

FORM 4 C C

Report and Certification of Completion under RERA

KRRERA Registration Number: PRM/KA/RERA/1251/446/PR/171014/000258

Project Name: HABITAT EDEN HEIGHTS

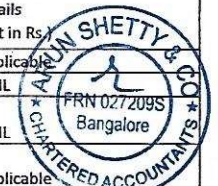
Project Address: Sy.No. 186/1/4, 187/1/2/3 HOODI VILLAGE, K R PURAM HOBLI, BANGALORE, BANGALORE URBAN, KARNATAKA

Promoter Name and Address: HV VENTURES PROJECTS PVT LTD, Unit No.: 7-9, RAHEJA CHAMBERS, No. 12, MUSEUM ROAD, BANGALORE - 560 001

SUBJECT: Report and certification of completion with respect to K RERA Registered project Habitat Illuminar developed by HV Ventures Projects Pvt Ltd having RERA Registration Number: PRM/KA/RERA/1251/446/PR/171014/000258

- 1 This report and certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read along with the Karnataka Real Estate (Regulation and Development) Rules, 2017
- 2 I have obtained all necessary information and explanation from the promoter, during the course of our review, which in my opinion are necessary for the purpose of this review and certificate.
- 3 I hereby confirm that I have examined the prescribed registers, reports, books, documents, agreements and the relevant records of HV Ventures Projects Pvt Ltd for the project for the period from 28/05/2016 to 31/03/2023.
- 4 I relied on the work of external professional certificates of engineer, architects, chartered accountants, licenced surveyors, structural engineers, valuers' etc to form the opinion and issue of this report and certificate.
- 5 Details of the project and observations / qualifications-

Sl.No	Details	Details / Observation / Qualification			
1	Type and Nature of the project -	Apartments			
2	Number of Units / inventory as per sanctioned plan	314			
3	Date of RERA Registration as per registration certificate	29-07-2017			
4	End Date as per RERA registration certificate	30-06-2021			
4(a)	Extension End Date	30-03-2022			
4(b)	Covid Extension End Date	31-03-2023			
5	Project Start Date as per Registration application	26-05-2016			
6	Nature of Ownership of Land	Joint Development			
7	Total estimate cost of Construction as per registration	1,26,00,00,000.00			
8	Total estimated Land Cost as per registration	29,00,00,000.00			
9	Total cost of the project as per registration	1,55,00,00,000.00			
10	Project Designated Bank Account as per RERA registration	HDFC BANK LTD A/c No.:57500000084276			
11	Has the promoter deposited (minimum) 70% of the money realized from the allottees into the project designated bank account from time to time in accordance with sec 4(2)(L)(D) of the Act	Yes			
12	Details of Applicable Quarterly as per the Sec 11 (e) of the Act and Rule 15 (D) and submission made by the promoter	Quarter	Due Date	Actual Filing Date	Dealy Yes / No
		Q2 (2018-19)	15-01-2019	11-01-2019	No
		Q3 (2018-19)	15-01-2019	11-01-2019	No
		Q4 (2018-19)	15-04-2019	15-04-2019	No
		Q1 (2019-20)	15-07-2019	15-07-2019	No
		Q2 (2019-20)	15-10-2019	15-10-2019	No
		Q3 (2019-20)	15-01-2020	15-01-2020	No
		Q4 (2019-20)	N/A Due to Covid Lockdown	27-08-2020	No
		Q1 (2020-21)	N/A Due to Covid Lockdown	27-08-2020	No
		Q2 (2020-21)	15-10-2020	15-10-2020	No
		Q3 (2020-21)	15-01-2021	15-01-2021	No
		Q4 (2020-21)	15-04-2021	15-04-2021	No
		Q1 (2021-22)	15-07-2021	15-07-2021	No
		Q2 (2021-22)	15-10-2021	15-10-2021	No
		Q3 (2021-22)	15-01-2022	14-01-2022	No
		Q4 (2021-22)	15-04-2022	15-04-2022	No
		Q1 (2022-23)	15-07-2022	15-07-2022	No
		Q2 (2022-23)	15-10-2022	15-10-2022	No
		Q3 (2022-23)	15-01-2023	15-01-2023	No
		Q4 (2022-23)	15-04-2023	06-11-2023	Yes
13	Details of Applicable Audit of Statement of Accounts and Submission of Accounts and report thereon as per the proviso 3 to Sec 4(2)(L)(D) of the Act	Year Ended	Due Date	Actual Filing Date	Dealy Yes / No
		2018-19	15-10-2019	15-10-2019	No
		2019-20	15-10-2020	15-10-2020	No
		2020-21	15-10-2021	15-10-2021	No
		2021-22	15-01-2023	16-12-2022	No
14	Details of borrowings on the project- (In case of multiple borrowers, please add additional table)	Details	Details (amount in Rs.)		
		Name of the Lender	Not Applicable		
		Amount borrowed	NIL		
		Balance amount outstanding / payable as on date of certificate	NIL		
		Security details against the borrowings as per sanction letter / conditions	Not Applicable		



