

FORM - 1

(see clause (i) of sub-regulation (1) of regulation 3)

CERTIFICATE BY CHARTERED ACCOUNTANT

(On Letter head)

(Registration)

RERA No.	:	
Project Name	:	
Promoter Name	:	

I, _____ (full name of the CA) am a proprietor/partner of the firm _____ (full name of the firm as per ICAI records) is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No. _____) having office at _____ (full office address) issuing this certificate with respect to the real estate project being registered with Karnataka RERA.

I have undertaken to issue the Chartered Accountants certificates as mandated U/s. 4(2)(l)(D) of the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation and Development Rules) 2017 to facilitate the promoter to withdraw the money from the RERA Designated Bank Account based on the percentage of completion of the Project.

(1) This is to certify the details of M/s. _____ (name of the promoter) having their office at _____ (full address of the promoter) being the promoter of the Real Estate Project _____ (name of the project as per application).

(2) The Promoter of the proposed real estate project is an Individual/Partnership Firm / LLP / Company / Society / Others. I have verified the ownership document of the entity and present owners and details of the entity are as below:

Nature of Entity	Name of the Owners of the entity	Percentage of ownership in the entity	Total Capital contributed by the owners/ members as on 31/03/20XX
Individual / Proprietorship	Name of the individual or proprietor	100%	Rs.
Partnership Firm or LLP	a. Partner 1 b. Partner 2 c. Partner 3 d. Partner 4 e. Partner 5	a. Partner 1 - 40 % b. Partner 2 - 30 % c. Partner 3 - 20 % d. Partner 4 - 5 % e. Partner 5 - 5 % <hr/> TOTAL 100 %	Rs.
Company	a. Shareholder 1 b. Shareholder 2 c. Shareholder 3 d. Shareholder 4 e. Shareholder 5 Note: In case of shareholding less than 5 %, can be consolidated and mentioned as group of shareholders holding less than 5%	a. Shareholder 1 - 40 % b. Shareholder 2 - 30 % c. Shareholder 3 - 20 % d. Shareholder 4 - 5 % e. Shareholder 5 - 5 % <hr/> TOTAL 100 %	Rs.
Society	a. Total Number of Members in the Society b. Total Number of Shares in the society		Rs.
Others	Eg. KHB/HUF/AOP/BOI etc		Rs.

(mention the relevant details based on the type of promoter entity)

1. Additional details of the Promoter:

Sl No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PANo in case of Individual)	
2	Date of Birth / Date of incorporation as per the certificate	
3	GST Registration (if applicable)	
4	List of Designated Partners in case of LLP as on date	
5	List of Directors (as per ROC) as on date	
6	Total Value of the Assets as per latest Balance Sheet	
7	Total Net worth of the Promoter as per latest Balance Sheet	

2. The project being developed is plotted development / group housing / villa project / commercial / mixed development / industrial project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being _____ (mention full address as mentioned in the sanctioned plan).
3. The promoter of the project has opened the RERA Designated Bank Account for the proposed project and details are as below:
- (i) Name of the Account Holder:
 - (ii) Designated Account Number:
 - (iii) Bank Name:
 - (iv) IFSC Code:
 - (v) Branch Name:
 - (vi) Account Name as per Bank Records
(based on pass sheet / pass book etc)
4. The promoter has provided the details of the estimated cost of the real estate project. I / We have reviewed the estimated cost of the project and details are

as below. These values are based on the supporting documents provided by the promoter.

Sl. No.	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project		Higher of acquisition cost or guidance value (ASR) as on DD/MM/YYYY (nearest date of RERA registration application date)
2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approvals b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Others ----- TOTAL		Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
3	Construction Cost – a. Estimate of construction cost as certified by the Engineer. b. Architects, Engineer, Consultants Fees etc. c. Administrative Costs. d. Taxes, Cess or levy. e. Interest on borrowings. ----- TOTAL		Promoter has calculated these costs based on the present sanctioned plan, specifications in the project, proposed facility, amenities in the project to complete the development work as promised to the allottees in the project.
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)		

5. The Promoter of the Project has borrowed money from the following parties for the purpose of real estate project being registered:-

Sl. No.	Particulars	In Rs.
1	Total Borrowings (If Applicable)	
	a. Name of the lender b. Amount	
2	Mortgage Details (If Applicable)	
	a. Name of the lender b. Amount	

6. The Promoter of the project is in compliance with the section 3(1) of the RERA Act and it is certified that the promoter has not entered into any agreements in the sale of plot or units and booking amount or advance amounts have not been received from any of the allottees.

This certificate is issued to the promoter of the project for the purpose of RERA Registration. The detail of this certificate is prepared based on details, documents, information, undertaking provided by the promoter. This certificate shall not be used for any other purposes other than mentioned herein.

Signature of the Chartered Accountant	
Name	
Membership Number	
Address with PINCODE	
Contact Details	
Email id	
Website Link	
UDI No	

Date :

Place :

Note:

1. Fill all the details in this certificate, mention Not Applicable, do not leave blank.
2. The details of CA mentioned on the website shall be the same CA, who undertake to issue this certificate
3. Promoter shall not appoint or engage new CA without obtaining the No Objection Certificate from this CA for the purpose of withdrawal of funds from the project Bank Account in accordance with Sec 4(2)(l)(D) of the RERA Act
4. CA shall issue this certificate in accordance with ICAI Standards

FORM - 2

(see clause (i) of sub-regulation (1) of regulation 3)

CERTIFICATE BY ARCHITECT

(on Letter head)

(Registration)

Date:

—
 RERA No.:
 Project Name:
 Promoter Name:

To,

The _____ (Name and Address of Promoter).

Subject: Certificate of estimated Cost of construction work of _____
 Wing(s) of the _____ phase of the project provisional of residential
 accommodation for _____, situated on the Plot bearing C.N. No./CTS
 No./Survey no./Final Plot no. _____, _____ District _____ PIN
 _____ admeasuring _____ sq.mts., area being developed by
 _____.

Sir,

This certificate is issued in accordance with the provisions the Act read with
 the Karnataka Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned
 drawing given by the Competent Authority with sanctioned drawing No.
 _____.

