



Form 4 CC

Report and Certification of Completion under RERA

KRERA Registration Number: PRM/KA/RERA/1251/446/PR/170824/000104

Project Name : RBD STILLWATERS-BLOCK 2 WING C

Project Address : SY NO 71,89,90,91/1,91/2,94/1,94/3, HARALUR VILLAGE
Bangalore Urban District Karnataka

Promoter Name : RBD SHELTERS LLP

Address -: No. 682, TIARA, 9th A Main, Indiranagar
Bengaluru Urban

SUBJECT: Report and certification of completion with respect to K RERA registered project RBD STILLWATERS-BLOCK 2 WING C developed by RBD SHELTERS LLP having RERA Registration Number PRM/KA/RERA/1251/446/PR/170824/000104

- 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 explanation 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 RBD SHELTERS LLP for the project for the period from 05-04-2017 to 05-05-2022.
- 4.We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuers 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 Development
2	Number of units / inventory as per sanctioned Plan	61
3	Date of RERA Registration as per registration certificate	7/28/2017
4	End Date as per RERA registration certificate	8/5/2021
4(a)	Extension End date	Yes
4(b)	Covid Extension End date	05-08-2021 to 05-05-2022

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5	Project Start date as per Registration application	4/5/2017			
6	Nature of Ownership of Land	Joint Development			
7	Total Estimate Cost of Construction as per registration	250,000,000			
8	Total Estimated Land Cost as per registration	0			
9	Total Cost of the Project as per registration	250,000,000			
10	Project Designated Bank Account as per RERA registration	7711868042			
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 Rules 15 (D) and submission made by the promoter	Quarter	Due Date	Actual Filing Date	Delay Yes/No
		Q2 (2018-19)	10/15/2018	12/28/2018	Yes
		Q3 (2018-19)	1/15/2019	1/12/2019	No
		Q4 (2018-19)	4/15/2019	4/13/2019	No
		Q1 (2019-20)	7/15/2019	7/15/2019	No
		Q2 (2019-20)	10/15/2019	10/10/2019	No
		Q3 (2019-20)	1/15/2020	1/11/2020	No
		Q4 (2019-20)	4/15/2020	6/27/2020	Yes
		Q1 (2020-21)	7/15/2020	8/3/2020	Yes
		Q2 (2020-21)	10/15/2020	10/15/2020	No
		Q3 (2020-21)	1/15/2021	1/15/2021	No
		Q4 (2020-21)	4/15/2021	4/15/2021	No
		Q1 (2021-22)	7/15/2021	7/12/2021	No
		Q2 (2021-22)	10/15/2021	10/12/2021	No
		Q3 (2021-22)	1/15/2022	1/12/2022	No
		Q4 (2021-22)	4/15/2022	4/15/2022	No
		Q1 (2022-23)	7/15/2022	7/15/2022	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 Filing Date	Delay Yes/No
		3/31/2018	9/30/2018	1/12/2019	YES
		3/31/2019	9/30/2019	10/10/2019	YES
		3/31/2020	9/30/2020	10/15/2020	YES
		3/31/2021	9/30/2021	10/12/2021	YES
		3/31/2022	1/15/2023	2/13/2023	YES
14	Details of Borrowings on the project -	Details		Details (amounts in Rs.)	
		Name of the Lender		NIL	
		Amount Borrowed		NIL	
		Balance Amount outstanding / payable as on date of certificate		NIL	
		Security details against the borrowings as per sanction letter /conditions		NIL	
		Attach the copy of the hypothecation / mortgage of the project land		NIL	
		If the amount is repaid an settled. Attach copy of release / discharge letter / NOC from the lender.		NIL	



15	Details of encumbrance on the project land	Details of encumbrance	Details
		Nature of pending	NIL
		Encumbrance on the project land	
		Name of person having charge on property	NIL
		Additional Details	
		Any liability due to such encumbrance – if so, amount there on	NIL
		Attach copy of release / discharge letter / NOC from the interested party	NIL
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
		No Pending	Nil
20	Whether 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	
		NA	NA
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	Not Applicable (No Modification of plan as per Section 14 of the RERA Act)	
23	Insurance on the project – has promoter obtained any insurance on the project, if so, whether it is transferred to the association	Not Obtained	
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws.	Yes	
25	Whether promoter registered the Deed of Declaration (DoD)	Yes	
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 Penalty paid	
29	Any other information in relation to the promoter and project which may be of importance to the Authority	No	