		Attach the copy of the hypothication / mortgage of the project land	Not Applicable															
		If the amount is repaid an settled. Attach copy of release / discharge letter / NOC	Not Applicable															
15	Details of encumbrance on the project land (In case of multiple encumbrances, please add additional table)	<table><tr><th colspan="2">Details of encumbrance</th></tr><tr><td>Nature of pending Encumbrance on the project land</td><td>Not Applicable</td></tr><tr><td>Name of the person having charge on property</td><td>Not Applicable</td></tr><tr><td>Additional Details</td><td>Not Applicable</td></tr><tr><td>Any liability due to such encumbrance - if so, amount</td><td>Not Applicable</td></tr><tr><td>Attach copy of release / discharge letter / NOC from the interested party</td><td>Not Applicable</td></tr></table>	Details of encumbrance		Nature of pending Encumbrance on the project land	Not Applicable	Name of the person having charge on property	Not Applicable	Additional Details	Not Applicable	Any liability due to such encumbrance - if so, amount	Not Applicable	Attach copy of release / discharge letter / NOC from the interested party	Not Applicable				
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Any liability due to such encumbrance - if so, amount	Not Applicable																	
Attach copy of release / discharge letter / NOC from the interested party	Not Applicable																	
16	Summary of amout Realised, incurred in case of Ongoing Project as per Sec 4(2)(L)(D) of the Act		Refer Table A															
17	Summary of Money Realised, incurred for the project from the inception of the Project (Pre and Post RERA period)		Refer Table B															
18	Details of commission / brokerage paid to Real Estate Agents -		Refer Table C															
19	Details of pending work in the project and estimated cost to complete such pending work	<table><tr><th colspan="2">Nature of Pending work</th><th>Estimated cost to complete the pending work</th></tr><tr><td colspan="2">NIL</td><td>NIL</td></tr><tr><td colspan="2">NIL</td><td>NIL</td></tr><tr><td colspan="2">NIL</td><td>NIL</td></tr></table>	Nature of Pending work		Estimated cost to complete the pending work	NIL		NIL	NIL		NIL	NIL		NIL				
Nature of Pending work		Estimated cost to complete the pending work																
NIL		NIL																
NIL		NIL																
NIL		NIL																
20	Weather all agreed services, facilities, amenities are completed including all phases in case of phase wise construction of the project in accordance with the Agreement for sale, Marketing collaterals and promises made by the promoter.	<table><tr><th colspan="2">If not completed, mention the details there on</th></tr><tr><td>Facilities , Amenities as per agreement for sale and Marketing collaterals - List</td><td>100% Completion Yes / No</td></tr><tr><td>YES - As confirmed by the Management</td><td>100% Completion</td></tr></table>	If not completed, mention the details there on		Facilities , Amenities as per agreement for sale and Marketing collaterals - List	100% Completion Yes / No	YES - As confirmed by the Management	100% Completion										
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Facilities , Amenities as per agreement for sale and Marketing collaterals - List	100% Completion Yes / No																	
YES - As confirmed by the Management	100% Completion																	
21	Sold and Unsold Units / Inventory		Refer Table D															
22	Has the promoter complied with Sec 14 of the Act in case of Modification of sanctioned plan		Not Applicable															
23	Insurance on the project - has promoter obtained any insurance on the project, if so, whether it is transferred to the association	<table><tr><th colspan="2">Nature and type of insurance policy obtained :</th></tr><tr><td colspan="2">Expiry date of insurance policy</td></tr><tr><td colspan="2">Obtained - No</td></tr><tr><td colspan="2">Transferred to association - No</td></tr></table>	Nature and type of insurance policy obtained :		Expiry date of insurance policy		Obtained - No		Transferred to association - No									
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24	Whether promoter enabled formation / registered association of allottees in accordance with the local law.	<table><tr><th colspan="2">Yes / No</th><th></th></tr><tr><td>1</td><td>Name of the Association</td><td>HABITAT EDEN HEIGHTS APARTMENT OWNERS ASSOCIATION</td></tr><tr><td>2</td><td>Date of Registration</td><td>18-10-2022</td></tr><tr><td>3</td><td>Registration Number</td><td>BKI 9226/2022-23</td></tr><tr><td>4</td><td>Registering Authority</td><td>Senior Sub Registrar, Shivajinagar (Indiaranagar), Bangalore City</td></tr></table>	Yes / No			1	Name of the Association	HABITAT EDEN HEIGHTS APARTMENT OWNERS ASSOCIATION	2	Date of Registration	18-10-2022	3	Registration Number	BKI 9226/2022-23	4	Registering Authority	Senior Sub Registrar, Shivajinagar (Indiaranagar), Bangalore City	
Yes / No																		
1	Name of the Association	HABITAT EDEN HEIGHTS APARTMENT OWNERS ASSOCIATION																
2	Date of Registration	18-10-2022																
3	Registration Number	BKI 9226/2022-23																
4	Registering Authority	Senior Sub Registrar, Shivajinagar (Indiaranagar), Bangalore City																
	Attach copy of such Registration	Copy of the DoD Attached																
25	Whether promoter registered the Deed of Declaration (DoD)	<table><tr><th colspan="2">Yes / No -</th><th></th></tr><tr><td>1</td><td>Date of Deed of Declaration</td><td>29-01-2022</td></tr><tr><td>2</td><td>Date of registration of DoD</td><td>29-01-2022</td></tr><tr><td>3</td><td>Registration Number</td><td>BKI 9226/2022-23</td></tr><tr><td>4</td><td>Registering Authority</td><td>Senior Sub Registrar, Shivajinagar (Indiaranagar), Bangalore City</td></tr></table>	Yes / No -			1	Date of Deed of Declaration	29-01-2022	2	Date of registration of DoD	29-01-2022	3	Registration Number	BKI 9226/2022-23	4	Registering Authority	Senior Sub Registrar, Shivajinagar (Indiaranagar), Bangalore City	
Yes / No -																		
1	Date of Deed of Declaration	29-01-2022																
2	Date of registration of DoD	29-01-2022																
3	Registration Number	BKI 9226/2022-23																
4	Registering Authority	Senior Sub Registrar, Shivajinagar (Indiaranagar), Bangalore City																
26	Maintenance Charges collected from the allottees, spent and balance there on		Refer Table E															
27	Deposits (under various heads including club house etc) collected from the allottees and transferred to association there on		Refer Table F															
28	Has promoter paid any penalty / delay filing fees to RERA Authority during the tenure of the Project		No															
29	Any other information in relation to the promoter and project which may be of importance to the Authority		Not Applicable															



