_ or called (to be prepared separately ect)
TOT ARMIT TRIBUTED OF HIS YOUR TRIBUTED ITO	 /

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Sl.	Particulars	Amount
No		
1	Total Estimated cost of the building as on date of	Rs
	Registration is	
2	Cost incurred as on (based on the Estimated cost)	Rs
3	Work done in percentage (as Percentage of the estimated cost)	%
4	Balance Cost to be incurred (Based on the Estimated Cost)	Rs
5	Cost Incurred on Additional / Extra Items as on not included	Rs
	in the Estimated Cost (Annexure A)	_

prepared for the entire registered phase of the Kear Esta	to I roject)
Particulars	Amount
Total Estimated Cost of the internal and External	Rs
development works including amenities and facilities	
in the layout as on Date of Registration is	
Cost incurred as on (Based on the estimated	Rs
cost).	
Work done in Percentage (as percentage of the	%
estimated cost).	
Balance Cost to be Incurred (Based on estimated	Rs
cost)	
Cost Incurred on Additional/ Extra items as on	Rs
not included in the Estimated Cost (Annexure A)	
	Particulars Total Estimated Cost of the internal and External development works including amenities and facilities in the layout as on Date of Registration is Cost incurred as on (Based on the estimated cost). Work done in Percentage (as percentage of the estimated cost). Balance Cost to be Incurred (Based on estimated cost) Cost Incurred on Additional/ Extra items as on

Yours faithfully

Name and Signature of the Engineer

License No
Address
Contact No
Email id
Website link

Date: Place:

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1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



*Note:

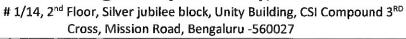
- 1. The same Engineer is responsible for the completion of Project, in case of Change in the Structural Engineer approval need to be taken from the Authority.
- 2. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
- 3. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
- 4. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- 5. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
- 6. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)









Form - 7

Annual Audit Report on Statement of Accounts (On the letter head of chartered accountants who is statutory auditor of the promoter's company/firm)

[Karnataka Real Estate Regulatory Authority (Real Estate (Regulation & Development) Rules, 2017)]

	Date:
RERA No : Project Name : Promoter Name :	
To, [NAME & ADDRESS OF PROMOTER]	
Subject: Report on Statement of Accounts on project [Promoter] for the period from project RERA Registration Number	towith respect to
Designated Bank Account Details	
Name of the Account Holder : Designated Account Number : Bank Name : IFSC Code : Branch Name :	
1. This Certificate is issued in accordance with the provisand Development) Act, 2016 read with the Karna Development Rules, 2017.	
I/We have obtained all the necessary information and Company, during the course of our audit, which in my purpose of this certificate.	•
3. I/We hereby confirm that I/We have examined the documents, and the relevant records of [Promoter] for the certify that:	•

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Real Estate Regulatory Authority, Karnataka # 1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



i. M/S	(Pro _RERA	moter) have com Registration			project located	titled at
<u> </u>						
ii. Amount collected du collected till date is Rs.			ject is Rs		and am	ounts
iii. Amount withdrawn of withdrawn till date is Rs.			ject is Rs		_ and an	nount
4. I/We Certify that the project only for that project has been in a Project. (If not, please s other exceptions)	ject and the	ne withdrawal from	m the designation to the perc	ated bank accentage of con	count(s) on pletion	of the of the
	Sign	nature and Stamp/s Name of the Si Membership N Full Address Contact No E mail Website Link UDIN Number	gnatory	_ ,		
Date: Place:						



