

FORM-4

KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Karnataka Real Estate (Regulation & Development) Rules, 2017)

Date: 30/09/2025

KRERA Registration No : PRM/KA/RERA/1251/309/PR/171019/000265
Project Name : PARTH GARDENIA,
Promoter Name : PARTH CONSTRUCTIONS PVT LTD
Cost of Real Estate Project : Rs.76,25,00,000/-
Quarter ended date : 30/09/2025

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 amount received from the allottees of this project in the following account:

Name of the Account Holder:

Designated Bank Account Details –

RERA Project Collection Account (100%)

Name of the Account Holder- PARTH CONSTRUCTIONS PVT. LTD.

-RERA collection Account for PARTH GARDENIA

Account Number- 015106800000010

Bank Name- DHANLAXMI BANK LTD

IFSC Code- DLXB0000151

Branch Name- KORAMANGALA



RERA Designated Account (70%)

Name of the Account Holder- PARTH CONSTRUCTIONS PVT. LTD.

-RERA Designated Account for PARTH GARDENIA

Account Number- 015106600000768

Bank Name- DHANLAXMI BANK LTD

IFSC Code- DLXB0000151

Branch Name- KORAMANGALA

-2-

RERA Current Account of the Builder (30%)

Name of the Account Holder- PARTH CONSTRUCTIONS PVT. LTD.

Account Number- 015106200006538

Bank Name- DHANLAXMI BANK LTD

IFSC Code- DLXB0000151

Branch Name- KORAMANGALA

Sl No	Particulars	Estimated Amt in Rs.	Incurred Amt in Rs.
1.	i.Land Cost: 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.	11,25,00,000	4,00,00,000 (prev) 3,00,00,000
Sub – Total Land Cost		11,25,00,000	7,00,00,000
	ii Development Cost/ Cost of Construction: 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, minimum of (i) or	65,00,00,000	37,20,00,000 (Prev) 8,00,00,000



	(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.		
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority.s c. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;		
Sub – Total Development Cost		65,00,00,000	45,20,00,000
	2. Total Estimated Cost of the Real Estate Project [1(i)+1(ii)] of estimated Column.	Rs.76,25,00,000/-	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	Rs.52,20,00,000/-	
	4. Percentage of completion of construction work (as per Project Architect's Certificate)	70%	
	5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.	62.22%	
	6. Proportion of the Cost incurred on Construction Cost/to the Total Estimated Cost.	69.53%	
	7. Total percentage of completion of construction as per CA (i.e., 3 /2)	68.45%	
	8. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of completion of construction (lower of 4 & 7)	Rs.45,75,00,000/-	
	9. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs.8,84,00,000/-	



	10. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs.38,91,00,000/-
2	Borrowings /Mortgage Details (If Applicable)	
	A. Borrowing Details 1. Name of the Lender: 2. Amount Disbursed: 3. Amount pending for disbursement from Lender: 4. Amount to be repaid to lender: B. Mortgage Details 1. Mortgaged to (Name of the Entity/ Institution): 2. Amount Disbursed: 3. Amount pending for disbursement: 4. Amount to be repaid to lender:	Nil
	Details of transactions in the designated RERA Bank Account (include pre-RERA transactions in case of ongoing projects, wherever applicable)	
	, Total number of units booked a. Total amount realized from sale of units during the quarter(3b) b. Total amount deposited into the bank out of sale proceeds during the quarter (3) c. % of Deposit made	0 Units Rs.0/- Rs.0/- 70 %
	Reconciliation for the Quarter: a. Opening Balance Date (Quarter start date): b. Opening Balance as per bank statement (INR) [To match with the previous quarter closing bank balance]: c. Deposits during the Quarter on account of sales (INR): d. Other Deposits made (If any): e. Withdrawals during the Quarter from sale proceeds (INR): f. Other withdrawals made (If any): g. Closing Balance as per bank statement (INR): h. Closing Balance Date (Quarter end date):	01/07/2025 Rs.4,34,10,000/- Rs.0/- Rs.0/- Rs.0/- Rs.0 Rs.4,34,10,000/- 30/09/2025



