

FORM 4 CC

Report and Certification of Completion under RERA

KRERA Registration Number : PRM/KA/RERA/1251/310/PR/170915/000170

Project Name : Sobha Dream Acres - Palm Springs Phase 13 Wing 52

Project Address : Sy. nos. 47/2, 47/3, 49/1, 49/2, 49/5, 50/1B, 50/2, 50/3, 50/4, 50/5, 50/6, 51/1, 51/2B1, 51/2C1, 51/2B2, 51/2C2, 51/3, 51/4, 53/1, 53/2, 58/1, 58/2, 59/1, 59/3, 59/4, 59/5, 60/1, 60/3, 61/1, 61/2A, 61/2B, 61/03, 62/4B, 63/1, 63/2, 63/3, 63/4, 63/5, 66/1, 66/2, 67/1, 67/2, 75/1, 76/1, 76/2, 76/3, 77/3, 77/4, 77/5, 77/7, 77/8, 77/9, 77/10, Balegere, Varthur Hobli.

Name and Address : "Sobha Limited" Sarjapur - Marthahalli Outer Ring Road (ORR)
Devarabisanahalli, Bellandur Post, Bangalore – 560103.

SUBJECT: Report and certification of completion with respect to K RERA registered project Sobha Dream Acres - Palm Springs Phase 13 Wing 52 developed by Sobha Limited having RERA Registration Number PRM/KA/RERA/1251/310/PR/170915/000170.

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. We have obtained all necessary information and explanations from the promoter, during the course of our review, which in our opinion are necessary for the purpose of this review and certificate.
3. We hereby confirm that We have examined the prescribed registers, reports, books, documents, agreements, and the relevant records of Sobha Limited for the project for the period from 29/07/2017 to 04/04/2022.
4. I/We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuear's etc to form the opinion and issue of this report and certificate.

Sl. No.	Details	Details / Observation/ Qualification
1	Type and Nature of the project	Residential
2	Number of units /inventory as per	118
3	Date of RERA Registration as per registration certificate	PRM/KA/RERA/1251/310/PR/170915/000170
4	End Date as per RERA registration certificate	04/07/2021
4(a)	Extension End date	-
4(b)	Covid Extension End date	04/04/2022

5	Project Start date as per Registration application	23/08/2016			
6	Nature of Ownership of Land	Own			
7	Total Estimate Cost of Construction as per registration	Rs 468903421 /-			
8	Total Estimated Land Cost as per registration	Rs 125614553 /-			
9	Total Cost of the Project as per registration	Rs 594517974 /-			
10	Project Designated Bank Account as per RERA registration	Bank Name :-AXIS BANK			
		Account Number :-917020052300340			
		IFSC Code :-UTIB0000009			
		Branch :-M. G. Road, Bangalore			
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 Updates as per the Sec 11 (e) of the Act and Rule 15 (D) and submission made by the promoter	Quarter	Due Date	Actual Filling Date	Delay Yes/ No
		Q1 (2022-23)	NA	14/07/2022	No
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 Filling Date	Delay Yes / No
		2021-22	NA	14/12/2022	No
14	Details of Borrowings on the project - (In case of multiple borrowers, please add additional table)	Details			
		Name of the Lender			
		Amount Borrowed			
		Balance Amount outstanding / payable as on date of certificate			
		Security details against the borrowings as per sanction letter / conditions			
		Attach the copy of the hypothecation/ mortgage of the project land			
		If the amount is repaid an settled. Attach copy of release / discharge letter / NOC from the lender.			
15		Details of encumbrance			

	Details of encumbrance on the project land - (In case of multiple encumbrances, please add additional table	Nature of pending Encumbrance on the project land	--
		Name of person having charge on property	--
		Additional Details	--
		Any liability due to such encumbrance - if so, amount there on	--
		Attach copy of release/ discharge letter / NOC from the interested party	--
16	Summary of amount 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	Nature of Pending Work	Estimated Cost to complete the pending work
		--	--
		--	--
		--	--
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.	If not completed, mention the details there on	
		Facilities, Amenities as per agreement for sale and Marketing Collaterals - List	100% Completion (Yes/No)
		-	-
		-	-
21	Sold and Unsold units inventory	Refer Table - D	
22	Has promoter complied with sec 14 of the Act in case of Modification of sanctioned plan	Yes	
23	Insurance on the project — has promoter obtained any insurance on the project, if so, whether it is transferred to the association	Nature and type of insurance policy obtained Expiry date of insurance policy Obtained — Yes Transferred to association — Yes	