Table A

In case of Ongoing Project -

Summary of amount Realised, incurred and In case of Ongoing Project as per U/s 4(2)(L)(D) of the Act -

Details	Note	Amount in Rs. (100%)
Total Money Realised from allottees since inception of the Project till the date of application for registration of project (Applicable in case of ongoing project)	A	16,32,54,247
70% of the amount realised	B = A*70%	11,42,77,973
Money incurred / utilised towards for construction of the project or the land cost for the project as required U/s 4(2)(L)(D) of the Act till date of application for registration of project	C	77,37,52,716
Excess / (Short)	D=B-C	-65,94,74,743
Amount deposited in accordance with Rule 4(5) - (promoter has deposited 70% of the excess money collected within 3 months from application date is in accordance with Rule 4(5) of the K RERA Rule -		Yes



Table B

Summary of Money Realised, incurred for the project from the inception of the Project -

Details	Note	Amount in Rs.
Total 70% of Money Realised from the allottees since inception of the Project till the date of application for registration of project (applicable in case of ongoing project)	A	16,32,54,247
Total 70% Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	1,07,05,96,712
Total	C=A+B	1,23,38,50,959
Money incurred / utilised for construction of the project and the land cost of the project as required U/s 4(2)(L)(D) of the Act till date -	D	
a. Land Cost		25,71,92,457
b. Approval / NOC's		4,89,13,898
c. On Site Costs		92,60,24,863
d. Off Site Costs including Architect, Engineer, Consultants Cost		16,63,94,426
e. Administrative Costs		2,47,33,268
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)		1,72,52,074
g. Financial Cost - interest etc		59,40,83,594
h. Any other costs - Sales & Marketing		8,87,94,073
Surplus / (Deficit)	E=C-D	-88,95,37,694

I certify that the HV Ventures Projects Pvt Ltd has utilised the amounts collected for Habitat Iluminar Project only for that project and the withdrawal from the designated bank account(s) of the said project has been in accordance with the proportion to the percentage of completion of the project.