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Project Name : RBD STILLWATERS-BLOCK 2 WING C

Promoter Name : RBD SHELTERS LLP

TABLE A -

In case of Ongoing Project -

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

Details	Note	Amount inRs. (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	-
70 % of the amount realized	B = A*70%	-
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	22,151,500
Excess / (Short)	D=B-C	-22,151,500
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 -		-

Note -

*The promoter has not collected money from the allottees since inception of the project till the date of application for registration of project.

**The promoter has incurred land cost for the project before the date of application of registration of the project.



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	-
Total 70 %Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	523,971,394
TOTAL	C = A + B	523,971,394
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	355,862,079
a. Land Cost		22,151,500
b. Approval / NOC's		-
C. On Site Costs		333,710,579
d. Off Site Costs including Architect, engineer, consultants Cost		-
e. Administrative Costs		
f. Payment of Taxes, Cess etc to statutory authorities (other than pass through charges)		
g. Financial cost – interest etc		-
h. Any other costs		
Surplus / (Deficit)	E=C-D	168,109,315

We certify that the RBD SHELTERS LLP 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.



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Project Name : RBD STILLWATERS-BLOCK 2 WING C

Promoter Name : RBD SHELTERS LLP

TABLE C -

Details of commission / brokerage paid to Real Estate Agents -

Financial Year	Total Amount of commission / brokerage paid to RERA Registered Agents (Amount in Rs.) A	Total Amount of commission / brokerage paid to Others (Amount in Rs.) B	TOTAL (Amount inRs.) C=A+B
FY 2017-18	-	-	-
FY 2018-19	-	-	-
FY 2019-20			
FY 2020-21	3,005,053	688,111	3,693,164
FY 2021-22	2,628,437	1,564,814	4,193,251
FY 2022-23	257,991	200,000	457,991
TOTAL	5,891,480	2,452,925	8,344,405