I/We _____ have undertaken assignment as Architect/Licensed
 surveyor of certifying estimated cost of Construction Work of the
 _____Wing(s) of the _____Phase of the Project, situated on the plot
 bearing C.N. No./CTS No./Survey no./FINAL Plot no. _____ of
 _____ District _____ PIN _____ admeasuring
 _____ sq.mts., area being developed by _____.

Based on Site Inspection done on _____, with respect to each of the
 Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of

this certificate, the estimated cost for each of the building/Wing of the Real Estate Project as registered vide number _____ under Karnataka RERA is rupees _____.

Yours faithfully,

Name and Signature of Architect
COA No.:
Address:
Contact number:
E-mail ID:
Website link:

Date:

Place:

***Note:** The same Architect is responsible for the completion of project. In case of change of the Engineer, approval shall be taken from the Authority.

FORM - 3

CERTIFICATE BY ENGINEER

(see clause (i) of sub-regulation (1) of regulation 3)
(on Letter head)
(Registration)

Date:

RERA No.:

Project Name:

Promoter Name:

To,

The _____ (Name and Address of Promoter).

Subject: Certificate of estimated Cost for Development of (Project Name) for construction of _____ building(s) _____ Wing(s) of the _____ phase, situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. _____, demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ village _____ taluka _____ District _____ PIN _____ admeasuring _____ sq.mts., area being developed by _____ (Promoter).

Sir,

This certificate is issued in accordance with the provisions of section 4(2) (l) (D) of the Act read with sub-rule (5) of rule 4 and rule 5 of the Karnataka Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with sanctioned drawing No. _____. I am satisfied that the physical progress of the project is in accordance with that of the RERA registration application details.

I/We_____ have undertaken assignment of certifying Estimated Cost for the Real Estate Project proposed to be registered under RERA, being _____Building(s)/_____ Wing(s) of the _____ Phase situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no._____ of Division _____ village _____ taluka _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by _____ (Owner/Promoter).

We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs._____.

Yours faithfully,

Name and Signature of Engineer
Licence No.:
Address:
Contact number:
E-mail ID:
Website link:

Date:

Place:

***Note:** The same Engineer is responsible for the completion of project. In case of change of the Engineer, approval shall be taken from the Authority.

FORM - 4

(see clause (ii) of sub-regulation (1) of regulation 3)

CERTIFICATE BY CHARTERED ACCOUNTANT

(on Letter head)

(to be uploaded by the promoter on his webpage on the RERA portal for quarterly updates)

Date:

KREERA Registration No.:

Project Name:

Promoter Name:

Cost of the real estate project:

Quarter Ending Date:

This certificate is issued in accordance with the provisions the Act read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.

The promoter, in compliance with section 4 (2) (l) (D) of the Act, has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder:

Designated Account No.(RERA Bank Account):

Bank Name:

IFSC Code:

Branch Name:

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated Amount (Column-A)	Incurred Amount (Column -B)
1	Land Cost: (a) The cost incurred by the promoter for 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		

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated Amount (Column-A)	Incurred Amount (Column -B)
	objection certificates, stamp duty, transfer charges, registration charges, conversion charges, change, taxes, statutory payments to the State and Central Government.		
	Sub-Total of LAND COST:		
2	<p>Development Cost/Cost of Construction:</p> <p>(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</p> <p>Note: for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered.</p> <p>(iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant 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.</p> <p>(b) Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.</p> <p>(c) interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.</p>		
	Sub-Total of Development Cost:		
3	(1) Total Estimated Cost of the Real Estate Project: ((1 + 2) of Estimated Column)		

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated Amount (Column-A)	Incurred Amount (Column -B)
	(2) Total Cost incurred of the Real Estate Project: ((1+ 2) of Incurred Column) (3) Percentage of completion of Construction Work: (as per Project Architect's Certificate) (4) Proportion of the Cost incurred on land Cost to the Total Estimated Cost: (5) Proportion of the Cost incurred on Construction Cost to the Total Estimated Cost: (6) Total percentage of completion of construction as per CA: (7) Amount which can be withdrawn from the Designated Account (Total Estimated Cost* as percentage of completion of construction)(lower of (4) and (7)):		
4	(8) Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. (9) Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		
2	Borrowing/Mortgage details(if applicable):		
	(a) Borrowing details: Name of the lender: Amount disbursed: Amount pending for disbursement from lender: Amount to be repaid to lender: (b) Mortgage details: Mortgaged to: (Name of entity or institution)		

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated Amount (Column-A)	Incurred Amount (Column -B)
	Amount disbursed: Amount pending for disbursement: Amount to be repaid to lender:		
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) Percentage of deposit made:		
	Reconciliation for the quarter: (a) Opening balance date (quarter starting date): (b) Opening balance as per bank statement (to match with the previous quarter closing bank balance): (c) Deposits during the quarter on account of sales: (d) Other deposits made (if any): (e) Withdrawals during the quarter from the sales proceeds: (f) Other withdrawals made (if any): (g) Closing balance as per bank statement: (h) Closing balance date (quarter end date):		
	Cumulative Reconciliation from the beginning of the project: (a) Opening balance of the account: (b) Total deposits made from sales proceeds:		

Sl. No.	Particulars	Amount (in Rs.)	
		Estimated Amount (Column-A)	Incurred Amount (Column -B)
	(c) Total deposits made other than sale proceeds (if any):		
	(d) Total withdrawals made from sales proceeds:		
	(e) Total withdrawals made other than those from sales proceeds (if any):		
	(f) Closing balance for the current quarter ((a)+(b)+(c))-((d)+(e))		

This certificate is being issued for the project _____ with RERA Registration No. _____, in compliance of the provisions of section 4(2)(1)(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 or realised from the allottees on account of sale or booking of the units during the quarter is Rs. _____ (as per AA) out of which Rs. _____ is deposited into the project designated Bank Account as per section 4(2)(1)(D) of the Act.

