

FORM-4

KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Karnataka Real Estate (Regulation & Development) Rules, 2017)
Chartered Accountant's Certificate

Date: 08-01-2026

KRERA Registration Number : PRM/KA/RERA/1251/446/PR/171025/000310
Project Name : Sterling Infinia
Promoter Name : M/s. Sterling Developers Private Limited
Cost of Real Estate Project : Rs 278,48,06,651/-
Quarter Ended Date : 31.12.2025

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)(I)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

- 1. Name of the Account Holder: Sterling Developers Pvt Ltd**
Designated Account Number: 00090350004858– Master Collection A/c
Bank Name: HDFC Bank Ltd
IFSC Code: HDFC0000009
Branch Name: Kasturba Road Branch, Bangalore.
- 2. Name of the Account Holder: Sterling Developers Pvt Ltd**
Designated Account Number: 50200026672663 – 70% RERA A/c
Bank Name: HDFC Bank Ltd
IFSC Code: HDFC0000009
Branch Name: Kasturba Road Branch, Bangalore.
- 3. Name of the Account Holder: Sterling Developers Pvt Ltd**
Designated Account Number: 50200026672650 – 30% RERA A/c
Bank Name: HDFC Bank Ltd
IFSC Code: HDFC0000009
Branch Name: Kasturba Road Branch, Bangalore.

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.	17,00,00,000 6,00,00,000	15,67,61,576 5,79,49,325
Sub – Total Land Cost		23,00,00,000	21,47,10,901
	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 (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. c. Interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	100,66,55,266 31,94,20,566 9,20,43,220 1,13,66,87,599	77,18,66,087 23,04,30,690 9,20,43,220 88,79,09,969
Sub – Total Development Cost		2,55,48,06,551	198,22,49,966

	2. Total Estimated Cost of the Real Estate Project[1(i) +1(ii)] of estimated Column. 3. Total Cost Incurred of the Real Estate Project [1(i)+ 1(ii)] of Incurred Column. 4. Percentage of completion of construction work (as per Project Architect's Certificate). 5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost. 6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost. 7. Total percentage of completion of construction as per CA (i.e., 3 /2). 8. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of completion of construction)	Rs. 278,48,06,651/- Rs. 219,69,60,867/- 96.00% 7.71% 71.18% 78.90% Rs. 219,69,60,867/-
	9. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. (Total Receivable*70%) 10. Net Amount which can be withdrawn from the Designated Bank Account under this certificate (Point 10= 8-9)	Rs. 98,72,16,158/- Rs. 1,20,97,44,709/-
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:	Sobha Ltd Rs.50,00,00,000/- Rs.10,00,00,000/- Rs. 50,33,23,981/- (With Interest as on 31.12.2025)
	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 Nil

3	Details of transactions in the designated RERA Bank Account (include pre-RERA transactions in case of ongoing projects, wherever applicable)	
	a. Total number of units booked b. Total amount realized from sale of units during the quarter(3b) c. Total amount deposited into the bank out of sale proceeds during the quarter (3) d. % of Deposit made 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): 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) f. Closing balance for the current quarter (a+b+c)-(d+e)	64 Units Rs. 1,27,37,804/- Rs.89,16,463/- 70% 01.10.2025 Rs.00.00 Rs.89,16,463/- Rs. Nil Rs.89,16,463/- Rs. Nil Rs. Nil 31.12.2025 Rs.Nil Rs.98,72,16,158/- Rs. Nil Rs. 98,72,16,158/- Rs. Nil Rs. Nil

This certificate is being issued for the project **Sterling Infinia** with RERA Registration No. **PRM/KA/RERA/1251/446/PR/171025/000310** for the quarter ended **31-12-2025** in compliance of the provisions of section 4(2) (I) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.

Qualification / Observations -

I hereby certify that the total amount collected / realized from the allottees on account of sale/booking of units during the quarter is **Rs. 1,27,37,804/-** Out of which **Rs. 89,16,463/-** is deposited into the Project designated bank account as per Section 4(2)(I)(D) of the Act.

Note: The difference in the amount received from sales as per annexure and 100% amount received account is due to cheques received pending deposit/clearance, amount to be transferred from other digital platform collection accounts, unreconciled collections, sales rebate, indirect taxes, including cancellation

For M/s. Rohith S G & Associates
Chartered Accountants
FRN: 030404S

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Rohith S G
Proprietor,
MRN: 285669
UDIN: 26285669CDRGKU2527

Place: Bengaluru
Date: 08/01/2026

(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)	58,78,45,784/-
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)	42,93,98,349/-
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	15,498 Sq.ft 20,14,74,000/-
4.	Estimated receivables of project. Sum of 2 + 3(ii)	Rs.63,08,72,349/-
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 of the balance receivables of ongoing project will be deposited in designated Account	70%

For M/s. Rohith S G & Associates
Chartered Accountants
FRN: 030404S

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Rohith S G
Proprietor,
MRN: 285669
UDIN: 26285669CDRGKU2527