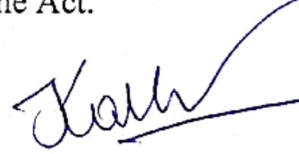
	Cumulative Reconciliation from the beginning of the project: a. Opening balance of the account (INR): b. Total Deposits made from sale proceeds (INR): c. Total deposits made other than sale proceeds (if any) (INR): d. Total Withdrawals made from sale proceeds (INR) e. Total withdrawals made other than those from sale proceeds (if any) (INR) Closing balance for the current quarter (a+b+c) - (d+e)	Rs.13,18,10,000/- Rs.0 Rs.8,84,00,000/- Rs.0/- Rs.0/-
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This certificate is being issued for the project name: PARTH GARDENIA 164/1 kodigehalli thindlu main road, virupakshpura, after kodigehalli railway underpass, Bengaluru Urban, with RERA Registration No. PRM/KA/RERA/1251/309/PR/171019/000265 for the quarter ended 30/09/2025 in compliance with the provisions of section 4(2)(I)(D) of the Act and based on the records and documents produced before me and explanation provided to me by the Management of the Company.



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. 0/- (as per Point A) out of which Rs.0/- is deposited into the Project designated bank account as per Section 4(2)(I)(D) of the Act.



Name: **CA Kallappa T**
Membership Number: 219217
Address: #48, 4th B Cross, Sapthagiri Layout
Nagasandra, Bengaluru-73
Contact Details: 9900342011
Email id: kallappafea@gmail.com
UDIN: 25219217BMIDEW1914

Date: 27-11-2025
Place: Bangalore

(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)	Nil
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)	Nil
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	Nil
4	Estimated receivables of project. Sum of 2 + 3(ii)	Nil
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 balance receivables of ongoing project will be deposited in Designated Account	Nil



Annexure A

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

1. Sold Inventory
(NOTE: All flats has been cancelled)

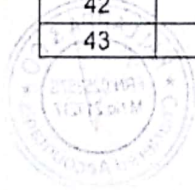
Sr.No.	Wing No.	Floor No.	Unit No.	Unit Type	Carpet Area (Sq. m)	Undivided Share of Land / site	No. of parking lots	Amount
1	Wing - 1	Ground	03	2BHK	64.41	229	1	0
2	Wing - 1	Ground	04	3BHK	105.3	376	1	0
3	Wing - 1	First	02	2BHK	64.41	229	1	0
4	Wing - 1	Third	02	2BHK	75.66	277	1	0
5	Wing - 1	Fifth	01	3BHK	129.84	466	1	0
6	Wing - 2	Ground	01	3BHK	105.02	376	1	0
7	Wing - 2	Ground	02	2BHK	63.11	225	1	0
8	Wing - 2	First	01	3BHK	105.02	376	1	0
9	Wing - 2	Second	02	2BHK	74.45	270	1	0
10	Wing - 2	Fourth	02	2BHK	73.98	270	1	0
11	Wing - 3	Ground	04	3BHK	108.18	388	1	0
12	Wing - 3	First	01	3BHK	108.28	388	1	0
13	Wing - 3	First	02	2BHK	72.68	261	1	0
14	Wing - 3	Third	03	2BHK	83.93	298	1	0
15	Wing - 3	Fifth	04	3BHK	133	477	1	0
16	Wing - 4	Third	02	2BHK	84.76	305	1	0
17	Wing - 4	Third	03	2BHK	84.76	305	1	0
18	Wing - 4	Third	04	3BHK	124.17	443	1	0
19	Wing - 4	Fifth	04	3BHK	133.56	477	1	0
20	Wing - 5	Ground	02	2BHK	69.61	247	1	0
21	Wing - 5	Ground	03	2BHK	69.61	247	1	0
22	Wing - 5	First	01	3BHK	105.58	376	1	0
23	Wing - 5	Second	01	3BHK	113.2	410	1	0
24	Wing - 5	Third	02	2BHK	80.95	288	1	0
25	Wing - 5	Fifth	04	3BHK	129.19	466	1	0
26	Wing - 6	Second	03	2BHK	73.33	261	1	0
27	Wing - 6	Fourth	03	2BHK	76.58	277	1	0
28	Wing - 7	Ground	03	2BHK	62.64	225	1	0
29	Wing - 7	Ground	04	3BHK	102.79	366	1	0
30	Wing - 7	Third	01	3BHK	116.45	416	1	0
31	Wing - 7	Third	02	2BHK	73.61	261	1	0
32	Wing - 7	Fourth	03	2BHK	76.21	270	1	0
33	Wing - 7	Fourth	04	3BHK	121.19	432	1	0
34	Wing - 7	Fifth	01	3BHK	126.68	454	1	0



