

S. JANARDHAN & ASSOCIATES

CHARTERED ACCOUNTANTS

VIJAY BHATIA, B.com., F.C.A.,
BALAKRISHNA S.BHAT, B.com., F.C.A.,
B. ANAND, B.Sc., F.C.A.,



Apt. No.103 & 106
Embassy Centre
No.11, Crescent Road
Bangalore - 560 001

Phone :22265438, 22260055
22202709 Fax: 22265572
E-mail : ca.sjassociates@gmail.com

FORM 4 C C

Report and Certification of Completion under RERA

KRERA Registration Number : **PRM/KA/RERA/1251/309/PR/171015/000454**

Project Name : **FAIA of Kessaku**

Project Address : No.1, Dr. Rajkumar Road, Opp. Sheraton Hotel,
Rajaji Nagar, Bengaluru – 560010.

Promoter Name and Address : **Palladium Constructions Private Limited,**
No.1, Dr. Rajkumar Road, Opp. Sheraton Hotel,
Rajaji Nagar, Bengaluru – 560010.

SUBJECT: Report and certification of completion with respect to KRERA

Registered project (project name) developed by (promoter name) having RERA
Registration Number. **PRM/KA/RERA/1251/309/PR/171015/000454**

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/We have obtained all necessary information and explanation from the promoter, during the course of our review, which in my/our opinion are necessary for the purpose of this review and certificate.
3. I/We hereby confirm that I/We have examined the prescribed registers, reports, books, documents, agreements and the relevant records of **Palladium Constructions Private Limited** for the project for the period from **30/07/2017 to 30/12/2021**.
4. I/We are relied on the work of external professional certificates of engineer, architects, chartered accountants, licensed surveyors, structural engineers, valuears' etc to form the opinion and issue of this report and certificate.

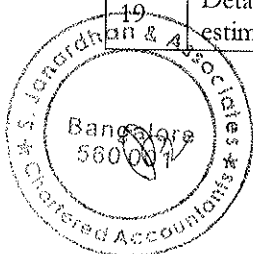


5. Details of the project and observations / qualifications-

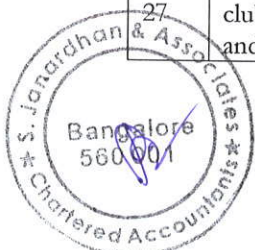
SL NO	Details	Details/Observation/Qualification			
1	Type and nature of the project--	Residential (apartments)			
2	Number of units/inventory as per sanctioned plan	58			
3	Date of RERA Registration as per registration certificate	15/10/2017			
4	End Date as per RERA registration Certificate	30/06/2020			
4(a)	Extension End date	30/12/2021 (Application for Extension of Project bearing Registration Number 'PRM/KA/RERA/1251/309/PR/171015/000454' is submitted successfully)			
4(b)	Covid Extension End date	30/12/2020			
5	Project Start date as per Registration application	30/07/2017			
6	Nature of Ownership of Land	Own (Own/Joint Development/Others (mention the details))			
7	Total Estimate Cost of Construction per registration.	Rs.101,79,16,235/-			
8	Total Estimated Land Cost as per registration	Rs.60,22,04,667/-			
9	Total Cost of the Project as per registration	Rs.187,81,62,963/-			
10	Project Designated Bank Account as per RERA registration	45605179205			
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 Filing Date	Delay Yes/No
		Q2 (18-19)		02/01/2019	
		Q3 (18-19)		14/01/2019	
		Q4 (18-19)		11/09/2020	
		Q1 (19-20)		11/09/2020	
		Q4(19-20)		01/10/2021	
		Q1 (20-21)		01/10/2021	
		Q2 (20-21)		04/10/2021	
		Q3 (20-21)		04/10/2021	
		Q4 (20-21)		15/07/2022	
		Q1 (21-22)		15/07/2022	
		Q2 (21-22)		15/07/2022	
		Q3 (21-22)		15/07/2022	
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
		2018		02/01/2019	
		2018		14/01/2019	
		2018		11/09/2020	
		2019		11/09/2020	
		2019		01/10/2021	
		2020		01/10/2021	