Yours faithfully,

Name and Signature of Chartered Accountant:
 Membership No.:
 Address:
 Contact number:
 E-mail ID:
 Website link:
 UDI No.:

ADDITIONAL INFORMATION FOR PROJECTS

- (1) Estimated Balance Cost to Complete the Real Estate Project: _____
(Difference of Total Estimated Project cost less Cost incurred)
- (2) Balance amount of receivables from sold apartments as per statement appended to this certificate: _____
(as certified by Chartered Accountant as verified from the records And books of Accounts)
- (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)
- (4) Estimated receivables of ongoing project:
(Sum of 2 + 3 (ii))
- (5) Amount to be deposited in Designated Account (70% or 100%):
(If amount at Sl. No. (4) is greater than at (1), then 70% of the balance receivables of Ongoing project shall be deposited in designated Account.
If amount at Sl. No. (4) is lesser than (1), then 100% of the balance receivables of Ongoing project shall be deposited in designated Account)

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

1. Sold Inventory:

Sl. No	Flat No.	Carpet Area (in sq.mts.)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivable	Date of agreement of sale	Is agreement registered Yes/No
1							
2							

2. Unsold Inventory Valuation:

(Ready reckonor rate as on the date of certificate of the Residential/commercial premises Rs. _____ per sm.)

Sl. No.	Flat No.	Carpet Area (in sq.mts.) (A)	Unit Consideration (as per ready reckonor rate (ASR)(B)	Total ASR consideration per flat (A*B)
1				
2				

This certificate is being issued for RERA compliance for the Company (Promoter's Name) and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours faithfully,

Name and Signature of Chartered Accountant:
 Membership No.:
 Address:
 Contact number:
 E-mail ID:
 Website link:
 UDI No.:

Date:

Place:

Note:

1. UDI No. is mandatory.
2. This certificate shall be in accordance with section 4(2)(1)(D) of the Act read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.
3. If there are no qualification/observations, shall be mentioned as NIL.
4. If the promoter has deposited money in other than the RERA designated Bank Account, report such deviation under qualification/observations.
5. Ensure that the information shall match with the information provided during registration or amended subsequently.
6. Sold includes booked apartment/plot.

FORM - 5

(see clause (ii) of sub-regulation (1) of regulation 3)

CERTIFICATE BY ARCHITECT

(on Letter head)

(To be uploaded by the promoter on his web page on the RERA portal for quarterly update)

Date:

RERA Registration No.:

Project Name:

Promoter Name:

To,

The _____ (Name & Address of Promoter),

Subject: Certificate of percentage of Completion of Construction Work of _____ Building/ _____ Wing of the _____ phase of the Project (KREERA Registration Number) situated on the Plot bearing C.N. No./CTS No./Survey no./Final Plot no. _____ demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ village _____ taluk _____ District _____ PIN _____ admeasuring _____ sq.mts. area being developed by _____ (Promoter Name).

Sir,

This certificate is issued in accordance with the provisions the Act read with the Karnataka Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with sanctioned drawing No. _____.

I/We _____ have undertaken assignment as Architect/Licensed surveyor of certifying percentage of completion of Construction Work of _____ Building/ _____ Wing of the _____ phase, situated on the plot bearing C.N. No./CTS No./Survey no./Final Plot no _____ of Division _____ village

_____ taluka _____ District _____ PIN _____
 admeasuring _____ sq.mts. area being developed by
 _____(Promoter Name).

1. Following technical professionals are appointed by Owner/Promoter:- (as applicable)
 - (i) M/s/Shri/Smt _____ as L.S./Architect
 - (ii) M/s/Shri/Smt _____ as Structural Consultant
 - (iii) M/s/Shri/Smt _____ as MEP Consultant
 - (iv) M/s/Shri/Smt _____ as site supervisor

2. Based on the Site Inspection dated _____, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I Certify that as on the date of this Certificate, the Percentage of Work done for each of the building /Wing of the Real Estate Project as registered vide number _____, under KRERA is as per Table - A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table - B.

Table - A

Building / Wing Number: _____
 (to be prepared separately for each Building /Wing of the Project)

SI. No.	Task/Activity	Percentage of work done (Approx.)
1	Excavation	
2	_____ Number of Basement(s) and plinth	
3	Stilt Floor	
4	_____ Number of Slabs of Super Structure	
5	Internal walls, internal plaster, floorings within flats/premises, doors and windows to each of the flat/premises	
6	Sanitary Fittings within Flat/ Premises, Electrical Fittings within the Flat/ Premises.	
7	Staircases, lifts, wells and lobbies at each floor level connecting staircase and lifts, overhead and underground water tanks	
8	The external plumbing and external plaster, elevation, completion of terraces with water proofing of the building/wings	

9	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas, electro, mechanical equipment, Compliance to conditions of environment/ CRZ NOC, Finishing to entrance lobby, plinth protection, paving of areas appurtenant to Building, Compound Wall and all other requirements as may be required to obtain Completion Certificate.	
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Table - B

Internal and External Development Works in respect of the entire Registered Phase/Project:

SI. No	Common areas and Facilities/Amenities	Proposed (Yes/No)	Percentage of work done	Details
1	Internal Roads and Footpaths			
2	Water Supply			
3	Sewerage (Chamber, lines, septic tank, STP)			
4	Storm Water Drains			
5	Landscaping and Tree Planting			
6	Street Lighting			
7	Community Buildings			
8	Treatment and Disposal of sewage and sullage water			
9	Solid Waste management and disposal			
10	Water conservation, Rain water harvesting			
11	Energy Management			
12	Fire protection and fire safety requirements			
13	Electrical meter room, sub - station, receiving station			
14	Others (Add more option)			

Any other facility / amenity which has been proposed in agreement of sale:

SI. No	Facility/amenity	Percentage of work done (Approx.)	Details
1			
2			

Yours Faithfully,

Name and Signature of Architect
 Licence No.:
 Address:
 Contact number:
 E-mail ID:
 Website link:

Date:

Place:

***Note:** The same Architect is responsible for the completion of project. In case of change of the Architect, approval shall be taken from the Authority.