Place: Bengaluru
Date: 08/01/2026

Summary of Sold and Unsold Inventory		
Sl.	Particulars	Value
a.	Total Sold Units	64 units
b.	Total Sold Area	1,85,902 Sq.ft
c.	Consideration Receivable from Sold Inventory	178,43,97,742/-
d.	Collections from Sold Inventory	135,49,99,393/-
e.	Balance receivable from Sold Inventory	42,93,98,349/-
f.	Total Unsold Units	5 units
g.	Total Unsold Area	15,498 Sq.ft
h.	Consideration Receivable from Unsold Inventory	20,14,74,000/-

For M/s. Rohith S G & Associates

Chartered Accountants

FRN: 030404S

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Rohith S G

Proprietor,

MRN: 285669

UDIN: 26285669CDRGKU2527

Place: Bengaluru

Date: 08/01/2026

Annexure A

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

1. Sold Inventory

STERLING DEVELOPERS PVT LTD								
STERLING INFINIA PROJECT SALES DETAILS AS ON 31.12.2025								
Sl.No	Unit number	Carpet Area (sqm)	SBA(in Sq.ft)	Unit Consideration	Amount Collected	Amount pending	Date of AOS	Date of sale deed
1	B1-001	217	3233	3,55,63,000	71,12,600	2,84,50,400	04-Apr-22	NO
2	B1-002	189	2782	3,06,02,000	2,44,81,601	61,20,399	04-Apr-22	NO
3	B1-003	217	3233	2,40,85,850	2,00,00,000	40,85,850	14-Oct-16	NO
4	B1-1001	217	3233	6,22,96,677	5,29,52,175	93,44,502	13-Jan-25	NO
5	B1-1003	217	3233	3,55,63,000	2,13,36,903	1,42,26,097	03-Feb-22	NO
6	B1-101	217	3233	2,32,77,600	2,19,87,015	12,90,585	13-Dec-14	NO
7	B1-102	189	2782	3,06,02,000	2,30,94,895	75,07,105	30-Mar-22	NO
8	B1-103	217	3233	2,74,93,798	2,74,93,798	0	20-Jan-17	NO
9	B1-1101	217	3233	1,45,48,500	6,81,903	1,38,66,597	15-May-15	NO
10	B1-1102	212	3142	2,26,15,200	2,13,61,341	12,53,859	13-Dec-14	NO
11	B1-1103	217	3233	2,36,00,900	1,94,23,154	41,77,746	12-Dec-14	NO
12	B1-1201	217	3233	1,45,48,500	82,93,685	62,54,815	15-May-15	NO
13	B1-1202	211	3142	2,98,49,000	2,38,79,198	59,69,802	21-Oct-21	NO
14	B1-201	217	3233	4,04,12,500	3,23,29,998	80,82,502	04-Jun-22	NO
15	B1-202	212	3142	2,63,84,400	75,00,000	1,88,84,400	11-Aug-15	NO
16	B1-301	217	3233	2,73,18,850	1,51,63,034	1,21,55,816	27-Oct-21	NO
17	B1-302	212	3142	2,26,15,200	2,13,61,341	12,53,859	13-Dec-14	NO
18	B1-501	217	3233	3,55,63,000	2,84,50,400	71,12,600	18-Oct-21	NO
19	B1-502	212	3142	2,70,91,675	2,26,48,991	44,42,684	27-Mar-15	NO
20	B1-503	217	3233	3,55,63,000	2,84,50,400	71,12,600	29-Nov-21	NO
21	B1-601	217	3233	2,87,73,700	19,00,000	2,68,73,700	09-Jul-15	NO
22	B1-701	217	3233	2,85,31,225	2,22,99,201	62,32,024	14-May-15	NO
23	B1-702	212	3142	2,26,15,200	2,13,61,341	12,53,859	13-Dec-14	NO
24	B1-703	217	3233	3,55,63,000	2,84,50,400	71,12,600	20-Nov-21	NO
25	B1-803	217	3233	3,55,63,000	2,84,50,400	71,12,600	26-Nov-21	NO
26	B1-901	217	3233	3,55,63,000	2,84,50,404	71,12,596	07-Dec-21	NO
27	B1-902	212	3142	3,09,48,700	2,32,11,525	77,37,175	29-Feb-20	NO
28	B1-903	217	3233	2,94,62,878	2,94,62,878	0	20-Jan-17	NO
29	B2-001	189	2782	2,30,90,600	1,92,56,274	38,34,326	16-Sep-14	NO
30	B2-002	164	2439	2,68,29,000	2,14,63,200	53,65,800	02-Sep-22	NO
31	B2-003	189	2566	2,82,26,000	2,25,80,800	56,45,200	29-Apr-22	NO
32	B2-1001	211	3142	3,45,62,000	2,76,49,188	69,12,812	20-Nov-21	NO
33	B2-1002	164	2439	2,68,29,000	2,14,63,635	53,65,365	08-Apr-22	NO
34	B2-1003	189	2566	2,82,26,000	2,25,80,800	56,45,200	21-Oct-21	NO