Table C

Details of commission / borkerage paid to Real Estate Agents

Financial Year	Total Amount of Commission / brokerage paid to RERA Registered Agents (Amount in Rs.)	Total Amount of commission / brokerage paid to others (Amount in Rs.)	Total (Amount in Rs.)
	A	B	C=A+B
FY 2017-18	1,76,997	NIL	1,76,997
FY 2018-19	-	NIL	-
FY 2019-20	2,48,580	NIL	2,48,580
FY 2020-21	7,72,385	NIL	7,72,385
FY 2021-22	5,15,250	NIL	5,15,250
FY 2022-23	31,23,575	NIL	31,23,575
Total	48,36,787	NIL	48,36,787



Table D

Sold and Unsold Inventory in the project (total number of units in this table shall tally with the total number of units as per sanctioned plan)

1. Sold Inventory - As on 31/03/2023

Sr. No.	Flat No.s	Carpet Area (in sq.mts.)	Unit consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Registered Sale Deed Yes/No
1	1012	112.39	1,34,38,692	1,27,68,836	6,69,856	22/12/2022	No
2	1014	81.76	78,76,974	78,76,974	-	27/01/2020	Yes
3	1015	86.07	91,71,150	91,71,150	-	14/01/2020	Yes
4	1021	115.26	1,15,30,790	1,15,00,790	30,000	30/01/2020	Yes
5	1023	123.27	1,04,61,325	98,48,246	6,13,079	07/09/2020	Yes
6	1025	86.07	75,32,855	74,72,855	60,000	14/09/2016	Yes
7	1031	115.26	1,14,51,950	1,14,21,665	30,285	10/08/2020	Yes
8	1032	112.39	1,02,85,550	1,02,55,551	29,999	20/03/2018	Yes
9	1033	123.27	99,87,965	99,57,965	30,000	02/04/2018	Yes
10	1034	81.76	78,72,660	74,74,890	3,97,770	18/09/2018	No
11	1042	112.39	1,21,76,675	1,13,81,409	7,95,266	10/06/2022	No
12	1044	81.76	73,84,160	73,31,134	53,026	05/10/2016	Yes
13	1045	86.07	73,55,730	73,06,084	49,646	23/02/2017	Yes
14	1051	115.26	1,09,19,780	1,08,89,785	29,995	07/11/2017	Yes
15	1053	123.27	1,17,26,471	1,11,43,994	5,82,477	02/01/2020	No
16	1055	86.07	74,26,580	70,54,261	3,72,319	02/03/2019	Yes
17	1061	115.17	1,05,94,565	45,99,573	59,94,992	23/12/2016	Yes
18	1062	112.39	1,07,00,675	1,06,70,675	30,000	24/09/2020	Yes
19	1063	123.27	1,09,46,365	1,08,86,366	59,999	28/08/2016	Yes
20	1064	81.76	79,06,510	78,70,465	36,045	02/07/2018	Yes
21	1072	112.39	89,94,050	89,64,050	30,000	02/03/2017	Yes
22	1074	81.76	77,03,410	73,19,992	3,83,418	12/03/2018	No
23	1075	86.07	74,62,005	70,66,012	3,95,993	08/02/2017	Yes
24	1081	115.17	1,16,29,340	99,05,562	17,23,778	23/08/2018	No
25	1083	123.27	1,23,38,834	1,23,08,834	30,000	12/01/2021	Yes
26	1085	86.07	82,95,201	78,88,602	4,06,599	18/06/2018	Yes
27	1091	115.17	1,16,78,615	99,60,335	17,18,280	23/08/2018	No
28	1092	112.39	1,11,15,800	1,10,56,631	59,169	16/02/2021	No
29	1093	123.27	1,23,38,834	1,23,08,834	30,000	17/12/2019	Yes
30	1094	81.76	69,73,604	69,73,604	-	22/06/2018	Yes
31	1102	112.39	1,19,06,383	1,11,81,014	7,25,369	16/11/2021	No
32	1104	81.76	83,61,454	83,31,454	30,000	24/12/2019	Yes
33	1105	86.07	85,24,755	80,69,581	4,55,174	28/06/2017	No
34	1111	115.17	1,19,24,990	1,12,83,026	6,41,964	19/04/2018	No
35	1113	123.27	1,21,08,440	1,20,78,440	30,000	06/07/2017	Yes
36	1115	86.07	89,14,430	88,82,909	31,521	19/08/2021	Yes
37	1121	115.17	1,20,53,615	1,20,19,260	34,355	09/01/2018	Yes