FORM-6

(see clause (ii) of sub-regulation (1) of regulation 3)

CERTIFICATE BY ENGINEER

(on Letter head)

(to be uploaded by the promoter, on his web page on the RERA portal for quarterly updates)

Date:

RERA No:
 Project Name:
 Promoter:
 Name:

To,

The _____ (Name & Address of Promoter),

Subject: Certificate of cost incurred for development of (Project Name) for Construction of _____ building(s)/_____ Wing(s) of the _____ phase situated on the plot bearing C.N.No /CTS No./Survey No./ Final Plot no. _____

demarcated by its boundaries (latitude and longitude of the end points) _____ to the North _____ to the South _____ to the East _____ to the West of Division _____ Village _____ Taluk _____ District _____ PIN _____ admeasuring _____ sq.mts area being development by (Promoter).

Sir,

This Certificate is issued in according with the provisions of section 4(2)(1)(D), the Real Estate (Regulation and Development) Act, 2016 read with rule 4(5) and 5 of the Karnataka Real Estate (Regulation and Development) Rules, 2017.

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with sanctioned drawing No. _____ I am Satisfied that the physical progress of the project in accordance with that of the RERA Registration Application details.

I/We _____ have undertaken assignment of certifying Estimated Cost for the subject, Real Estate Project proposed to be registered under KRERA, being _____ Building(s)/_____ Wings(s) of the _____ phase situated on the plot bearing C.N./CTS No./survey no. /Final Plot no _____ of Division _____ Village _____ Taluk _____ District _____ PIN _____ admeasuring _____ sq. mts area being developed by (Owner/Promoter).

1. Following technical professional are appointed by Owner /Promoter:-

- (i) M/s/Shri/Smt. _____ as L.S. /Architect
- (ii) M/s/Shri/Smt. _____ as Structural Consultant
- (iii) M/s/Shri/Smt. _____ as MEP Consultant
- (iv) M/s/Shri/Smt. _____ as Quantity Surveyor

2. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the developer and consultants and the schedule of items and quantity for the entire work as calculated by _____ quantity Surveyor* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.

3. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as Rs. _____ (Total of Table A and B). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation

certificate/completion certificate for the building(s) from the _____ being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The Estimated Cost Incurred till date is calculated at Rs. _____ (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
5. The Balance Cost of Completion of the Civil, MEP and allied works of the Building(s) of the project to obtain Occupation Certificate / Completion Certificate from Rs _____ (planning Authority) is estimated at Rs. _____ (Total of Table A and B).
6. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

Table - A

Building bearing Number _____ or called _____ (to be prepared separately for each Building of the Real Estate Project):

Sl. No.	Particulars	Amount (in rupees)
1	Total Estimated cost of the building as ondate of Registration is	
2	Cost incurred as on (based on Estimated cost)	
3	Work done in percentage (as Percentage of the estimate cost)	
4	Balance Cost to be incur (Based on the Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on not include in the Estimated Cost (Annexure A)	

Table - B

(to be prepared for the entire registered phase of the Real Estate Project)

Sl. No.	Particulars	Amount (in rupees)
1	Total Estimated cost of the internal and External development works including amenities and facilities in the layout as on date of Registration is	
2	Cost incurred as on (based on Estimated cost)	
3	Work done in percentage (as Percentage of the estimate cost)	
4	Balance Cost to be incur (based on the Estimated Cost)	
5	Cost Incurred on Additional /Extra Items as on not include in the Estimated Cost (Annexure A)	

Yours faithfully

Name and Signature of the Engineer

License No :

Address :

Contact No :

Email Id :

Website link :

Date :

Place :

NOTE:

1. The same Engineer is responsible for the completion of Project, in case of Change of the Structural Engineer approval need to be taken from the Authority.
2. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
3. (*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked () and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).
4. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.

5. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.

6. All components of work with specifications are indicative and not exhaustive.

Annexure A

List of Extra / Additional Items executed with Cost (which were not part of the original Estimate of Total Cost)

FORM - 7

(see clause (iii) of sub-regulation (1) of regulation 3)

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

(For year ending: 31.3.....)

(On the letter head of chartered accountant who has a certificate of practice)

Date:

RERA No. :
Project Name :
Promoter Name :

To,
(Name and address of Promoter)

Subject: Report on Statement of Accounts on project fund utilization and withdrawal by (Promoter) for the period from _____ to _____. With respect to project _____ RERA Registration Number _____

Designated Bank Account Details

Name of the Accounts Holder :
Designated Account Number :
Bank Name :
IFSC Code :
Branch Name :

1. This report 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.

2. I/we have obtained all the necessary information and explanation from the Promoter/Company, during the course of our audit, which in my/our opinion are necessary for the purpose of this report.

3. I/we hereby confirm that I/we have examined the prescribed registers, books and documents, and the relevant records of [Promoter] for the period ended _____ and hereby certify that:

- (i) M/S. _____ (Promoter) have completed _____ percentage of the project titled _____ RERA Registration No. _____ located at _____
- (ii) Amount collected during the year for this project is Rs. _____ amounts collected till date is Rs. _____.

Details	100% amount	70% amount
Amount Collected during the year from the allottees		
Amounts collected till date (from inception)		

- (iii) Amount withdrawn during the year for this project is Rs. _____ amount withdrawn till date is Rs. _____ (since inception of the project)

4. I/we Certify that the [Name of Promoter] 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 (If not, please specify the amount withdrawn in excess of eligible amount or any other exceptions).

5. I/We certify that the details as per Annexure A and B are certified as per books of accounts and other details and documents furnished by the promoter of the project.

Signature and Stamp /Seal of the Signatory CA)

Name of the Signatory :
 Membership No. :
 Full Address :
 Contact No :
 Email ID :
 Website Link :
 UDIN Number :
 Designated Account :

Date:
 Place:

(Enclosures: Annexure A and B)

Annexure A

Format of Annual Accounts of the Project
(refer proviso 3 to section 4(2)(l)(D))

RERA No.	:
Project Name	:
Promoter Name	:
Financial Year	:

Total Amount collected from the allottees of the Project:

Table – A

Sl. No.	Details	As on 31-03- (Current year) (In INR)	As on 31-03- (Previous year) (In INR)									
1	Total Amount collected from the Allottees of the project (net cancellation of refunds if any) Since inception of the Project – towards cost of the apartment / plot / others. Give break up of 100 % and 70 % <table border="1" data-bbox="354 1108 899 1245"> <thead> <tr> <th>Sl No</th> <th>Details</th> <th>Amount in INR</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>100 % collected</td> <td></td> </tr> <tr> <td>2</td> <td>70 % of above</td> <td></td> </tr> </tbody> </table>	Sl No	Details	Amount in INR	1	100 % collected		2	70 % of above			
Sl No	Details	Amount in INR										
1	100 % collected											
2	70 % of above											
2	Other Charges collected from the Allottees of the project (not included above)											
	TOTAL Amount in INR											

(Mention whether above values are including/excluding Indirect taxes like VAT, Service Tax, GST etc)

We hereby declare that the details are as per the books of accounts, other relevant documents maintained by the promoter of the project.