1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



Form-B1

Application Of Change in RERA Bank Account

TO	
Karnataka Real Estate	e Regulatory Authority
Sub: Application	for change in RERA Bank Account.
Ref:Project	NamePromo
Name	,Project Registration Number
Dear Sir,	
With reference to the	above mentioned subject, I/WE would like to apply
.1 A .1 *. 9	real for abonce in the DED A Don't Account will be once
the Authority's approv	val for change in the RERA Bank Account will be open
,	nere the project is going on as per the following details:
in the local branch wh	nere the project is going on as per the following details:
in the local branch wh	-
in the local branch wh	nere the project is going on as per the following details:
in the local branch wh Example 1. Example 2. Example 2	nere the project is going on as per the following details:
in the local branch wh E Bank Name Branch Name	nere the project is going on as per the following details:
in the local branch wh Example 1 Bank Name Branch Name Account Number	nere the project is going on as per the following details:
in the local branch wh Example Bank Name Branch Name Account Number Account Name IFSC Code	ere the project is going on as per the following details:
Example 1 Example 1 Example 1 Example 2 Exampl	ere the project is going on as per the following details: Existing RERA Bank Account Toposed RERA Bank Account
in the local branch wh Example Bank Name Branch Name Account Number Account Name IFSC Code Pr (in the local	ere the project is going on as per the following details:
Example 1 Example 1 Example 1 Example 2 Exampl	ere the project is going on as per the following details: Existing RERA Bank Account Toposed RERA Bank Account
in the local branch wh Example Branch Name Branch Name Account Number Account Name IFSC Code Pr (in the local Bank Name	ere the project is going on as per the following details: Existing RERA Bank Account Toposed RERA Bank Account
in the local branch wh Example Bank Name Branch Name Account Number Account Name IFSC Code Pr (in the local Bank Name Branch Name	ere the project is going on as per the following details: Existing RERA Bank Account Toposed RERA Bank Account

I/WE solemnly affirm and declare that the particulars given in herein are correct to my / our knowledge and belief.

AA-



1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



I/WE further undertake that I shall freeze all transaction from the said account until
RERA conveys its decision on the RERA bank account change application.
Dated: Place:
Yours Faithfully
Name and Signature Seal of the Promoter/Authorised Signatory

#



1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



ON Rs. 20/- STAMP PAPER AND DULY NOTARISED

Form-B2 Affidavit

(For Seeking Change Of Bank Account Of Registered Projects)

I/We		Director/s/	Designated	Partner/s	/Partner/	's /Propri	ietor of the	
Prom	oter M/s			, a Com	pany Inc	orporated	l under the	
		A duly incorpo						
Promoter ha		having	its/my	regist	ered	office	e at	
				, P1	omoter	of th	e Project	
66		having	gran	ted	registra	ıtion	bearing	
No			, do he	ereby sole	mnly affir	m to state	e on oath as	
follov	ws:							
1	I submit tha	at I am/We are o	luly Authori	sed to swe	ar to this	affidavit		
		at our/my proj	•					
2.	valid and su		oot mas boot	i registere	a and an	sala log	515tration 15	
3		•	application	for grant o	of registra	tion of th	e Project in	
	I submit that at the time of application for grant of registration of the Project in compliance with Section 4 (2) (1) (D) I/we have given details of the Separate							
	Project Bank account for deposit of 70 % of the amounts collected from the							
	_	n the Project	-					
			Account					
	accordingly	the Project is re						
4.	I submit that the development of work of the Project is ongoing and is yet to be							
	completed.	•				, 0	•	
5.	-	at	(g	ive reasor	is for see	king char	nge of bank	
		brief), because						
	for us to seek for change of bank account.							
6.	I submit tha	at I/We are see	king for ch	ange of b	ank accou	ant for th	e aforesaid	
	bonafide reason and not for any other reason and in support of the same I/we							
	have submitted the necessary documents to support the application for change							
	of bank account.							
7.	I submit that I/We have complied the requirements of Section 4 (2) (I) (D) as							
	regards to withdrawal of funds in proportion to percentage of completion of							
	development work in the Project and I/We will continue to fulfil the said							
	requirement	s.						