38	1122	112.39	1,15,94,578	1,10,16,931	5,77,647	09/11/2021	No
39	1123	123.27	1,25,63,165	1,19,38,852	6,24,313	11/03/2020	No
40	1124	81.76	86,37,670	86,07,670	30,000	16/02/2021	Yes
41	1132	112.39	1,14,84,800	1,07,78,001	7,06,799	06/04/2022	Yes
42	1134	81.76	88,20,460	88,20,000	460	10/10/2022	Yes
43	1135	86.07	87,01,880	82,64,587	4,37,293	19/03/2020	Yes
44	1141	115.17	1,20,76,757	1,14,71,883	6,04,874	02/06/2020	Yes
45	1143	123.27	1,18,19,485	1,14,15,394	4,04,091	02/12/2022	Yes
46	1145	86.07	89,49,855	88,89,855	60,000	11/09/2019	Yes
47	1151	115.17	1,21,65,452	1,15,45,944	6,19,508	24/07/2019	No
48	1152	112.39	1,15,27,604	1,14,97,602	30,002	27/07/2021	Yes
49	1153	123.27	1,26,13,690	1,07,16,171	18,97,519	12/02/2021	No
50	1154	81.76	1,03,09,860	81,56,312	21,53,548	21/10/2022	Yes
51	1162	112.39	1,15,49,375	1,15,19,375	30,000	18/09/2021	Yes
52	1164	81.76	87,18,910	82,63,903	4,55,007	22/03/2021	Yes
53	1165	86.07	85,24,755	71,71,831	13,52,924	17/05/2017	No
54	1171	115.17	1,22,99,437	1,22,62,909	36,528	09/02/2021	No
55	1172	112.39	1,11,70,191	1,11,40,191	30,000	29/07/2021	Yes
56	1173	123.27	1,25,74,490	1,25,46,018	28,472	12/04/2022	Yes
57	1174	81.76	1,03,07,160	88,19,179	14,87,981	21/10/2022	Yes
58	1181	115.17	1,16,35,210	1,10,60,217	5,74,993	02/12/2020	Yes
59	1183	123.27	1,28,80,790	1,28,20,790	60,000	15/04/2021	No
60	1185	86.07	92,27,405	91,82,804	44,601	19/08/2021	Yes
61	2011	86.07	1,06,09,625	1,05,49,625	60,000	20/01/2023	Yes
62	2014	86.07	90,36,129	86,63,744	3,72,385	15/09/2021	Yes
63	2015	86.07	1,02,79,926	1,02,49,926	30,000	09/03/2023	Yes
64	2022	81.76	80,59,342	80,59,342	0	11/01/2017	Yes
65	2023	81.76	80,75,760	76,03,522	4,72,238	14/12/2018	No
66	2024	86.07	1,07,22,379	2,67,818	1,04,54,561	20/04/2023	Yes
67	2031	86.07	86,66,455	82,32,718	4,33,737	14/07/2021	Yes
68	2033	81.76	72,63,360	68,73,247	3,90,113	19/10/2016	Yes
69	2035	86.07	79,22,530	79,22,528	2	15/09/2022	Yes
70	2042	81.76	70,05,040	66,25,502	3,79,538	19/10/2016	Yes
71	2044	86.07	86,80,625	82,52,677	4,27,948	11/09/2019	No
72	2045	86.07	87,17,063	86,87,063	30,000	29/10/2018	Yes
73	2051	86.07	73,82,855	73,32,855	50,000	05/10/2016	Yes
74	2052	81.76	69,50,880	60,57,938	8,92,942	13/01/2017	Yes
75	2053	81.76	70,33,180	70,03,180	30,000	17/01/2022	Yes
76	2054	86.07	86,36,698	86,06,698	30,000	06/01/2021	Yes
77	2061	86.07	84,80,635	84,50,635	30,000	21/10/2022	Yes
78	2063	81.76	71,27,960	67,50,591	3,77,369	19/09/2016	No
79	2065	86.07	84,80,635	84,80,635	-	05/11/2022	Yes
80	2072	81.76	72,63,360	68,76,058	3,87,302	06/01/2017	No
81	2074	86.07	85,15,860	85,15,860	-	15/11/2016	Yes
82	2075	86.07	82,76,780	82,46,780	30,000	10/11/2016	Yes
83	2081	86.07	85,24,755	77,66,166	7,58,589	06/08/2020	Yes
84	2082	81.76	80,41,910	76,35,769	4,06,141	27/03/2018	Yes
85	2083	81.76	81,09,610	76,99,997	4,09,613	01/02/2018	Yes
86	2084	86.07	85,51,085	85,51,085	-	09/11/2016	No
87	2091	86.07	84,89,330	84,59,330	30,000	07/12/2017	Yes