35	Wing - 7	Fifth	04	3BHK	127.61	454	1	0
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1. Unsold Inventory Valuation

Sr.No.	Wing No.	Floor No.	Unit No.	Unit Type	Carpet Area (Sq. m)	Undivided Share of Land / site	No. of parking lots
1	Wing - 1	Ground	01	3BHK	105.3	376	1
2	Wing - 1	Ground	02	2BHK	64.41	229	1
3	Wing - 1	First	01	3BHK	105.3	376	1
4	Wing - 1	First	03	2BHK	64.41	229	1
5	Wing - 1	First	04	3BHK	105.3	376	1
6	Wing - 1	Second	01	3BHK	114.97	410	1
7	Wing - 1	Second	02	2BHK	75.84	270	1
8	Wing - 1	Second	03	2BHK	75.66	270	1
9	Wing - 1	Second	04	3BHK	114.87	410	1
10	Wing - 1	Third	01	3BHK	120.54	432	1
11	Wing - 1	Third	03	2BHK	75.66	277	1
12	Wing - 1	Third	04	3BHK	120.36	432	1
13	Wing - 1	Fourth	01	3BHK	120.54	432	1
14	Wing - 1	Fourth	02	2BHK	75.66	277	1
15	Wing - 1	Fourth	03	2BHK	75.66	277	1
16	Wing - 1	Fourth	04	3BHK	120.36	432	1
17	Wing - 1	Fifth	02	2BHK	76.68	277	1
18	Wing - 1	Fifth	03	2BHK	76.58	277	1
19	Wing - 1	Fifth	04	3BHK	129.74	466	1
20	Wing - 1	Sixth	01	3BHK	206.52	743	1
21	Wing - 1	Sixth	02	3BHK	206.52	743	1
22	Wing - 2	Ground	03	2BHK	63.11	225	1
23	Wing - 2	Ground	04	3BHK	104.84	376	1
24	Wing - 2	First	02	2BHK	63.11	225	1
25	Wing - 2	First	03	2BHK	63.11	225	1
26	Wing - 2	First	04	3BHK	104.84	376	1
27	Wing - 2	Second	01	3BHK	114.69	410	1
28	Wing - 2	Second	03	2BHK	74.45	270	1
29	Wing - 2	Second	04	3BHK	114.32	410	1
30	Wing - 2	Third	01	3BHK	120.73	432	1
31	Wing - 2	Third	02	2BHK	73.98	270	1
32	Wing - 2	Third	03	2BHK	74.45	270	1
33	Wing - 2	Third	04	3BHK	119.8	432	1
34	Wing - 2	Fourth	01	3BHK	120.73	432	1
35	Wing - 2	Fourth	03	2BHK	74.45	270	1
36	Wing - 2	Fourth	04	3BHK	119.8	432	1
37	Wing - 2	Fifth	01	3BHK	129.65	466	1
38	Wing - 2	Fifth	02	2BHK	75.38	270	1
39	Wing - 2	Fifth	03	2BHK	75.38	270	1
40	Wing - 2	Fifth	04	3BHK	129.19	466	1
41	Wing - 2	Sixth	01	3BHK	205.03	738	1
42	Wing - 2	Sixth	02	3BHK	205.03	738	1
43	Wing - 3	Ground	01	3BHK	108.28	388	1