1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



- 8. I submit that the existing bank project bank account has not been attached/frozen by any court/Tribunal or quasi-judicial Authority and in this regard I/We have obtained the NOC/Endorsement from the bank and have submitted the same.
- 9. I/We submit that, I/We have not violated any other law for the time being in force due to which I/We are restrained the from operating the aforesaid project bank account.
- 10. I/We submit that I/We have not violated or committed default in respect of any contract/undertaking/loan agreement relating to any loan/borrowing advanced to me/us for the purpose of development of the Project due to which I/We are restrained in any manner whatsoever, from operating the existing project bank account.
- 11. I submit that I/we are not seeking for change of bank account to defeat the right of any creditor/s/ Lenders/Banks/Financial Institutions/Allottees.
- 12. I submit that I /we are not seeking for change of bank account in order to evade due process of law, thereby affecting operation of the existing Project bank account, including any proceedings initiated/orders Passed under the any court/Tribunal or quasi-judicial Authority.
- 13. I submit that the rights of any Allottee/s in the Project will not be affected due to the change of bank account and there are no orders directing me/us to make any payments towards refund/compensation/interest from the existing project bank account to any Allottee in the Project and details of orders, if any, have been disclosed and my/our obligations under such orders shall be fulfilled by me/us even after approval of my/our request for change of bank account.
- 14. I submit that I/We undertake to fulfil all financial commitments in order to fulfil all obligations cast on me/us under The Real Estate (Regulation and Development) Act 2016 and The Karnataka Real Estate (Regulation and Development) Rules 2017.

I/We submit that what is stated above is true to the best of my/our information and belief and this is my/our signature/s.

Date:

Place:

DEPONENT/S

SWORN TO BEFORE ME

#



given.

Real Estate Regulatory Authority, Karnataka

1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



ON Rs. 20/- STAMP PAPER AND DULY NOTARISED Form-B3

Affidavit

(For Seeking Change Of Bank Account Of Projects Under Process)

I/We	Director/s/ Designated Partner/s /Partner/s /Proprietor of the						
	oter M/s, a Company Incorporated under the						
	vanies Act / A duly incorporated LLP, A Partnership Firm/ Proprietorship firm/						
_	oter having its/my registered office at						
	, Promoter of the Project						
66	", having acknowledgement No,						
	reby solemnly aff						
irm to	state on oath as follows:						
1.	I submit that I am/We are duly Authorised to swear to this affidavit.						
	I submit that application for grant of registration for our/my project has been						
	made and the same is pending.						
3	I submit that at the time of application for grant of registration of the Project in						
٥.	compliance with Section 4 (2) (1) (D) I/we have given details of the Separate						
	Project Bank account for deposit of 70 % of the amounts collected from the						
	Allottees in the Project in Bank,Branch,						
А	bearing Account No						
	I submit that the registration for the Project has not yet been granted.						
5.	I submit that (give reasons for seeking change of bank account in brief),						
	because of which bonafide reason it has become necessary for us to seek for						
	change of bank account.						
6.	I submit that I/We are seeking for change of bank account for the aforesaid						
	bonafide reason and not for any other reason and in support of the same I/we						
	have submitted the necessary documents to support the application for change						
	of bank account.						
7.	I submit that I/We have not collected any money from any Allottee and						
	deposited the same in the Project bank account of which details have been						

8. I submit that I/we are not seeking for change of bank account to defeat the right

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of any creditor/s/ Lenders/Banks/Financial Institutions.

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1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD
Cross, Mission Road, Bengaluru -560027



- 9. I submit that I /we are not seeking for change of bank account in order to evade due process of law, thereby affecting operation of the existing Project bank account, including any proceedings initiated/orders Passed under the Insolvency and Bankruptcy Code, 2016,.
- 10. I submit that the rights of any Allottee/s in the Project will not be affected due to the change of bank account.
- 11.I submit that I/We undertake to fulfil all financial commitments in order to fulfil all obligations cast on me/us under The Real Estate (Regulation and Development) Act 2016 and The Karnataka Real Estate (Regulation and Development) Rules 2017.

I submit that what is stated above is true to the best of my/our information and belief and this is my/our signature/s.