Observations and Qualifications:

Signature and Seal of the Promoter Seal and Sign of Chartered Accountant

Name, Address, ICAI M. No., UDI No.

Name:

Designation:

Place:

Date:

**Amount incurred by the Promoter
Table - B**

Promoter Name
 RERA Registration Number
 Project Name
 Financial Year

Particulars	Estimated Cost as per Registration	Incurred in INR (till current year)	Incurred in INR (till previous year)
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.			
d) Any other cost in relation to Land (including interest on borrowing for the purpose of acquisition of land)			
Sub - Total Land Cost			

Signature and Seal of the Promoter Seal and Sign of Chartered Accountant

Name, Address, ICAI M. No., UDI No.

Name:

Designation:

Place:

Date:

Development Cost/ Cost of Construction:	Estimated Cost as per Registration	Incurred in INR (till current year)	Incurred in INR (till previous year)
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, lower of (i) or (ii) is to be considered)			
b) As part of cost of project which is no included in a			
c) Interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction			
d) Other Charges - Offsite Development Charges			
Administrative, Management Expenses			
Sub – Total Development Cost			

Signature and Seal of the Promoter Seal and Sign of Chartered Accountant

Name, Address, ICAI M. No., UDI No.

Name:
Designation:

Place:
Date:

Summary of Costs	Current year	Previous year
	Incurred in INR	Incurred in INR
1) Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.		
2) Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		
3) Percentage of completion of construction work (as per Project Architect's Certificate)		
4) Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.		
5) Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost		
6) Total percentage of completion of construction as per CA (i.e, 3 / 2)		
7) Total Amount Withdrawn from the Designated Bank Account (70% account)		
8) Balance Eligible to withdraw		

Utilisation of funds having withdrawn from the project designated Bank Account:

Total Utilisation	Current year	Previous year
	Utilised till Mar 20xx	Utilised till Mar 20xx
1. Total Amount Withdrawn from the Designated Bank Account (70% account)		
2. Utilised for the purpose of Project in accordance with RERA Act, Rules etc		

Note:

Promoter has withdrawn from designated Bank Account and not utilized in accordance with the provisions of RERA for the Project Rs. _____.

We hereby declare that the details are as per the books of accounts maintained by the promoter.

Signature and Seal of the Promoter Seal and Sign of Chartered Accountant

Name, Address, ICAI M. No., UDI No.

Name:

Designation:

Place:

Date:

Summary of total collections and realization from the allottees
Table C

Total Collection from the Allottees	Till date of RERA Registration	FY 20xx-xx	FY 20xx-xx	FY 20xx-xx	FY 20xx-xx	FY 20xx-xx	TO TAL
Total collections and realization from the allottees of the project year on year as per books of accounts and other documents maintained by the promoter of the project (mention 100% amount here)							
Less : Amount Incurred							
Towards Land							
Towards Construction							
Towards Others, if any							
TOTAL Cost Incurred							

We hereby declare that the details are as per the books of accounts and documents maintained by the promoter. The Chartered Accountants may provide note.

Signature and Seal of the Promoter
Accountant

Seal and Sign of Chartered

Name, Address, ICAI M. No., UDI No.

Name:

Designation:

Place:

Date:

Liabilities on the Project as on __/__/20xx
Table D

Part A – Liability towards the project development:

Sl. No.	Nature of Liability	Balance As on 31-03-20xx Current Year	Balance As on 31-03-20xx Previous Year
1	Dues / Payable to Landowners (if any)		
2	Payable to Supplier of Materials / goods for the Project		
3	Payable to Service Providers for the services rendered		
4	Payable to government authorities		
5	Payable towards taxes, cessetc (specify the nature of taxes etc)		
6	Disputed government levies including property taxes, cess, ground rent etc (specify the nature of taxes etc) – if any		
7	Disputed Indirect taxes (specify the nature of taxes – VAT, Service Tax, GST etc) – if any		
8	Amount collected from the Allottees towards refundable deposit / Corpus / to be transferred to the Association of Allottees		
9	Amount collected from the Allottees towards advance common area maintenance charges to be transferred to the Association of Allottees or towards provision of services at future date (unutilized portion)		
10	Payable to Allottes (if any) of the project in accordance with Agreement for sale and RERA Act, K Rules (in case of delay in possession etc)		
11	Others – Pl specify		
	TOTAL Amount in INR		

We hereby declare that the details are as per the books of accounts maintained by the promoter of the project.

Observations and Qualifications:

Signature and Seal of the Promoter Seal and Sign of Chartered Accountant

Name, Address, ICAI M. No., UDI No.