88	2093	81.76	97,14,100	96,49,389	64,711	28/12/2022	Yes
89	2095	86.07	88,64,330	85,47,407	3,16,923	18/04/2016	Yes
90	2102	81.76	84,38,632	80,17,755	4,20,877	06/05/2019	Yes
91	2104	86.07	85,95,605	85,50,626	44,979	27/10/2020	Yes
92	2105	86.07	75,96,620	71,81,518	4,15,102	06/01/2016	Yes
93	2111	86.00	88,15,240	87,85,238	30,002	16/04/2019	Yes
94	2112	81.76	84,72,482	84,42,482	30,000	06/05/2019	No
95	2113	81.76	78,38,810	65,59,843	12,78,967	07/12/2016	No
96	2121	86.07	86,66,455	82,30,932	4,35,523	05/02/2020	No
97	2123	81.76	83,80,410	79,66,382	4,14,028	15/06/2020	Yes
98	2125	86.07	86,66,455	86,06,456	59,999	01/07/2020	Yes
99	2132	81.76	83,76,348	83,46,349	29,999	05/12/2019	Yes
100	2134	86.07	88,15,240	87,80,820	34,420	28/01/2021	Yes
101	2135	86.07	89,85,280	89,55,280	30,000	02/12/2020	Yes
102	2141	86.07	87,37,305	83,02,048	4,35,257	14/08/2020	Yes
103	2142	81.76	83,80,410	79,87,384	3,93,026	13/11/2019	Yes
104	2143	81.76	78,38,810	73,74,034	4,64,776	13/04/2017	No
105	2144	86.07	92,33,255	78,09,551	14,23,704	09/11/2021	Yes
106	2151	86.07	90,56,130	86,09,449	4,46,681	19/08/2021	No
107	2153	81.76	83,46,560	79,10,194	4,36,366	15/02/2020	Yes
108	2162	81.76	88,20,460	87,60,461	59,999	22/04/2022	Yes
109	2164	86.07	90,20,705	85,67,467	4,53,238	25/01/2021	Yes
110	2165	86.07	89,93,782	89,63,782	30,000	23/02/2021	Yes
111	3011	87.86	94,38,044	89,64,237	4,73,807	25/02/2021	No
112	3012	84.67	74,81,160	71,37,751	3,43,409	27/09/2019	Yes
113	3013	109.82	1,10,36,086	1,10,06,086	30,000	28/09/2020	Yes
114	3022	85.00	82,50,610	82,20,608	30,002	06/10/2020	Yes
115	3023	109.82	97,06,730	93,63,964	3,42,766	23/04/2018	No
116	3024	111.67	1,06,27,120	1,00,96,081	5,31,039	19/03/2018	No
117	3031	87.86	84,36,980	79,69,973	4,67,007	30/01/2019	Yes
118	3032	84.67	74,11,210	70,22,619	3,88,591	30/11/2016	No
119	3034	111.67	1,07,18,270	1,06,67,726	50,544	23/07/2020	Yes
120	3041	87.86	85,09,330	80,55,364	4,53,966	20/02/2018	Yes
121	3043	109.82	1,08,00,155	1,02,70,152	5,30,003	02/05/2019	Yes
122	3052	84.67	81,10,710	68,26,408	12,84,302	03/03/2018	Yes
123	3053	109.82	1,07,53,433	1,02,15,827	5,37,606	21/05/2019	No
124	3054	111.67	90,77,570	85,91,337	4,86,233	19/09/2016	No
125	3061	87.86	82,19,930	82,19,928	2	07/06/2017	Yes
126	3064	111.67	97,29,690	89,44,006	7,85,684	07/03/2017	Yes
127	3072	84.67	83,20,560	82,60,560	60,000	07/12/2017	Yes
128	3073	109.82	93,17,630	88,14,508	5,03,122	25/10/2016	No
129	3081	87.86	86,17,855	85,83,019	34,836	20/08/2018	Yes
130	3082	85.00	84,60,460	80,33,731	4,26,729	07/03/2019	Yes
131	3083	109.82	1,11,90,005	1,05,11,962	6,78,043	12/09/2018	Yes
132	3091	87.86	90,62,555	90,32,555	30,000	07/11/2018	No
133	3093	109.82	1,04,85,680	99,77,239	5,08,441	22/05/2018	Yes
134	3094	111.67	1,09,91,720	1,09,31,720	60,000	13/02/2019	Yes
135	3102	84.67	74,25,200	64,63,552	9,61,648	17/06/2019	No
136	3103	109.82	1,03,50,905	1,02,90,905	60,000	09/06/2017	Yes
137	3111	87.86	91,60,480	86,95,468	4,65,012	19/08/2021	Yes