35	B2-101	189	2782	3,06,02,000	1,17,14,286	1,88,87,714	15-Mar-22	NO
36	B2-102	164	2439	2,68,29,000	2,14,62,968	53,66,032	23-Mar-22	NO
37	B2-103	189	2566	1,32,66,220	88,18,798	44,47,422	25-Aug-14	NO
38	B2-1101	211	3142	2,26,22,400	2,13,68,141	12,54,259	13-Dec-14	NO
39	B2-1102	164	2439	1,47,19,365	1,18,96,061	28,23,304	15-Sep-14	NO
40	B2-1103	189	2566	2,37,75,104	2,37,75,104	0	20-Jan-17	NO
41	B2-1201	212	3142	2,91,42,050	2,46,80,696	44,61,354	05-Jan-16	NO
42	B2-1202	164	2439	2,69,50,950	2,15,60,760	53,90,190	17-Dec-20	NO
43	B2-201	212	3142	2,38,79,200	2,38,79,200	0	14-Oct-16	NO
44	B2-202	164	2439	2,68,29,000	2,37,97,831	30,31,169	07-Mar-22	NO
45	B2-203	189	2566	2,82,26,000	2,25,80,838	56,45,162	06-Apr-22	NO
46	B2-301	211	3142	3,45,62,000	3,45,62,000	0	12-Oct-21	NO
47	B2-302	164	2439	2,68,29,000	2,14,63,200	53,65,800	08-Nov-21	NO
48	B2-303	189	2566	2,18,75,150	1,79,51,332	39,23,818	01-Apr-14	NO
49	B2-401	211	3142	2,92,20,600	2,33,76,480	58,44,120	13-Aug-21	NO
50	B2-402	164	2439	2,68,29,000	2,14,63,204	53,65,796	07-Dec-21	NO
51	B2-403	189	2566	2,82,26,000	2,25,80,800	56,45,200	22-Mar-22	NO
52	B2-501	211	3142	3,77,04,000	3,36,80,338	40,23,662	22-Jun-21	NO
53	B2-502	164	2439	2,10,36,375	1,76,59,966	33,76,409	24-Mar-15	NO
54	B2-503	189	2566	2,82,26,000	2,25,80,800	56,45,200	22-Mar-22	NO
55	B2-601	212	3142	2,08,94,300	70,00,000	1,38,94,300		NO
56	B2-602	164	2439	2,69,50,950	2,15,60,760	53,90,190	26-May-20	NO
57	B2-603	189	2566	2,82,26,000	1,12,90,400	1,69,35,600	18-Mar-22	NO
58	B2-701	211	3142	3,45,62,000	2,76,46,835	69,15,165	07-Dec-21	NO
59	B2-702	164	2439	2,09,75,400	1,16,62,667	93,12,733	03-May-14	NO
60	B2-703	189	2566	2,82,26,000	1,34,40,954	1,47,85,046	03-Feb-22	NO
61	B2-802	164	2439	2,68,29,000	2,14,63,204	53,65,796	13-Dec-21	NO
62	B2-901	211	3142	2,26,22,400	2,13,68,141	12,54,259	13-Dec-14	NO
63	B2-902	164	2439	2,11,58,325	1,95,50,351	16,07,974	03-Jun-14	NO
64	B2-903	189	2566	2,82,26,000	2,25,80,800	56,45,200	19-Oct-21	NO
Total		12,682	1,85,902	1,78,43,97,742	1,35,49,99,393	42,93,98,349		

2. Unsold Inventory Valuation

Ready Recknor Rate as on the date of Certificate of the Residential /Commercial premises
Rs.13000/-per sq.ft

STERLING INFINIA - SOLD & UNSOLD - INVENTORY - BLOCK 1 & 2				
No	Unit ID	Carpet Area (sqm)	SBU (In SFT)	Unit Consideration As per Agreement/Letter of Allotment (Rs.)
1	B1 203	217	3233	4,20,29,000
2	B1 403	217	3233	4,20,29,000
3	B1-303	217	3233	4,20,29,000
4	B2-1203	189	2566	3,33,58,000
5	B1 603	217	3233	4,20,29,000
Total		1056.6	15,498	20,14,74,000

Other Charges Receivable for Landowner Area:-				
Sr No.	Land owner Name	Carpet Area (in Sq.mtrs)	Super Built Area (in Sq.ft)	Consideration in Rs.
1	SMT.R.PUSHPAVATHI	2599	27,975	36,36,75,000
	TOTAL	2599	27,975	36,36,75,000

This certificate is being issued for RERA compliance for the Company M/s. **Sterling Developers Private Limited** and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

For M/s. Rohith S G & Associates
Chartered Accountants
FRN: 030404S

**ROHITH
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Rohith S G
Proprietor,
MRN: 285669
UDIN: 26285669CDRGKU2527

Place: Bengaluru
Date: 08/01/2026