Name:
Designation:

Place:
Date:

Annexure B

Annexure to Annual Report on Statement of Accounts in Form 7 to be issued by Chartered Accountant in practice to certify the Statement of Account in accordance with section 4(2)(L)(D) of the RERA Act 2016, and KRERA Rules, 2017

Sl. No.	Details	Details																								
1	Whether separate RERA Bank Account has been opened as envisaged in K- RERA	Y/N																								
2	Whether the existing operational Bank Account was made known at the time of application for registration as RERA Bank Account	Y/N																								
3	Details of RERA Bank Account as registered with K- RERA (mention all the Bank Accounts if there has been a change in Bank Account registered with RERA) <table border="1" style="margin-left: 20px; width: 80%; border-collapse: collapse;"> <tr><td>Bank Name</td><td></td></tr> <tr><td>Branch Name</td><td></td></tr> <tr><td>Account Name</td><td></td></tr> <tr><td>Account No</td><td></td></tr> <tr><td>Type of Account</td><td></td></tr> <tr><td>IFSC Code</td><td></td></tr> <tr><td>Date of Registration with K-RERA</td><td></td></tr> <tr><td>Date of Account Opening</td><td></td></tr> <tr><td>Opening Balance (as on 1/4/20XX)</td><td></td></tr> <tr><td>Deposit during the period 2020-21</td><td></td></tr> <tr><td>Withdrawals during the period 2020-21</td><td></td></tr> <tr><td>Closing Balance (as on 31st March 2021)</td><td></td></tr> </table>	Bank Name		Branch Name		Account Name		Account No		Type of Account		IFSC Code		Date of Registration with K-RERA		Date of Account Opening		Opening Balance (as on 1/4/20XX)		Deposit during the period 2020-21		Withdrawals during the period 2020-21		Closing Balance (as on 31st March 2021)		Y/N
Bank Name																										
Branch Name																										
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Type of Account																										
IFSC Code																										
Date of Registration with K-RERA																										
Date of Account Opening																										
Opening Balance (as on 1/4/20XX)																										
Deposit during the period 2020-21																										
Withdrawals during the period 2020-21																										
Closing Balance (as on 31st March 2021)																										
4	In case of change in RERA Bank Account as indicated above, whether due approval following prescribed documentation was taken from K- RERA under the K-RERA Bank Account Directions, 2020	Y/N																								
5	Whether any of the Form 4 issued during the audit period mandated deposit of 100% of the money collected from the booking of the project units (refer point 5 of Additional Information of Form 4) and reference to K RERA Rules 4(5)																									
6	If Yes <table border="1" style="margin-left: 20px; width: 80%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sl. No</th> <th style="text-align: center;">Certifying Professional</th> <th style="text-align: center;">Date of Certificate</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td></td> <td></td> </tr> <tr> <td style="text-align: center;">2</td> <td></td> <td></td> </tr> </tbody> </table>	Sl. No	Certifying Professional	Date of Certificate	1			2																		
Sl. No	Certifying Professional	Date of Certificate																								
1																										
2																										

Sl. No.	Details	Details																		
7	Whether the project registration is as New or Ongoing project? New or Ongoing																			
8	Whether any fixed deposit was created out of funds deposited in RERA Bank Account?																			
	(a) If yes, whether the fixed deposit is created with the same RERA account bank branch in compliance with K RERA Bank Account Directions, 2020																			
	(b) If yes to 8 above, whether any lien is created on such fixed deposit in violation of para 5 (ii) of K RERA Bank Account Directions, 2020?																			
9	<p>Whether there has been any instance of receipt of consideration in excess of 10% of apartment value without entering into a registered agreement for sale in accordance with Section 13 of the RERA Act?</p> <p>If yes, please provide the information as below</p> <table border="1" data-bbox="326 968 1203 1289"> <thead> <tr> <th data-bbox="326 968 415 1220">Sl. No</th> <th data-bbox="415 968 574 1220">Unit Number</th> <th data-bbox="574 968 773 1220">Date of Agreement</th> <th data-bbox="773 968 1019 1220">Total Consideration</th> <th data-bbox="1019 968 1203 1220">Amount received in excess of 10% till registered AOS executed</th> </tr> </thead> <tbody> <tr> <td data-bbox="326 1220 415 1255">1</td> <td data-bbox="415 1220 574 1255"></td> <td data-bbox="574 1220 773 1255"></td> <td data-bbox="773 1220 1019 1255"></td> <td data-bbox="1019 1220 1203 1255"></td> </tr> <tr> <td data-bbox="326 1255 415 1289">2</td> <td data-bbox="415 1255 574 1289"></td> <td data-bbox="574 1255 773 1289"></td> <td data-bbox="773 1255 1019 1289"></td> <td data-bbox="1019 1255 1203 1289"></td> </tr> </tbody> </table>	Sl. No	Unit Number	Date of Agreement	Total Consideration	Amount received in excess of 10% till registered AOS executed	1					2								
Sl. No	Unit Number	Date of Agreement	Total Consideration	Amount received in excess of 10% till registered AOS executed																
1																				
2																				
10	Whether the project is executed by availing any loans / borrowings?																			
10.1.	<p>If yes, please provide detail as below</p> <table border="1" data-bbox="326 1539 1203 1860"> <thead> <tr> <th data-bbox="326 1539 415 1791">Sl. No</th> <th data-bbox="415 1539 558 1791">Name & Type of Lender</th> <th data-bbox="558 1539 716 1791">Amount of. Loan Sanction (Rs.)</th> <th data-bbox="716 1539 875 1791">Sanction Date</th> <th data-bbox="875 1539 1034 1791">Loan Outstanding as on 31st March __ (Rs.)</th> <th data-bbox="1034 1539 1203 1791">Collateral or Mortgage details</th> </tr> </thead> <tbody> <tr> <td data-bbox="326 1791 415 1827"></td> <td data-bbox="415 1791 558 1827"></td> <td data-bbox="558 1791 716 1827"></td> <td data-bbox="716 1791 875 1827"></td> <td data-bbox="875 1791 1034 1827"></td> <td data-bbox="1034 1791 1203 1827"></td> </tr> <tr> <td data-bbox="326 1827 415 1860"></td> <td data-bbox="415 1827 558 1860"></td> <td data-bbox="558 1827 716 1860"></td> <td data-bbox="716 1827 875 1860"></td> <td data-bbox="875 1827 1034 1860"></td> <td data-bbox="1034 1827 1203 1860"></td> </tr> </tbody> </table>	Sl. No	Name & Type of Lender	Amount of. Loan Sanction (Rs.)	Sanction Date	Loan Outstanding as on 31st March __ (Rs.)	Collateral or Mortgage details													
Sl. No	Name & Type of Lender	Amount of. Loan Sanction (Rs.)	Sanction Date	Loan Outstanding as on 31st March __ (Rs.)	Collateral or Mortgage details															
10.2	Whether the encumbrance on project land is reported to K RERA?																			