Date:

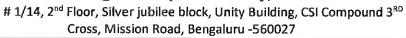
Place:

DEPONENT/S

SWORN TO BEFORE ME

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FORM-4B

Chartered Accountant's Certificate (for Bank Account Change Request) (On Letter Head for Quarterly Update - to be issued by CA holding Certificate of Practice (COP))

KKEKA Kegis	stration Number		¥.		
Project Name	:				
Promoter Nam	e:				
Cost of Real E	state Project:				
This is	to certify that,	the promoter	having	obtained	Registration

This is to certify that, the promoter having obtained Registration of the real estate project under Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development Rules, 2017, has complied with section 4(2)(1)(D) of the Act by depositing 70% of the amounts realised from the allottees to the following Bank Account:

Name of the Account Holder:

Designated Account Number:

Bank Name:

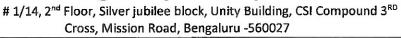
IFSC Code:

Branch Name:

Total money realised and deposited into Bank Account

Details	Designated Account of the project (In Rs.) – A	In any other Bank Account of the Promoter related to this project (post RERA registration) (In Rs.) – B	Total Amount Realised from the Allottee C= A+B
100 % money realised from the Allottees (including all the bank accounts)			
70 % of above Closing Balance in the			







Account as on date of		
this certificate		

Promoter has opened new bank account for the purpose of this Project. Details of New Bank Account (proposed designated account) -

Name of the Account Holder:

Designated Account Number:

Bank Name:

Account Name:

IFSC Code:

Branch Name:

Observations - any comments / noncompliance -

This certificate is being issued for RERA compliance for the project [Promoter's Name] and is based on the records and documents produced before me and explanations provided to me by the Promoter of the project.

> Signature of Chartered Accountant Name Designation Membership Number Contact Number Address Email id Website Link

Date: Place:

UDIN No:



1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



Form-B5

(On Bank Letter head)

Format of NOC to be issued by Existing Bank for change of Bank Account

					Ι	Date:
To, The Secre Real Esta Bengaluru	te Regulatory Aut	hority –Karnata	ıka			
Madam/S	ir,					
-	No Objection, in	the name of $_{-}$				_
	··	, in our b	ank.			
This is to	certify that:					
2.	There are no ord been issued by Department/GST No order/s of injure on us by any couthe Promoter is reaccount. The Promoter has the bank due to bank account.	y any statute or any other sta inction have bee ort/Tribunal or e estrained from a	ory Au atutory a en comi quasi-ju operatir on repay	uthority, Authorit municate dicial A ng the ac	including y. ed to us or a uthority by count or ch any borrov	Income Tax any notice served virtue of which hanging the bank vings/loans from
		Ba Sig Se Ba Br	inker Na gnature	ne ame	on : : : : :	



1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



Form- B6

Certificate of Fund Transfer from Bank having Proposed Bank Account

To,	
Karnataka Real Estate Regulatory Author	ity,
Sub: Details of RERA Bank Accou	nt _, Promoter Name:, Project
Dear Sir,	
This is to certify that the promoterour bank as per following details.	has the bank account operational with
Bank Name Branch Name Account Number Account Name/holder Name Type of Account IFSC Code Closing Balance (as on) in Rs	
Further, a sum of Rs (in wor above mentioned bank account on date	rds: has been credited into the
Dated: Place:	Yours Faithfully
	Name and Signature Seal of the Promoter/Authorised Signatory

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1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



Form-B7

Confirmation Letter of change in RERA Bank Account

To,		
Karnataka Real Estate Regulatory Autho	rity,	
Sub: Confirmation of change	in RERA Bank Account	
Ref: Project Name:	, Promoter Name:	, Project
Registration No		•
With reference My / Our Applicated and as per the terms approval received from the Authority vide the RERA Bank Account has been characteristics. I undertake that I shall operate the RERA Act, Rules and Regulations.	ation for change in RERA B s and conditions mentioned le / email dated, I / anged and an amount of B d to the Proposed RERA Ba	in the in-principal WE confirm that Rs(in nk Account.
Existing RER	A Bank Account	
Bank Name		
Branch Name		
Account Number		
Account Name		
IFSC Code		
	A Bank Account	
Bank Name		
Branch Name		
Account Number		
Account Name		
IFSC Code		
I/WE solemnly affirm and declare that the /our knowledge and belief.	e particulars given in herein	are correct to my
Dated:		
	41	