24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	1) Name of the Association :- Sobha Dream Acres - Palm Springs Apt Owners Association
		2) Date of Registration :- 23.03.21
		3) Registration Number :- 18093/2020-21
		4) Registering Authority :- Banaswadi SRO
25	Whether promoter registered the Deed of Declaration (DoD)	1) Date of Deed of Declaration :- 23.03.21
		2) Date of Registration of DoD :- 23.03.21
		3) Registration Number :- 18093/2020-21
		4) Registering Authority :- Banaswadi SRO
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	NA
29	Any other information in relation to the promoter and project which may be of importance to the Authority	-

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 the allottees since inception of the Project till the date of application for registration of project (applicable in case of ongoing project)	A	NA
70 % of the amount realized	B=A*70%	NA
Money incurred / utilized 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 the date of application for registration of project	C	NA
Excess / (Short)	D=B-C	NA
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 -		NA

If amount is not deposited within 3 months from the date of application, mention such non-compliance / qualify in Bold and Italics – **Nil**

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	NA



Total 70 % Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	510,526,188.93/-
Total	C=A+B	510,526,188.93/-
Money incurred / utilized 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		120,945,502.52
b. Approval / NOC's		4,669,050.00
c. On Site Costs		346,522,247.98
d. Off Site Costs including Architect, engineer, consultants Cost		-
e. Administrative Costs		48,181,485.87
f. Payment of Taxes, Cess etc. to statutory authorities (other than pass through charges)		2,179,822.58
g. Financial cost - interest etc.		48,946,362.48
h. Any other costs		23,073,502.40
Surplus / (Deficit)	E=C-D	(83,991,784.90)

I/We certify that the Sobha Limited has utilized the amounts collected for 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 / brokerage paid to Real Estate Agents –

Financial Year	Total Amount of commission brokerage paid to RERA Registered Agents (Amounts in Rs.)	Total Amount of commission / brokerage paid to Others (Amounts in Rs.)	Total (Amounts in Rs.)
	A	B	C=A+B
FY 2017-18	4,053,578.00	-	4,053,578.00



FY 2018-19	529,150.00	-	529,150.00
FY 2019-20	334,662.96	-	334,662.96
FY 2020-21	105,269.12	-	105,269.12
FY 2021-22	-	-	-
FY 2022-23	131,923.88	-	131,923.88
Apr-23 To May-23	-	-	-
TOTAL	5,154,583.96	-	5,154,583.96

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 31/10/2023

Sr.no	Flat No	carpet Area(in sq.mts)	Unit consideration as per agreement/Letter of Allotment	Amount Received	Balance Receivable	Date of Agreement of sale	Registered sale Deed Yes/No
1	A1-52005	48.11	4,708,695	4,470,778	237,917	01-APR-2017	Yes
2	A1-52006	48.11	4,835,822	4,482,731	353,091	27-OCT-2017	Yes
3	A1-52008	48.11	4,994,843	4,799,111	195,732	11-OCT-2019	Yes
4	A2-52001	66.42	6,410,958	6,206,258	204,700		No
5	A2-52007	66.42	6,719,192	6,396,884	322,308	07-APR-2017	Yes
6	A2-52011	66.42	6,772,157	6,316,147	456,010	17-OCT-2016	Yes
7	A2-52014	66.42	6,435,854	6,111,729	324,125	25-FEB-2017	Yes
8	A2-52015	66.42	6,327,681	5,866,585	461,096	19-OCT-2016	Yes
9	A2-52018	66.42	6,374,241	5,913,556	460,685	07-DEC-2016	Yes
10	A2-52021	66.42	6,480,174	6,020,788	459,386	04-JUL-2017	Yes
11	A2-52024	66.42	6,579,423	6,141,478	437,945	19-AUG-2017	Yes
12	A2-52025	66.42	6,381,785	5,921,494	460,291	18-OCT-2016	Yes
13	A2-52028	66.42	6,544,533	5,944,369	600,164	19-OCT-2016	Yes
14	A2-52031	66.42	6,465,003	6,006,039	458,964	19-OCT-2016	Yes
15	A2-52034	66.42	6,573,093	6,386,887	186,206	18-OCT-2016	Yes
16	A2-52035	66.42	6,826,223	6,371,109	455,114	24-OCT-2016	Yes
17	A2-52038	66.42	6,612,431	6,153,467	458,964	08-NOV-2016	Yes
18	A2-52041	66.42	6,436,924	5,977,494	459,430	18-OCT-2016	Yes
19	A2-52044	66.42	6,962,775	6,509,746	453,029	24-OCT-2016	Yes
20	A2-52045	66.42	6,518,793	6,060,264	458,529	15-NOV-2016	Yes
21	A2-52048	66.42	6,496,703	6,038,174	458,529	17-OCT-2016	Yes