138	3112	84.67	85,80,774	72,39,934	13,40,840	19/03/2020	Yes
139	3113	109.82	1,08,45,080	1,03,02,900	5,42,180	11/12/2018	Yes
140	3114	111.67	1,06,27,120	1,00,68,747	5,58,373	22/06/2017	No
141	3121	87.86	86,90,205	86,59,279	30,926	20/08/2018	Yes
142	3124	111.67	1,09,46,145	1,03,66,489	5,79,656	27/06/2017	Yes
143	3132	84.67	86,70,310	82,34,409	4,35,901	20/12/2020	Yes
144	3133	109.82	1,12,85,345	1,07,22,686	5,62,659	25/03/2021	No
145	3142	84.67	90,55,035	84,76,720	5,78,315	24/11/2021	No
146	3143	110.00	1,12,49,405	1,06,88,542	5,60,863	26/03/2019	Yes
147	3144	111.67	1,07,63,845	87,69,626	19,94,219	13/12/2017	Yes
148	3151	87.86	91,60,480	86,60,714	4,99,766	30/07/2019	No
149	3152	84.67	93,69,810	88,08,634	5,61,176	24/02/2021	No
150	3154	111.67	1,11,74,020	1,04,58,046	7,15,974	20/11/2018	No
151	3162	84.67	87,75,235	74,00,580	13,74,655	26/04/2021	Yes
152	3163	109.82	1,11,59,555	1,05,02,774	6,56,781	06/07/2020	Yes
153	3171	87.86	92,97,830	78,00,654	14,97,176	16/01/2020	No
154	3174	111.67	1,11,47,870	93,83,570	17,64,300	17/12/2019	Yes
155	3183	109.82	1,14,53,130	1,08,51,875	6,01,255	17/01/2020	No
156	3184	111.67	1,14,66,895	96,85,048	17,81,847	15/02/2020	No
157	4012	106.52	1,25,38,034	98,33,722	27,04,312	17/02/2023	Yes
158	4013	106.52	1,21,80,044	95,23,802	26,56,242	05/01/2023	No
159	4014	123.27	1,20,07,390	1,00,95,404	19,11,986	29/03/2021	Yes
160	4021	109.82	1,21,92,830	79,37,231	42,55,599	15/09/2022	No
161	4023	106.84	1,07,69,920	82,87,500	24,82,420	09/03/2022	No
162	4024	123.27	1,18,05,290	87,80,497	30,24,793	23/09/2020	No
163	4031	109.82	1,10,24,780	78,19,496	32,05,284	06/01/2021	No
164	4032	106.84	1,08,53,016	84,74,495	23,78,521	07/12/2021	Yes
165	4042	106.84	84,71,520	12,50,000	72,21,520	Agreement to be	No
166	4043	106.84	84,71,520	12,50,000	72,21,520	Agreement to be	No
167	4044	123.27	1,23,38,834	88,63,086	34,75,748	05/04/2021	No
168	4051	109.82	1,03,05,980	87,03,593	16,02,387	22/01/2021	No
169	4053	106.84	1,12,11,920	94,41,066	17,70,854	14/12/2021	No
170	4062	106.84	1,09,85,616	93,23,247	16,62,369	29/11/2021	Yes
171	4064	123.27	1,16,03,190	98,34,382	17,68,808	07/05/2018	No
172	4071	109.82	1,05,75,530	86,65,184	19,10,346	03/04/2018	No
173	4073	106.84	90,01,920	69,09,207	20,92,713	06/01/2022	No
174	4074	123.27	1,12,73,891	63,85,841	48,88,051	08/09/2021	No
175	4081	110.00	1,08,90,005	86,92,566	21,97,439	12/06/2019	No
176	4092	106.84	1,06,81,520	89,59,067	17,22,453	31/03/2021	No
177	4093	106.84	1,08,58,320	91,95,594	16,62,726	29/03/2021	No
178	4094	123.27	1,20,07,390	84,66,483	35,40,907	07/01/2021	No
179	4102	106.84	94,13,828	78,14,727	15,99,101	19/02/2022	No
180	4103	106.84	1,09,02,520	85,54,477	23,48,043	02/09/2021	Yes
181	4104	123.27	1,20,57,915	84,92,303	35,65,612	07/01/2021	Yes
182	4111	109.82	1,03,95,830	74,16,867	29,78,963	19/04/2017	Yes
183	4121	109.82	1,10,69,705	86,88,663	23,81,042	13/08/2019	No
184	4122	106.84	1,18,74,920	93,61,565	25,13,355	08/12/2021	Yes
185	4124	123.27	1,28,66,315	1,02,28,828	26,37,487	16/06/2021	No
186	4132	106.84	1,17,42,320	75,35,717	42,06,603	15/09/2022	No
187	4133	106.84	1,13,00,320	88,59,390	24,40,930	09/02/2022	Yes