Sl. No.	Details	Details																														
10.3	If yes to 11 above, whether promoter has mortgaged or created a charge on any booked unit and continuing?																															
11.	Whether any qualification made by the professionals in forms 4,5 and 6 for indicating noncompliance with RERA Act, rules and regulations?																															
11.1.	If yes, please provide the details as below – for the financial year																															
	<table border="1"> <thead> <tr> <th>Sl No</th> <th>Form 4/5/6</th> <th>Tick as Applicable</th> <th>Certifying Professional</th> <th>Date of Issuance</th> <th>Details of Discrepancy/qualification</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Form 4</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>Form 5</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>Form 6</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Sl No	Form 4/5/6	Tick as Applicable	Certifying Professional	Date of Issuance	Details of Discrepancy/qualification	1	Form 4					2	Form 5					3	Form 6											
Sl No	Form 4/5/6	Tick as Applicable	Certifying Professional	Date of Issuance	Details of Discrepancy/qualification																											
1	Form 4																															
2	Form 5																															
3	Form 6																															
12	Details of Withdrawals from the Project Bank Account – Based on CA Certificate																															
	<table border="1"> <thead> <tr> <th>Sl No</th> <th>Form 4 – CA- Date (withdrawal of funds)</th> <th>Total Amount Incurred</th> <th>Amount Eligible to withdrawn</th> <th>Amount With-drawn</th> <th>Excess with-drawal if any</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>30-06-20xx</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>30-09-20xx</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>31-12-20xx</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>31-03-20xx</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Sl No	Form 4 – CA- Date (withdrawal of funds)	Total Amount Incurred	Amount Eligible to withdrawn	Amount With-drawn	Excess with-drawal if any	1	30-06-20xx					2	30-09-20xx					3	31-12-20xx					4	31-03-20xx					
Sl No	Form 4 – CA- Date (withdrawal of funds)	Total Amount Incurred	Amount Eligible to withdrawn	Amount With-drawn	Excess with-drawal if any																											
1	30-06-20xx																															
2	30-09-20xx																															
3	31-12-20xx																															
4	31-03-20xx																															

13	List of Agents engaged by the promoter with their registration details –													
	<table border="1"> <thead> <tr> <th>Sl No</th> <th>Name of the Agent</th> <th>RERA Registration No of the Agent</th> <th>Validity of the Agent Registration</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Sl No	Name of the Agent	RERA Registration No of the Agent	Validity of the Agent Registration									
Sl No	Name of the Agent	RERA Registration No of the Agent	Validity of the Agent Registration											
	Note: If promoter engaged any agents and paid fees, remuneration contravention to the RERA Act, Rules, shall be reported by the chartered accountant.													

Observations and Qualifications:

--

I / We have obtained all necessary information and explanation from the promoter, during the course of our audit, which in my / our opinion are necessary for the purpose of this certificate. Also I / we have attached herewith the copies of Financial Statements and Audit Report of the _____ (Promoter Name) for the financial year ending on 31st March 20XX.

I / We hereby confirm that I / We have examined the prescribed registers, books and documents and the relevant records of (Project) for the period ended and this certificate is being issued based on the records and documents produced before me and explanations provided to me by the management of the promoter based on the verification of books of accounts till (date) 31st March _____.

Signature and Stamp/Seal of the Signatory CA)

Name of the Signatory:
 Membership No.:
 Full Address:
 Contact No. :
 E mail:
 Website Link:
 UDINo-

Date:
 Place:

FORM - B1

(see clause (iv) of sub-regulation (1) of regulation 3)

(Application for change in RERA Bank Account)

To,
 Karnataka Real Estate Regulatory Authority

Sub: Application for change In RERA Bank Account.

RERA Registration No.: _____

Project Name _____

Promoter Name _____,

Dear Sir,

With reference to the above mentioned subject, I /we would like to apply for the Authority's approval for change in the RERA Bank Account to be opened in the local branch where the Project is going on as per the following details:

Existing RERA Bank Account	
Bank Name	
Branch Name	
Account Number	
Account Name	
IFSC Code	
Proposed RERA Bank Account (in the local branch where the Project is going on)	
Bank Name	
Branch Name	
Account Number	
Account Name	
IFSC Code	

I/we solemnly affirm and declare that the particulars given herein are correct to my/our knowledge and belief.

I/ we further undertake that we shall freeze all transactions from the said account until RERA conveys its decision on the RERA Bank Account change application.

Date:

Place:

Yours faithfully,

Name, Signature and Seal of
the Promoter /Authorised Signatory

FORM-B1-A

(see clause (v) of sub-regulation (1) of regulation 3)

Chartered Accountant's Certificate
(For RERA Bank Account change request)

RERA Registration Number: _____
 Project Name: _____
 Promoter Name: _____
 Cost of Real Estate Project: _____

The is to certify that, the promoter having obtained registration of the real estate project under Real Estate (Regulation and Development) Act, 2016 read with The Karnataka Real Estate Regulation and Development Rules, 2017, has complied with section 4(2) (1) (D) of the Act by depositing 70% of the amount realised from the allottees to the following Bank Account:

Name of the Account Holder:
 Designated Account Number:
 Bank Name:
 IFSC Code:
 Branch Name:

Total money realised and deposited in to Bank Account:

Details	Designated Account of the project (in Rs.) (A)	In any other Bank Account of the promoter related to this project (post RERA registration) (in Rs.) (B)	Total amount realised from the allottee (C=A+B)
100% money realised from the allottees (including all the Bank Accounts)			
70% of above			
Closing balance in the Account as on date of this certificate			

Promoter has opened new Bank Account for the purpose of this project.
Details of new Bank Account (proposed designated account):

Name of the Account Holder:
Designated Account Number:
Bank Name:
Account Name:
IFSC Code:
Branch Name:

Observations - any comments/noncompliance:

This certificate is being issued for RERA compliance for the Project _____ (Promoter's Name) and is based on the records and documents produced before me and explanation provided to me by the promoter of the project.

Signature of Chartered Accountant:
Name:
Designation:
Membership Number:
Contact Number:
Address:
Email id:
Website Link:

Date:
Place:
UDIN No :

FORM - B2

(see clause (vi) of sub-regulation (1) of regulation 3)
(Format of NOC to be issued by existing bank for change of RERA Bank Account
on Bank letter head)

Date:

To,
The Secretary
Real Estate Regulatory Authority – Karnataka
Bengaluru.