22	A2-52051	66.42	6,519,434	6,061,330	458,104	19-OCT-2016	Yes
23	A2-52054	66.42	6,627,138	6,170,756	456,382	18-OCT-2016	Yes
24	A2-52055	66.42	6,433,689	5,974,227	459,462	29-DEC-2016	Yes
25	A2-52058	66.42	6,700,573	6,377,176	323,397	30-MAY-2018	Yes
26	A2-52061	66.42	6,962,406	6,509,377	453,029	25-OCT-2016	Yes
27	A2-52064	66.42	6,667,921	6,211,972	455,949	17-OCT-2016	Yes
28	A2-52065	66.42	6,501,417	6,180,383	321,034	14-JUN-2017	Yes
29	A2-52068	66.42	6,520,891	6,106,664	414,227	26-OCT-2016	Yes
30	A2-52071	66.42	6,546,072	6,088,402	457,670	07-APR-2017	Yes
31	A2-52074	66.42	6,701,847	6,246,323	455,524	26-OCT-2016	Yes
32	A2-52075	66.42	6,989,424	6,536,821	452,603	10-NOV-2016	Yes
33	A2-52078	66.42	6,573,093	6,116,849	456,244	13-OCT-2016	Yes
34	A2-52081	66.42	6,830,300	6,266,710	563,590	19-DEC-2018	Yes
35	A2-52084	66.42	7,171,759	6,822,430	349,329	10-OCT-2018	Yes
36	A2-52085	66.42	6,494,964	6,036,403	458,561	14-DEC-2016	Yes
37	A2-52088	66.42	7,124,813	6,801,694	323,119	01-DEC-2018	Yes
38	A2-52091	66.42	6,605,829	6,288,968	316,861	02-JUN-2017	Yes
39	A2-52094	66.42	6,676,813	6,221,271	455,542	17-OCT-2016	Yes
40	A2-52095	66.42	6,573,093	6,115,849	457,244	19-DEC-2016	Yes
41	A2-52098	66.42	6,594,743	6,137,450	457,293	17-OCT-2016	Yes
42	A2-52101	66.42	6,583,399	6,126,108	457,291	19-OCT-2016	Yes
43	A2-52104	66.42	6,542,831	6,223,775	319,056	21-FEB-2017	Yes
44	A2-52105	66.42	6,994,999	6,655,017	339,982	13-NOV-2018	Yes
45	A2-52108	66.42	6,680,165	6,322,148	358,017	26-OCT-2016	Yes
46	A2-52111	66.42	6,681,304	6,224,854	456,450	17-OCT-2016	Yes
47	A2-52114	66.42	6,546,336	6,227,280	319,056	25-FEB-2017	Yes
48	A2-52115	66.42	6,721,070	6,404,209	316,861		No
49	A2-52118	66.42	6,681,187	6,225,663	455,524	06-AUG-2016	Yes
50	A2-52121	66.42	6,713,628	6,258,538	455,090	14-NOV-2016	Yes
51	A2-52124	66.42	6,542,828	6,223,871	318,957	21-FEB-2017	Yes
52	A2-52125	66.42	7,126,482	6,676,034	450,448	24-OCT-2016	Yes
53	A2-52128	66.42	6,708,206	6,253,116	455,090	06-AUG-2016	Yes
54	A2-52131	66.42	6,600,116	6,283,255	316,861	21-FEB-2017	Yes
55	A2-52134	66.42	7,398,326	7,090,529	307,797	03-MAY-2017	Yes
56	A2-52135	66.42	6,508,259	6,187,248	321,011	27-JUN-2017	Yes
57	A2-52138	66.42	6,493,042	6,453,690	39,352	01-APR-2017	Yes
58	A2-52141	66.42	6,622,840	6,140,740	482,100	14-MAR-2017	Yes
59	A2-52144	66.42	6,736,493	6,411,061	325,432	07-DEC-2017	Yes
60	A2-52145	66.42	6,544,038	6,034,664	509,374	06-MAY-2017	Yes
61	A2-52148	66.42	6,492,056	6,171,045	321,011	05-APR-2017	Yes
62	A3-52002	66.42	6,360,515	5,903,404	457,111	28-DEC-2016	Yes
63	A3-52012	66.42	6,618,004	6,333,780	284,224	19-MAR-2018	Yes
64	A3-52013	66.42	6,340,666	5,882,117	458,549	21-NOV-2016	Yes
65	A3-52016	66.42	6,299,197	5,840,200	458,997	16-DEC-2016	Yes
66	A3-52017	66.42	6,326,559	5,868,009	458,550	30-DEC-2016	Yes
67	A3-52022	66.42	6,825,733	6,278,997	546,736	26-MAR-2019	Yes
68	A3-52023	66.42	6,381,801	5,924,126	457,675	17-OCT-2016	Yes
69	A3-52026	66.42	6,824,649	6,641,990	182,659	24-OCT-2016	Yes
70	A3-52027	66.42	6,771,389	6,178,655	592,734	07-DEC-2016	Yes
71	A3-52032	66.42	6,435,220	5,978,400	456,820	19-DEC-2016	Yes
72	A3-52033	66.42	6,491,764	6,172,252	319,512	14-JUN-2017	Yes