		2020		04/10/2021	
		2020		04/10/2021	
		2020		15/07/2022	
		2021		15/07/2022	
		2021		15/07/2022	
		2021		15/07/2022	
14	Details of Borrowings on the project – (In case of multiple borrowers, please add additional table	Details		Details (Amounts in Rs.)	
		Name of the Lender		NA	
		Amount Borrowed		NIL	
		Balance Amount outstanding/payable as on date of certificate		NIL	
		Security details against the borrowings as per sanction letter/conditions		NA	
		Attach the copy of the hypothecation/mortgage of the project land		NA	
		If the amount is repaid and settled. Attach copy of release / discharge letter /NOC from the lender.		NA	
15	Details of encumbrance on the project land – (In case of multiple encumbrances, please add additional table)	Details of encumbrance		NA	
		Nature of pending Encumbrance on the project land		NA	
		Name of person having charge on property		NA	
		Additional Details		NA	
		Any liability due to such encumbrance – if so, amount there on		NA	
		Attach copy of release/discharge letter / NOC from the interested party		NA	
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 amount Realised, incurred in case of Ongoing Project as per Sec 4(2)(L)(D) of the Act	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	Nature of pending Work		Estimated cost to complete the pending	



	work		work		
		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.	If not completed , mention the details there on <table><tr><td>Facilities , Amenities as per agreement for sale and Marketing Collaterals – list</td><td>100% Completion YES</td></tr></table>		Facilities , Amenities as per agreement for sale and Marketing Collaterals – list	100% Completion YES
Facilities , Amenities as per agreement for sale and Marketing Collaterals – list	100% Completion YES				
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 to the association	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 : Operational (Standard Fire & Special Perils Policy) Expiry date : 16/06/2023			
24	Whether promoter enabled formation / registered association of allottees in accordance with the local laws	YES 1. Name of the Association : KESSAKU APARTMENT OWNERS ASSOCIATION 2. Date of registration : 27/05/2019 3. Registration number : B-I 798/19-20 4. Registration authority: Sub-registrar office, Rajajinagar,Bangalore.			
	Attach copy of such Insurance	Attachment			
25	Whether promoter registered the Deed of Declaration (DoD)	Yes 1. Date of Deed of Declaration : 27/05/2019 2. Date of Registration of DoD : 27/05/2019 3. Registration number : RJN-1-00798-2019-20 4. Registration authority: Sub-registrar, Rajajinagar, Bangalore. AND Supplementary DOD: 5. Date of Deed of Declaration : 12/02/2020 6. Date of Registration of DoD : 12/02/2020 7. Registration number : RJN-1-05389-2019-20 8. Registration authority: Sub-registrar, Rajajinagar, Bangalore.			
26	Maintenance charges collected from the allottees, spent and balance there on	Refer table – E			
27 & Assn	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	NIL
29	Any other information in relation to the promoter and project which may be of importance to the Authority	NIL
30		

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 -

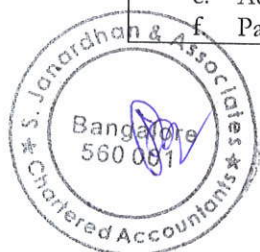
Details	Note	Amount InRs.(100%)
Total Money Realised from the allottees since inception of the Project till the date of application for registration of project (applicable in case of ongoing project)	A	Rs. NIL
70% of the amount realized	B= A*70%	Rs. NIL
Money incurred /utilized towards for construction 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	Rs. NIL
Excess/(Short)	D=B-C	Rs. NIL
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 KREERA Rule -		Rs .NIL

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

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	Rs. NIL
Total 70% Money Realised from the allottees from the date of registration of the project till the date of this certificate.	B	Rs.6,77,17,378
TOTAL	C=A+B	Rs. 6,77,17,378
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 – a. Land Cost b. Approval /NOC's c. On Site Costs d. Off Site Costs including Architect, Engineer, consultants Cost e. Administrative Costs f. Payment of taxes, Cess etc to statutory authorities(other than	D	Rs.45,06,84,038 Rs.17,53,38,483 Rs.77,65,60,529 Rs.6,00,15,424



pass through changes)		Rs.12,62,68,276
g. Financial cost – interest etc		Rs.1,15,86,947
h. Any other costs		Rs.24,12,286
		-
Surplus/(Deficit)	E=C-D	(153,51,48,604)

I/We certify that the **Palladium Constructions Private Limited** has utilized the amount 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.

