



# ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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



[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:-

### RERA Project Collection Account (100%)

Name of the Account Holder-  
Account Number-  
Bank Name-  
IFSC Code-  
Branch Name-

### RERA Designated Account (70%)

Name of the Account Holder-  
Account Number-  
Bank Name-  
IFSC Code-  
Branch Name-

### RERA Current Account of the Builder (30%)

Name of the Account Holder-  
Account Number-  
Bank Name-  
IFSC Code-  
Branch Name-



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-2-

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)		

- 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 Amount withdrawn during the year for this project is Rs. \_\_\_\_\_ and amount withdrawn till date is Rs.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)



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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-3-

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

Sd/—

Secretary

Karnataka Real Estate Regulatory Authority



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-4-

### Annexure A –

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

Promoter Name-

RERA Registration Number-

Project Name-

Financial Year-

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

Sl No	Details	As on 31-03-2021 (In INR)	As on 31-03-2020 (In INR)									
1	<p>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.</p> <p>Give break up of 100 % and 70 %</p> <table><tr><th>Sl No</th><th>Details</th><th>Amount in INR</th></tr><tr><td>1</td><td>100 % collected</td><td></td></tr><tr><td>2</td><td>70 % of above</td><td></td></tr></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

Name :

Designation:

Place:

Date:

Seal and Sign of Chartered Accountant

Name:

Address:

ICAI M No:

UDINo:





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-5-

### Amount incurred by the Promoter – Table - B

Promoter Name-

RERA Registration Number-

Project Name-

Financial Year –

Particulars	Estimated Cost as per Registration	Incurred in INR (till cur Year)	Incurred in INR (till Prev Year)
<b>ii. 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

Name :

Designation:

Place:

Date:

Seal and Sign of Chartered Accountant

Name:

Address:

ICAI M No:

UDINo:



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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-6-

Development Cost/ Cost of Construction:	Estimated Cost as per Registration	Incurred in INR (till current Year)	Incurred in INR (till Previous 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	-		
<b>Sub - Total Development Cost</b>	-	-	-

Signature & Seal of the Promoter

Name :

Designation :

Place:

Date:

Seal and Sign of Chartered Accountant

Name:

Address:

ICAI M No:

UDINo:



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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-7-

	Current year	Previous 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	Previous 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

Name -

Designation -

Place-

Date-

Seal and Sign of Chartered Accountant

Name-

Address-

ICAI M No-

UDINo-

ದೂರವಾಣಿ ಸಂಖ್ಯೆ:080-22249798/ 22249799, ಇ-ಮೇಲ್:rera.finance@gmail.com ವೆಬ್ ಸೈಟ್: <https://rera.karnataka.gov.in>



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-8-

### 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 d. Towards Land e. Towards Construction f. 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

Name :

Designation:

Place:

Date:

Seal and Sign of Chartered Accountant

Name:

Address:

ICAI M No:

UDINo:





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-9-

### **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 Current Year	Balance As on 31-03-2020 Previous 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, cess etc (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

Name -

Designation -

Place-

Date-

Seal and Sign of Chartered Accountant

Name-

Address-

ICAI M No-

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-10-

### Liability Borrowings for the Project - Table E

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

Name -

Designation -

Place-

Date-

Seal and Sign of Chartered Accountant

Name-

Address-

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-11-

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

Sl No	Details of Liability	Order of Authority / AO / REAT	As on 31-03-2021 Current Year	As on 31-03-2020 Previous 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	<b>Less : Amount paid / settled by the promoter against Sl No 1 and 2</b>			
	<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

Name -

Designation -

Place-

Date-

Seal and Sign of Chartered Accountant

Name-

Address-

ICAI M No-

UDINo-

*Sd/-*

Secretary

Karnataka Real Estate Regulatory Authority





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-12-

### Annexure B

**Annexure to Annual Report on Statement of Accounts in form 7 to 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><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><tr><td></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																													
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)																													
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)																												





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-13-

6	If Yes					
	Sl. 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?					
9.1	If yes, please provide the information as below					
	Sl. 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					
	Sl. No	Name & Type of Lender	Amount of Loan Sanction(Rs.)	Sanction on Date	Loan Outstanding as on 31st March ____ (Rs.)	Collateral / Mortgage details



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ನಂ. 1/14, 2ನೇ ಮಹಡಿ, ಸಿಲ್ವರ್ ಜ್ಯೂಬಿಲಿ ಬಾಲ್ಡ್, ಯುನಿಟಿ ಬಿಲ್ಡಿಂಗ್, ಸಿ.ಎಸ್.ಐ

ಕಾಂಪೌಂಡ್, 3ನೇ ಕ್ರಾಸ್, ಮಿಷನ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು-560027



-14-

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					
	Sl 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					
	Sl 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		
	Note – If promoter engaged any agents and paid fees, remuneration contravention to the RERA Act, Rules, shall be reported by the chartered accountant.					



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

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



-15-

### Observations and Qualifications -

I / We have obtained all necessary information and explanation from the promoter, during the course of our audit, which in my / our opinion are necessary for the purpose of this certificate. Also I / we have attached herewith the copies of Financial Statements and Audit Report of the \_\_\_\_\_ (Promoter Name) for the financial year ending on 31st March 20XX

I / We hereby confirm that I / We have examined the prescribed registers, books and documents and the relevant records of (Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the promoter based on the verification of books of accounts till (date) 31st March \_\_\_\_\_.

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-

Secretary

Karnataka Real Estate Regulatory Authority