73	A3-52036	66.42	6,437,538	6,116,990	320,548	23-JAN-2017	Yes
74	A3-52037	66.42	6,435,220	5,978,400	456,820	23-NOV-2016	Yes
75	A3-52042	66.42	6,466,917	6,129,398	337,519		No
76	A3-52043	66.42	6,515,910	6,060,379	455,531	07-DEC-2016	Yes
77	A3-52046	66.42	6,294,693	5,835,715	458,978	09-JAN-2017	Yes
78	A3-52047	66.42	6,640,820	6,110,455	530,365	09-MAR-2018	Yes
79	A3-52052	66.42	6,489,013	6,033,047	455,966	23-NOV-2016	Yes
80	A3-52053	66.42	6,560,780	6,105,623	455,157	19-NOV-2016	Yes
81	A3-52056	66.42	6,492,328	5,985,212	507,116	25-FEB-2017	Yes
82	A3-52057	66.42	6,958,088	6,403,488	554,600	03-JUN-2019	Yes
83	A3-52062	66.42	6,459,053	6,011,045	448,008	28-JUN-2022	Yes
84	A3-52063	66.42	6,565,400	6,110,649	454,751	17-OCT-2016	Yes
85	A3-52066	66.42	7,137,625	6,798,213	339,412	09-APR-2019	Yes
86	A3-52067	66.42	6,408,524	6,086,947	321,577	01-APR-2017	Yes
87	A3-52072	66.42	6,542,807	6,087,695	455,112	17-OCT-2016	Yes
88	A3-52073	66.42	6,592,307	5,992,477	599,830	18-OCT-2016	Yes
89	A3-52076	66.42	6,499,622	6,043,609	456,013	11-JAN-2017	Yes
90	A3-52077	66.42	6,844,267	6,512,550	331,717	23-NOV-2018	Yes
91	A3-52082	66.42	6,462,117	6,142,605	319,512	05-APR-2017	Yes
92	A3-52083	66.42	6,619,193	6,165,295	453,898	24-NOV-2016	Yes
93	A3-52086	66.42	6,479,477	6,022,982	456,495	28-DEC-2016	Yes
94	A3-52087	66.42	6,465,369	6,008,858	456,511	25-FEB-2017	Yes
95	A3-52092	66.42	6,756,904	6,430,097	326,807	11-DEC-2017	Yes
96	A3-52093	66.42	6,705,862	6,253,322	452,541	17-OCT-2016	Yes
97	A3-52096	66.42	6,680,485	6,388,379	292,106	14-MAR-2017	Yes
98	A3-52097	66.42	6,570,384	6,255,002	315,382	21-FEB-2017	Yes
99	A3-52102	66.42	6,512,742	6,471,586	41,156	20-FEB-2017	Yes
100	A3-52103	66.42	6,693,735	6,240,680	453,055	06-JAN-2017	Yes
101	A3-52106	66.42	6,477,461	6,157,949	319,512	05-APR-2017	Yes
102	A3-52107	66.42	6,516,321	6,198,874	317,447	20-APR-2017	Yes
103	A3-52112	66.42	6,631,104	6,176,787	454,317	17-OCT-2016	Yes
104	A3-52113	66.42	6,619,193	6,165,296	453,897	06-FEB-2017	Yes
105	A3-52116	66.42	6,466,308	6,146,796	319,512	05-APR-2017	Yes