(If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions).

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.)	Total Amount of commission /brokerage paid to others (Amount in Rs.)	TOTAL (Amount in Rs.)
	A	B	C=A+B
FY 2016-17	-	-	-
FY 2017-18	-	-	-
FY 2018-19	-	-	-
FY 2019-20	-	-	-
FY 2020-21	-	-	-
FY 2021-22	Rs.11,79,118.00	-	Rs.11,79,118.00
TOTAL	Rs.11,79,118.00	-	Rs.11,79,118.00

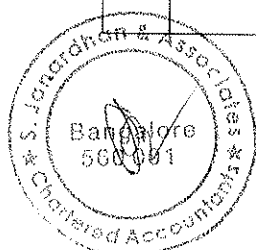
NOTE- Above values shall match/tally with the financial statements of the project of the promoter.

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 31/12/2021

Sl.No	Flat No	Carpet Area (Sq.Mtr s)	Unit Consideration as per agreement or Letter of Allotment	Received Amount	Balance Receivable	Date of Agreement of sale	Is Agreement registered (Y/N)
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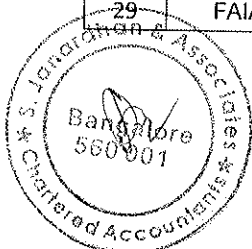
1	FAIA-L7-A	202.34	5,56,89,899.00	4,95,42,275.00	61,47,624.00	20-Feb-21	YES
2	FAIA-L27-A	202.34	6,08,14,515.00	4,71,96,837.00	1,36,17,678.00	12-Oct-21	YES
	Total		11,65,04,414.00	9,67,39,112.00	1,97,65,302.00		

1. Unsold Inventory valuation – As on 31/12/2021

Ready Recknor Rate as on the date of Certificate of the Residential/Commercial premises Rs.1,81,000/-

Per sq. mts.

Sl.No	Flat No	Carpet Area (Sq.Mtrs) (A)	Unit Consideration as per reckoner Rate (ASR) (B)	Total ASR consideration per flat (A*B)
1	FAIA-L1-A	202.34	181,000	36,623,540.00
2	FAIA-L1-B	215.92	181,000	39,081,520.00
3	FAIA-L2-A	202.34	181,000	36,623,540.00
4	FAIA-L2-B	215.92	181,000	39,081,520.00
5	FAIA-L3-A	202.34	181,000	36,623,540.00
6	FAIA-L3-B	215.92	181,000	39,081,520.00
7	FAIA-L4-A	202.34	181,000	36,623,540.00
8	FAIA-L4-B	215.92	181,000	39,081,520.00
9	FAIA-L5-A	202.34	181,000	36,623,540.00
10	FAIA-L5-B	215.92	181,000	39,081,520.00
11	FAIA-L6-A	202.34	181,000	36,623,540.00
12	FAIA-L6-B	215.92	181,000	39,081,520.00
13	FAIA-L7-B	215.92	181,000	39,081,520.00
14	FAIA-L8-A	202.34	181,000	36,623,540.00
15	FAIA-L8-B	215.92	181,000	39,081,520.00
16	FAIA-L9-A	202.34	181,000	36,623,540.00
17	FAIA-L9-B	215.92	181,000	39,081,520.00
18	FAIA-L10-A	202.34	181,000	36,623,540.00
19	FAIA-L10-B	215.92	181,000	39,081,520.00
20	FAIA-L11-A	202.34	181,000	36,623,540.00
21	FAIA-L11-B	215.92	181,000	39,081,520.00
22	FAIA-L12-A	202.34	181,000	36,623,540.00
23	FAIA-L12-B	215.92	181,000	39,081,520.00
24	FAIA-L13-A	202.34	181,000	36,623,540.00
25	FAIA-L13-B	215.92	181,000	39,081,520.00
26	FAIA-L14-A	202.34	181,000	36,623,540.00
27	FAIA-L14-B	215.92	181,000	39,081,520.00
28	FAIA-L15-A	202.34	181,000	36,623,540.00
29	FAIA-L15-B	215.92	181,000	39,081,520.00