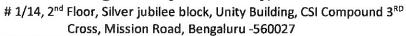
1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



Place:	
	Yours Faithfully
	Name and Signature Seal of the Promoter/Authorised Signatory

Note: The Bank Account should be opened in the local branch where the project is going on and Bank Account Name must be in the Name of Project Name.





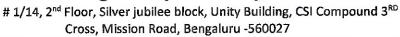


Form-Ex1 Architect's Certificate For Status Of Work As On Date (Project Extension)

[Karnataka Real Estate Regulatory Authority (Real Estate (Regulation & Development) Rules, 2017)]

	No : t Name : ter Name :	
To The	(Name & Address of Promoter),	
Subject Name]	et: Certificate for percentage of Completion of Development of	[Project
Numbe	I/ We have undertaken assignment of certifying etion for Development of [Project Name] bear	aring Registration
and	I/We hereby certify that% of work is complete as on% of work is pending. The percentage of work done so far is mentioned below.	(Date)
SI.	Particulars	Completion
No		status
1	Overall Work done in percentage till date	%
2	Percentage of Interior Works Complete	%
3	Percentage of Exterior Works Complete	%
4	Percentage of Amenities Complete	%
5	Percentage of Common areas Complete	%
6	Any other work done details	%
Place:	Yours F Signature & Name (in Block License No : Address : Contact No : Email id : Website link :	Faithfully, letter) of Architect







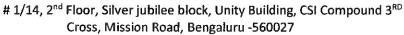
Form-Ex2

Architect's Certificate For Pending Work As On Date (Project Extension)

[Karnataka Real Estate Regulatory Authority (Real Estate (Regulation & Development) Rules, 2017)]

	No : t Name : tter Name :						
To The (1	Name & Address of Promoter),						
Subje Name	ct: Certificate for percentage of Completion of D	Development of	[Project				
Sir,							
	I/ We have undertaken assignment.						
	ng work to be done for Completion for Develope	ment of	[Project Name]				
bearin	g Registration Number						
I/We l	nereby certify that% of work is pend	ing.					
The pe	ercentage of work done so far is mentioned below	7.					
S1.	Particulars	Percentage	Duration needed				
No		remaining	to Complete				
1	Overall Work to be done in percentage	%	****				
2	Percentage of Interior Works to Complete	%	days/months				
3	Percentage of Exterior Works to Complete	%	days/months				
4	Percentage of Amenities to Complete	%	days/months				
5	Percentage of Common areas to Complete	%	days/months				
6	Any other work to be done details	%	days/months				
	Yours Faithfully, Signature & Name (in Block letter) of Architect						
	· ·	cense No 🗀 :	ŕ				
		ldress :					
		ntact No :					
		nail id					
D1	We	ebsite link :					
Place: Date:							
Date.							







Form-Ex3

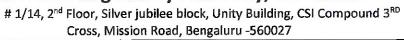
Chartered Accountant's Fund Utilization Certificate (Project Extension)

[Karnataka Real Estate Regulatory Authority (Real Estate (Regulation & Development) Rules, 2017)]