106	A3-52117	66.42	6,510,943	6,191,431	319,512	15-APR-2017	Yes
107	A3-52122	66.42	6,569,703	6,255,321	314,382	14-MAR-2017	Yes
108	A3-52123	66.42	7,080,019	6,735,018	345,001	25-JUL-2018	Yes
109	A3-52126	66.42	6,463,489	5,956,252	507,237	07-APR-2017	Yes
110	A3-52127	66.42	6,571,942	6,375,427	196,515		No
111	A3-52132	66.42	6,569,703	6,569,703	-	14-MAR-2017	Yes
112	A3-52133	66.42	6,512,696	6,195,128	317,568	15-APR-2017	Yes
113	A3-52136	66.42	6,468,810	6,149,298	319,512	01-APR-2017	Yes
114	A3-52137	66.42	6,724,827	6,400,442	324,385	17-OCT-2017	Yes
115	A3-52142	66.42	6,822,127	6,318,687	503,440	12-DEC-2017	Yes
116	A3-52143	66.42	7,393,604	6,750,408	643,196	28-JUL-2021	Yes
117	A3-52146	66.42	6,763,869	6,439,214	324,655	10-JAN-2019	Yes
118	A3-52147	66.42	6,723,399	6,399,479	323,920	15-MAY-2018	Yes
Total		7782.63	776,039,320	729,323,127	46,040,149		

1. Unsold Inventory Valuation - As on 31/10/2023

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
Nil							

Note — mention net of GST or any other taxes

Any observation / qualification :- **Nil**

Table F— As on 31/10/2023

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

Sr. No.	Total Deposits collected from the allottees	Nature of Deposits / Head	Transferred to the Association	Balance with the promoter	Remarks
1	17753589	Maintenance Deposit	2500000	3278532	Expenses incurred towards Maintenance is adjusted from the deposit
	17753589		2500000	3278532	

Any observation / qualification :- **Nil**

This is to certify that the Sobha Limited, Sarjapur - Marthahalli Outer Ring Road (ORR) Devarabisanahalli, Bellandur Post, Bangalore – 560103 has completed 100 % development in the real estate Sobha Dream Acres - Palm Springs Phase 13 Wing 52 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,

Name: D. BALAJI

Membership Number: 217390

Address: 11,9th Cross, 3G cross, Ramiah

Layout, Kacharakanahalli, Bangalore 560084

Contact Details: 9980700177

Email id: cadb2005@gmail.com

Website Link: NA

Date: 28/11/2023

Place: Bangalore

UDIN: 23217390BGUNHU6058