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 28/02/2023

Sl No.	Plot No.	Plot area in Sq.ft	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Registered Sale Deed Yes/ No
1	Garden O	2430	13,995,419	13,995,419	-	2/10/2021	Yes
2	O-1	1957	8,915,133	8,915,134	-	10/1/2021	Yes
3	O-2	1987	9,016,408	9,016,408	-	12/15/2021	Yes
4	O3	1950	14,165,177	14,165,177	-	3/18/2021	Yes
5	O4	1987	12,326,614	12,326,616	-	2/12/2021	Yes
6	O5	1957	10,049,018	10,049,018	-	1/6/2021	Yes
7	O6	1987	12,020,713	12,020,713	-	12/23/2020	Yes
8	O7	1950	13,146,029	13,146,029	-	5/17/2022	Yes
9	O8	1987	11,709,143	11,709,144	-	1/19/2021	Yes
10	O9	1957	11,050,018	11,050,018	-	1/6/2021	Yes
11	SKY O	2796	18,298,531	18,298,531	-	7/26/2022	Yes
12	Garden V	2526	13,511,377	13,511,377	-	7/2/2021	Yes
13	V1	1896	9,913,732	9,913,732	-	7/1/2021	Yes
14	V2	1896	11,513,062	11,513,062	-	2/2/2021	Yes
15	V3	1896	11,901,942	11,901,942	-	6/21/2021	Yes
16	V4	1973	11,751,258	11,751,258	-	12/19/2020	Yes
17	V5	1945	10,513,646	10,513,646	-	6/17/2021	Yes
18	V6	1976	12,669,450	12,669,450	-	6/21/2021	Yes
19	V7	1896	12,115,716	12,115,716	-	2/12/2021	Yes
20	V8	1973	11,912,193	11,912,193	-	1/6/2021	Yes
21	V9	1945	12,211,200	12,211,200	-	1/12/2021	Yes
22	V10	1976	12,567,480	12,567,480	-	12/28/2020	Yes
23	V11	1896	10,511,662	10,511,662	-	1/6/2021	Yes
24	SKY V	1923	12,847,399	12,847,399	-	9/24/2021	Yes
25	W0	2191	14,620,972	14,620,972	-	6/30/2021	Yes
26	W1	1863	11,710,720	11,710,720	-	12/28/2020	Yes
27	W2	1863	12,093,235	12,093,235	-	12/10/2021	Yes
28	W3	1863	11,137,548	11,137,548	-	4/23/2021	Yes
29	W4	1863	11,424,285	11,424,284	-	7/9/2021	Yes
30	W5	1928	12,086,781	12,086,781	-	3/31/2021	Yes
31	W6	1905	12,010,491	12,010,491	-	8/17/2021	Yes
32	W7	1929	12,449,165	12,449,165	-	7/5/2021	Yes
33	W8	1863	10,869,711	10,869,712	-	12/23/2021	Yes
34	W9	1863	11,768,407	11,768,407	-	7/19/2021	Yes
35	W10	1863	10,973,950	10,973,950	-	9/24/2021	Yes
36	SKY W	1888	9,922,226	9,922,227	-	5/13/2022	Yes
37	Garden X	2198	13,882,163	13,882,163	-	2/1/2021	Yes
38	X1	2040	13,886,369	13,886,368	-	12/23/2020	Yes
39	X2	2069	12,797,575	12,797,575	-	6/15/2021	Yes
40	X3	2045	12,402,582	12,402,582	-	1/25/2021	Yes
41	X4	2075	11,660,681	11,660,681	-	1/6/2021	Yes
42	X5	2040	11,351,669	11,351,669	-	1/22/2021	Yes
43	X6	2069	11,512,306	11,512,306	-	12/28/2020	Yes
44	X7	2044	12,023,083	12,023,083	-	12/29/2020	Yes
45	SKY X	2935	17,016,833	17,016,833	-	9/16/2021	Yes
46	Garden Y	2429	13,311,801	13,311,800	-	3/11/2021	Yes
47	Y1	2196	12,011,100	12,011,100	-	12/23/2020	Yes
48	Y2	2176	15,264,048	15,264,048	-	2/24/2021	Yes
49	Y3	2237	12,612,929	12,612,929	-	1/15/2021	Yes
50	Y4	2185	12,756,582	12,756,582	-	1/5/2021	Yes
51	Y5	2207	12,919,606	12,919,656	-	1/16/2021	Yes
52	SKY-Y	2880	18,366,986	18,366,986	-	12/28/2020	Yes
53	Garden Z	2323	12,123,902	12,123,902	-	12/1/2021	Yes
54	Z	2119	13,908,990	13,908,990	-	3/31/2021	Yes
55	Z2	2119	11,777,223	11,777,223	-	7/1/2021	Yes
56	Z3	2119	14,606,519	14,606,519	-	6/21/2021	Yes
57	Z4	2119	13,737,221	13,737,221	-	12/17/2020	Yes
58	Z5	2227	12,059,308	12,059,308	-	1/25/2021	Yes
59	Z6	2187	14,820,365	14,820,365	-	1/29/2021	Yes
60	Z7	2176	12,020,856	12,020,856	-	1/12/2021	Yes
			748,530,513	748,530,562	-		

Unsold Inventory Valuation - As on 28/02/2023

Sl. No.	Number of Units	Carpet Area (in sq.mts.) (A)	Unit Consideration as per Guidance value (B)	Total Guidance value consideration (A*B)
1	1 (Sky Z)	3,049	15,245,000	



KRERA Registration Number: PRM/KA/RERA/1251/446/PR/170824/000104

Project Name : RBD STILLWATERS-BLOCK 2 WING C

Promoter Name : RBD SHELTERS LLP

Table E -

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

SI 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	54	4,255,848	9/30/2023	992,242	3,263,606	-	