44	Wing - 3	Ground	02	2BHK	72.68	261	1
45	Wing - 3	Ground	03	2BHK	72.68	261	1
46	Wing - 3	First	03	2BHK	72.68	261	1
47	Wing - 3	First	04	3BHK	108.18	388	1
48	Wing - 3	Second	01	3BHK	117.85	421	1
49	Wing - 3	Second	02	2BHK	84.02	298	1
50	Wing - 3	Second	03	2BHK	84.02	298	1
51	Wing - 3	Second	04	3BHK	117.76	421	1
52	Wing - 3	Third	01	3BHK	123.89	443	1
53	Wing - 3	Third	02	2BHK	83.93	298	1
54	Wing - 3	Third	04	3BHK	123.61	443	1
55	Wing - 3	Fourth	01	3BHK	123.89	443	1
56	Wing - 3	Fourth	02	2BHK	83.93	298	1
57	Wing - 3	Fourth	03	2BHK	83.93	298	1
58	Wing - 3	Fourth	04	3BHK	123.61	443	1
59	Wing - 3	Fifth	01	3BHK	133.28	477	1
60	Wing - 3	Fifth	02	2BHK	84.86	305	1
61	Wing - 3	Fifth	03	2BHK	84.86	305	1
62	Wing - 3	Sixth	01	3BHK	218.14	782	1
63	Wing - 3	Sixth	02	3BHK	218.14	782	1
64	Wing - 4	Ground	01	3BHK	108.56	388	1
65	Wing - 4	Ground	02	2BHK	73.52	261	1
66	Wing - 4	Ground	03	2BHK	73.52	261	1
67	Wing - 4	Ground	04	3BHK	108.74	388	1
68	Wing - 4	First	01	3BHK	108.56	388	1
69	Wing - 4	First	02	2BHK	73.52	261	1
70	Wing - 4	First	03	2BHK	73.52	261	1
71	Wing - 4	First	04	3BHK	108.74	388	1
72	Wing - 4	Second	01	3BHK	118.13	421	1
73	Wing - 4	Second	02	2BHK	84.76	305	1
74	Wing - 4	Second	03	2BHK	84.76	305	1
75	Wing - 4	Second	04	3BHK	118.31	421	1
76	Wing - 4	Third	01	3BHK	124.17	443	1
77	Wing - 4	Fourth	01	3BHK	124.17	443	1
78	Wing - 4	Fourth	02	2BHK	84.76	305	1
79	Wing - 4	Fourth	03	2BHK	84.76	305	1
80	Wing - 4	Fourth	04	3BHK	124.17	443	1
81	Wing - 4	Fifth	01	3BHK	133.74	477	1
82	Wing - 4	Fifth	02	2BHK	86.16	305	1
83	Wing - 4	Fifth	03	2BHK	85.69	305	1
84	Wing - 4	Sixth	01	3BHK	219.9	782	1
85	Wing - 4	Sixth	02	2BHK	219.9	782	1
86	Wing - 5	Ground	01	3BHK	105.49	376	1
87	Wing - 5	Ground	04	3BHK	103.07	376	1
88	Wing - 5	First	02	2BHK	69.61	247	1
89	Wing - 5	First	03	2BHK	69.61	247	1
90	Wing - 5	First	04	3BHK	103.07	376	1
91	Wing - 5	Second	02	2BHK	78.72	277	1
92	Wing - 5	Second	03	2BHK	78.72	277	1
93	Wing - 5	Second	04	3BHK	114.41	410	1
94	Wing - 5	Third	01	3BHK	121.75	410	1