188	4134	123.27	1,32,19,990	94,21,249	37,98,741	09/11/2021	No
189	4141	109.82	1,10,17,592	78,76,140	31,41,452	27/10/2020	No
190	4143	106.84	1,14,68,280	90,25,290	24,42,990	28/02/2022	Yes
191	4151	109.82	1,16,42,948	74,45,837	41,97,111	25/02/2021	No
192	4152	106.84	1,14,77,120	90,24,325	24,52,795	07/05/2022	No
193	4154	123.27	1,11,47,904	1,09,66,337	1,81,567	31/08/2018	No
194	4162	106.84	1,17,86,520	66,15,872	51,70,648	11/05/2022	No
195	4163	106.84	1,24,05,320	96,78,797	27,26,523	23/08/2022	Yes
196	4164	123.27	1,32,70,515	1,02,65,519	30,04,996	16/06/2021	No
197	4171	109.82	1,10,44,855	84,99,836	25,45,019	20/01/2021	No
198	4173	106.84	1,26,27,672	90,69,042	35,58,630	07/09/2022	No
199	4181	110	1,41,74,455	27,00,847	1,14,73,608	21/03/2023	No
200	4182	107	1,35,14,520	15,17,716	1,19,96,804	03/03/2023	No
201	4184	123.27	1,19,71,340	1,17,00,383	2,70,957	16/12/2020	No
		20030.02	2,00,26,30,685	1,77,54,13,063	22,72,17,622		

2. Unsold Inventory Valuation - As on 31/03/2023

Sr. No.	Flat No.s	Carpet Area (in sq.mts.) (A)	Unit consideration as per Guide Line Value (B)	Total Guidance Value consideration per flat (A*B)
NIL				



Table E -

Advance Maintenance charges collected from the allottees, spent and balance there on -

Sl. No	Number of allottees paid the advance Maintenance charges	Total Advance Maintenance charges collected from the allottees in Rs.	Collected for the period upto	Amount spent towards Maintenance charges as on date of certificate	Transferred to the Association	Balance with the promoter	Remarks
1	62	66,50,299		-	-	66,50,299	From 62 units maintenance charges collected out of 314



Table F - As on 31/03/2023

Deposits (under various heads including club house, maintenance deposit / found etc) collected from the allottees and transferred to association there on -

Sl. No.	Total Deposits collected from the allottees	Nature of Deposits / Head	Transferred to the Association	Balance with promoter	Remarks
1	NIL	NIL	NIL	NIL	NIL

This is to certify that the HV Ventures Projects Pvt Ltd, Unit No. 7-9, Raheja Chambers, No. 12, Museum Road, Bangalore - 560 001, has completed 100% / 100% development in the real estate Habitat Iluminar as defined U/s 2(t) Real Estate (Regulation and Development) Act, 2016 and promoter has time to time complied with all applicable provisions of the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation and Development) Rules, 2017.

Yours faithfully

For ARUN SHETTY & CO
Chartered Accountants
FRN:027209S



Arun Shetty, B.Com. FCA

Membership No.: 217356

Contact Details : 98450 97052

Email id: arunshettyca@gmail.com

UDIN: 23217356BGQPUF3153



Date : 07/11/2023

Bengaluru