Project Promo	t Name oter Nam	ration Number : : : : : : : : : : : : : : : : : : :		
To The _		(Name & Ado	dress of Promoter),	
Subje Name		tificate for Funds utilized for the	Project(Project	t
Sir,				
for	I/ We_	have undertaken [Project Name] bearing Registra	assignment of certifying the funds utilized tion Number	1
		- · · · · · · · · · · · · · · · · · · ·	2)(l)(D), of the Real Estate (Regulation and	
Develo	pment) A	Act, 2016 has deposited 70% of the amo	ounts received from the allottees of this project	t
in the f	_	; account:		
	Name o	of the Account Holder:		
	Designa	ated Account Number:		
	Bank N			
	IFSC C			
	Branch	Name:		
	Sl.No	Particulars	INR in Rs.	
	1	Opening Balance in the		
		Designated Account		
	2	Total Amount collected from		
		Allottees		
	3	Total Amount invested by		
		Promoter (Own Fund)		
	4	Total Borrowings		
	5	Total Amount utilized for Project		

till date



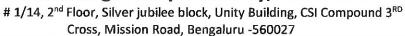




6 Closing Ba	lance		
I/We	certify th	nat out of the funds receive	ved Rs.
Rs.		tilized for construction pu	
		remains u	
incurred for the purpose for			
before me and that I have ex			
for the purpose for which it w			•
1 1			
		Yours Faith	fully,
		Signature of the Ch	artered Accountant
		Name	:
		Membership Number	:
		Address	:
		Contact Details	:
		Email id	:
		Website Link	:
Date:			
Place:			

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Form-Ex4 Chartered Accountant's Certificate For Funds Required (Project Extension)

[Karnataka Real Estate Regulatory Authority] (Real Estate (Regulation & Development) Rules, 2017)]

RERA	Registra	tion Number :			
Project	Name	:			
Promo	ter Name	:			
Total c	ost of pr	oject as per RERA Registration:			
Total a	mount u	tilized for project till date :			
То					
The		(Name & Add	dress (of Promoter),	
~					
		ficate for Funds required for the	Proj	ect(Project N	ame)
ior coi	npietion	of the Project			
Sir,					
	I/ We_	have undertake	n assi	gnment of certifying the funds require	d for
comple				gistration Number .	
		-			
	The Pr	omoter in compliance with section	n 4(2))(l)(D), of the Real Estate (Regulation	and
Develo	pment) A	Act, 2016 has deposited 70% of the	amou	ints received from the allottees of this pi	roject
in the f	ollowing	account:			
	Name o	of the Account Holder:			
	Designa	ated Account Number:			
	Bank N				
	IFSC C				
	Branch				
	Dianell	Ivanie.			
	Sl.No	Particulars		INR in Rs.	
	1	Opening Rolenge in the Designate	d	PER ARE PAIA	

Sl.No	Particulars	INR in Rs.
1	Opening Balance in the Designated	
	Account	
2	Total Amount collected from	
	allottees	
3	Total Amount invested by Promoter	
	(Own Fund)	
4	Total Amount to be received from	
	allottees	
5	Borrowings:	
	Name of the Lender:	



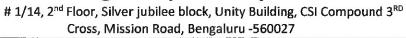
Real Estate Regulatory Authority, Karnataka





Γ		Amount Disbursed:		
		Amount pending for disbursement from Lender:		
		Amount to be repaid to lender:		
	6	Mortgage Details: Mortgaged to (Name of the Entity/ Institution):		
		Amount Disbursed:		
		Amount pending for disbursement:		
		Amount to be repaid to lender:		
	7	Total Funds required for project completion (cost to go)		
r	8	Closing Balance		
has been		certify that or certification that or certification that or certification that certif	project	ed Rs(project name) and
			Yours Faithfull	у,
			Signature of the Charter	red Accountant
			Jame	:
			Membership Number	:
			Address	:
			Contact Details Email id	:
			eman id Vebsite Link	:
Date:				
Place:				







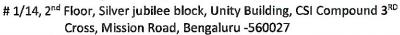
Form-Ex5 Engineer's Certificate For Status of Work As On Date (Project Extension)

[Karnataka Real Estate Regulatory Authority (Real Estate (Regulation & Development) Rules, 2017)]