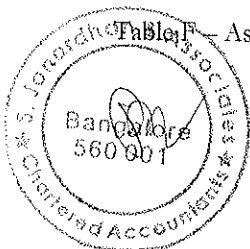
30	FAIA-L16-A	202.34	181,000	36,623,540.00
31	FAIA-L16-B	215.92	181,000	39,081,520.00
32	FAIA-L17-A	202.34	181,000	36,623,540.00
33	FAIA-L17-B	215.92	181,000	39,081,520.00
34	FAIA-L18-A	202.34	181,000	36,623,540.00
35	FAIA-L18-B	215.92	181,000	39,081,520.00
36	FAIA-L19-A	202.34	181,000	36,623,540.00
37	FAIA-L19-B	215.92	181,000	39,081,520.00
38	FAIA-L20-A	202.34	181,000	36,623,540.00
39	FAIA-L20-B	215.92	181,000	39,081,520.00
40	FAIA-L21-A	202.34	181,000	36,623,540.00
41	FAIA-L21 B	215.92	181,000	39,081,520.00
42	FAIA-L22-A	202.34	181,000	36,623,540.00
43	FAIA-L22-B	215.92	181,000	39,081,520.00
44	FAIA-L23-A	202.34	181,000	36,623,540.00
45	FAIA-L23-B	215.92	181,000	39,081,520.00
46	FAIA-L24-A	202.34	181,000	36,623,540.00
47	FAIA-L24-B	215.92	181,000	39,081,520.00
48	FAIA-L25-A	202.34	181,000	36,623,540.00
49	FAIA-L25-B	215.92	181,000	39,081,520.00
50	FAIA-L26-A	202.34	181,000	36,623,540.00
51	FAIA-L26-B	215.92	181,000	39,081,520.00
52	FAIA-L27-B	215.92	181,000	39,081,520.00
53	FAIA-L28-A	202.34	181,000	36,623,540.00
54	FAIA-L28-B	215.92	181,000	39,081,520.00
55	FAIA-L29-A	202.34	181,000	36,623,540.00
56	FAIA-L29-B	215.92	181,000	39,081,520.00
	Total	11724.86		2,122,199,660.00

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 up to	Amount spent towards Maintenance charges as on date of certificate	Transferred to the Association	Balance with the promoter	Remarks
1	-	-	-	-	-	-	

Table F – As on 31/12/2021



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 Association	Remarks
1	-	-	-	-	-

Any observation / qualification

This is to certify that the : **Palladium Constructions Private Limited, No.1, Dr. Rajkumar Road, Opp. Sheraton Hotel, Rajaji Nagar, Bengaluru – 560010** has completed 100%/ xx% development in the real estate (project name) 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

Any qualification / observations shall be in –

PROMOTER HAS COMPLETED THE PROJECT, HOWEVER THE PERCENTAGE OF ACTUAL COST INCURRED AGAINST BUDGETED COST IS LESS THAN 100% DUE TO COST SAVINGS.

For S. Janardhan & Associates
Chartered Accountants

ICAI Firm Registration No.005310S



B. Anand
Partner

Bengaluru
Date: 26th July 2022

Membership No.029146
UDIN: 22029146ANQDEH8350

Note-

- 1) UDINo is mandatory
- 2) This report and certificate shall be certified by a CA holding COP
- 3) If there is no Qualification / Observations- mention NIL
- 4) If Promoter has deposited money in other than the RERA Designated bank Account (refer registration details in www.rera.karnataka.gov.in) report such Deviation under Qualification / Observations
- 5) Please ensure information shall match with the information provided during Registration or amended subsequently.
- 6) Sold included booked apartment / plots / units
- 7) Refer all circulars, notifications etc issued by the Authority