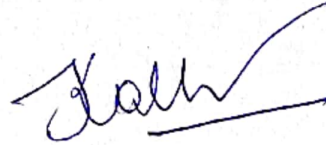


95	Wing - 5	Third	03	2BHK	80.95	288	1
96	Wing - 5	Third	04	3BHK	119.24	443	1
97	Wing - 5	Fourth	01	3BHK	123.33	443	1
98	Wing - 5	Fourth	02	2BHK	81.98	298	1
99	Wing - 5	Fourth	03	2BHK	81.98	298	1
100	Wing - 5	Fourth	04	3BHK	120.92	443	1
101	Wing - 5	Fifth	01	3BHK	130.3	466	1
102	Wing - 5	Fifth	02	2BHK	81.98	298	1
103	Wing - 5	Fifth	03	2BHK	81.98	298	1
104	Wing - 5	Sixth	01	3BHK	212.28	764	1
105	Wing - 5	Sixth	02	3BHK	212.28	764	1
106	Wing - 6	Ground	01	3BHK	100.56	366	1
107	Wing - 6	Ground	02	2BHK	64.32	229	1
108	Wing - 6	Ground	03	2BHK	64.13	229	1
109	Wing - 6	Ground	04	3BHK	101.4	366	1
110	Wing - 6	First	01	3BHK	100.56	366	1
111	Wing - 6	First	02	2BHK	64.32	229	1
112	Wing - 6	First	03	2BHK	64.13	229	1
113	Wing - 6	First	04	3BHK	101.4	366	1
114	Wing - 6	Second	01	3BHK	111.81	399	1
115	Wing - 6	Second	02	2BHK	73.43	261	1
116	Wing - 6	Second	04	3BHK	109.02	399	1
117	Wing - 6	Third	01	3BHK	116.73	416	1
118	Wing - 6	Third	02	2BHK	75.75	277	1
119	Wing - 6	Third	03	2BHK	75.56	277	1
120	Wing - 6	Third	04	3BHK	117.57	416	1
121	Wing - 6	Fourth	01	3BHK	118.41	432	1
122	Wing - 6	Fourth	02	2BHK	76.77	277	1
123	Wing - 6	Fourth	04	3BHK	119.24	432	1
124	Wing - 6	Fifth	01	3BHK	126.96	454	1
125	Wing - 6	Fifth	02	2BHK	76.77	277	1
126	Wing - 6	Fifth	03	2BHK	77.61	277	1
127	Wing - 6	Fifth	04	3BHK	126.77	454	1
128	Wing - 6	Sixth	01	2BHK	203.73	731	1
129	Wing - 6	Sixth	02	2BHK	203.73	731	1
130	Wing - 7	Ground	01	3BHK	100.28	366	1
131	Wing - 7	Ground	02	2BHK	62.37	225	1
132	Wing - 7	First	01	3BHK	100.28	366	1
133	Wing - 7	First	02	2BHK	62.37	225	1
134	Wing - 7	First	03	2BHK	62.64	225	1
135	Wing - 7	First	04	3BHK	102.79	366	1
136	Wing - 7	Second	01	3BHK	107.81	399	1
137	Wing - 7	Second	02	2BHK	71.38	261	1
138	Wing - 7	Second	03	2BHK	71.85	261	1
139	Wing - 7	Second	04	3BHK	110.32	399	1
140	Wing - 7	Third	03	2BHK	74.08	261	1
141	Wing - 7	Third	04	3BHK	118.96	416	1
142	Wing - 7	Fourth	01	3BHK	118.13	432	1
143	Wing - 7	Fourth	02	2BHK	74.54	270	1
144	Wing - 7	Fifth	02	2BHK	74.54	270	1
145	Wing - 7	Fifth	03	2BHK	75.1	270	1



146	Wing - 7	Sixth	01	3BHK	201.22	724	1
147	Wing - 7	Sixth	02	2BHK	201.22	724	1

Ready Recknor Rate as on the date of Certificate of the premises Rs.5,000/- per sq.mts. This certificate is being issued for RERA compliance for the Company: PARTH CONSTRUCTIONS PVT LTD and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.




Name: **CA Kallappa T**
Membership Number: 219217
Address: #48, 4th B Cross, Sapthagiri Layout
Nagasandra, Bengaluru-73
Contact Details: 9900342011
Email id: kallappafca@gmail.com
UDIN: 25219217BMIDEW1914

Date: 27-11-2025
Place: Bangalore