RERA	No :				
Project	Name:				
Promo	ter Name :				
То					
		(Name & Ad	dress of Promoter	1	
		(11000000100		,),	
Subject Name]	t: Certificate for percentag	ge of Completion	of Development	of	[Project
Sir,					
	I/ We	have undertaken	assignment of ce	rtifyin	g the percentage of
Compl Number	etion for Development	of	Project Nam	e] be	aring Registration
	I/We hereby certify that of work is pending.	% of work	s is complete as	on	(Date)
_	The percentage of work de	one so far is men	tioned below.		
Sl.	Particulars				Completion
No					status
1	Overall Work done in per	centage till date	196		%
2	Percentage of Civil Work	s Complete			%
3	Any other work done det	ails			%
			Yours	faithfu	lly
			Name and Signa	ature o	f the Engineer
			License No		-
			Address	:	
			Contact No		
			Email id		
			Website link	;	
Date: Place:					
I lace.					

4







Form-Ex6 Engineer's Certificate For Pending Work As On Date (Project Extension)

[Karnataka Real Estate Regulatory Authority (Real Estate (Regulation & Development) Rules, 2017)]

KEK	A No :		
Proje	ect Name :		
Pron	noter Name :		
To,			
The	(Name & Ac	ddress of Promoter),	
Subj	ject: Certificate for percentage of pendin [Project Name]	ng work to be done	for Completion of
Sir,			
,	I/ We have undertaker	assignment of certifyi	ng the percentage of
-	ling work to be done for Completion for Deving Registration Number		
I/We	e hereby certify that% of work is	pending.	
	The percentage of work to be done is ment	tioned below.	
Sl.	Particulars	Percentage	Duration needed
No		remaining	to Complete
1	Overall Work to be done in percentage	%	days/months
2	Percentage of Civil Works yet to complete	%	days/months
3	Any other Pending work details	%	days/months
		Yours faithfu	ılly,
		Name and Signature	of the Engineer
		License No :	
		Address :	
		Contact No :	
		Email id :	
		Website link ;	
Date			
Plac			
riac	U .		

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1/14, 2nd Floor, Silver jubilee block, Unity Building, CSI Compound 3RD Cross, Mission Road, Bengaluru -560027



Form-Ex7 Draft Affidavit For Seeking Extension of Registered Projects

I/WE	Director/s/ Designated Partner/s/Proprietor of the Promoter		
M/s	, a Company Incorporated under the Company Act / A duly incorporated		
LLP,	A Partnership Firm / Proprietorship Firm / Promoter having its/My registered office		
at	, Promoter of the Project "", having granted registration		
bearin	g No, do hereby solemnly affirm to state on oath as follows:		
1.	I/We submit that I am/We are duly Authorised to swear to this Affidavit.		
2.	I/We submit that our/my project has been registered and the said registration is		
	valid and subsisting.		
3.	I/We submit that at the time of application for grant of registration of the Project		
	in compliance with Section 4(2)(1)(D) I/We have named our real estate project as		
	"" and according the Project is registered.		
4.	I/We submit that the development of work of the Project is ongoing and is yet to		
	be completed.		
5.	I/We submit that(give reason for seeking Extension of registered		
	project in brief) because of which bonafide reason it has become necessary for us		
	to seek for extension of the project registration.		
6.	I/We submit that I/We are seeking for extension of project registration for the		
	aforesaid bonafide reason and not for nay other reason and in support of the same		
	I/We submitted the necessary documents to support the application for providing		
	extension of project registration.		
7.	I/We undertake to complete the project (extension of development carried out till		
	date and the extent of development pending) during the period for completion of		
	the project.		
8.	I/We state that, sanctions from the competent authority which is valid for a period		
	which is longer than the proposed term of extension of the registration sought		
	from the Authority.		
9.	I/We state that, we have informed all the Allottees in respect of the request making		
	to the Authority for obtaining extension of registration of project completion date		
	and their rights in the Project will not be affected due to the extension of project		
	registration for completion of the project.		
	I/We submit that what is stated above is true to the best of my / our information		
	and belief and this is my / our signature/s.		
	Date: Deponent/s		
	Place:		
	SWORN TO BEFORE ME		

A