Madam / Sir

Subject: No Objection Certificate For Bank Account Bearing No. _____, in the Name of _____ held by _____, in our bank.

This is to certify that :

1. No order for attachment/freezing the subject Bank Account have been issued by any statutory Authority, including Income Tax Department / GST or any other statutory Authority.
2. No order /s of injunction have been communicated to us or any notice served on us by any court/Tribunal or quasi-judicial Authority by virtue of which the Promoter is restrained from operating the account or changing the Bank Account.
3. The promoter has not defaulted on repayment of any borrowings/ loans from the bank due to which it/he/she is prohibited from changing the Project Bank Account.

Banker Designation :
Banker Name :
Signature :
Seal :
Bank Name :
Branch Name :
IFSC Code :

FORM-B3

(see clause (vii) of sub-regulation (1) of regulation 3)
(Certificate of Fund Transfer from Bank having proposed Bank Account)

To,
Karnataka real Estate Regulatory Authority,

Sub: Details of RERA Bank Account

RERA Registration Number:
Project Name:
Promoter Name:

Dear Sir,

This is to certify that the promoter _____ has the Bank Account operational with our bank as per following details.

Bank Name	
Branch Name	
Account Number	
Account Name/holder Name	
Type of Account	
IFSC Code	
Closing Balance (as on _____) (in Rs.)	

Further, a sum of Rs. _____ (in words: _____) has been credited in to the above mentioned Bank Account on date _____.

Date:

Place:

Yours faithfully,

Name and Signature
Seal of the Promoter/ Authorised Signatory

FORM - B4

(see clause (viii) of sub-regulation (1) of regulation 3)
(Confirmation Letter of change in RERA Bank Account)

To,
Karnataka Real Estate Regulatory Authority,

Sub: Confirmation of change in RERA Bank Account

RERA Registration No:

Project Name:

Promoter Name:

With reference to my/our Application for change in RERA Bank Account vide letter dated _____ and as per the terms and conditions mentioned in the in-principal approval received from the Authority vide/ email dated____, I/we confirm that the RERA Bank Account has been changed and an amount of Rs _____ (in words: _____) has been transferred to the proposed RERA Bank Account.

I undertake that, I shall operate the RERA Bank Account in compliance with the Act, rules and regulations.

Existing RERA Bank Account	
Bank Name	
Branch Name	
Account Number	
Account Name	
IFSC Code	

Proposed RERA Bank Account	
Bank Name	
Branch Name	
Account Number	
Account Name	
IFSC Code	

I/we solemnly affirm and declare that the particulars given herein are correct to my /our knowledge and belief.

Date:

Place:

Yours faithfully,

Name and Signature:

Seal of the Promoter/Authorised Signatory

Note: The Bank Account should be opened in the local branch where the project is going on and Bank Account Name must be in the name of project.

FORM - F1

(see clause (ix) of sub-regulation (1) of regulation 3)

ARCHITECT'S CERTIFICATE

(for status of work as on date and pending work as on date)

RERA Registration No.:

Project Name:

Promoter Name:

To,
The _____ (Name & Address of Promoter)**Subject:** Certificate for percentage of Completion of Development of
_____ (Project Name)

Sir,

I/we have undertaken assignment of certifying the percentage of Completion for Development of _____ (Project Name) bearing Registration Number _____.

I/we hereby certify that _____ percentage of work is complete as on _____ (date) and _____ percentage of work is pending.

The percentage of work done till date is mentioned below:

Sl. No.	Particulars	Completion Status (in percentage)
1	Overall Work done in percentage till date	
2	Percentage of Interior Works Complete	
3	Percentage of Exterior Works Complete	
4	Percentage of Amenities Complete	
5	Percentage of Common areas Complete	
6	Any other work done details	

The percentage of work pending till date is mentioned below:

Sl. No.	Particulars	Percentage remaining	Duration needed to Complete
1	Overall Work to be done in Percentage	days/ months
2	Percentage of Interior Works to Complete	days/ months
3	Percentage of Exterior Works to Complete	days/ months
4	Percentage of Amenities to Complete	days/ months

5	Percentage of Common areas to Complete	days/ months
6	Any other work to be done details	days/ months

Yours Faithfully,
Signature and Name of Architect

COA number:
Address:
Contact No:
Email id:
Website link:

Place:
Date:

FORM – F2

(see clause (x) of sub-regulation (1) of regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE (Fund utilization)

RERA Registration Number:
Project Name:
Promoter Name:
Total Cost of Real Estate Project:
Total amount utilized for project till date:

To,
The _____ (Name and Address of promoter),

Subject: Certificate for Funds utilized for the project _____ (Project Name)

Sir,

I/we _____ have under taken assignment of certifying the funds utilized for _____ (Project Name) bearing Registration Number _____.

The Promoter in compliance with section 4(2)(1)(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 accounts:

Name of the Account Holder:
Designated Account Number:
Bank Name:
IFSC Code:
Branch Name:

Sl. No.	Particulars	Amount in Rupees
1	Opening Balance in the Designated Account	
2	Total Amount collected from allottees	
3	Total Amount invested by Promoter (own Fund)	
4	Total Borrowings	
5	Total Amount Utilized for Project till date	
6	Closing Balance	

I/we _____ certify that out of the funds received Rs. _____, Rs. _____ has been utilized for construction purposes of the project _____ (project name) and Rs. _____ remains unutilized.

Expenditures incurred for the purpose for which the funds were received is verified with the vouchers produces before me and that I have exercised the following checks to see that the money was actually utilized for the purpose which it was sanctioned.

Sl. No.	Particulars	Amount in Rupees
1	Opening balance in the Designated Account	
2	Total Amount collected from allottees	
3	Total Amount invested by Promoter (Own Fund)	
4	Total Amount to be received from allottees	
5	Borrowings: Name of the Lender: _____ Amount Disbursed : _____ Amount pending for disbursement from lender : _____ Amount to be repaid to lender:	
6	Mortgage Details : Mortgaged to (Name of the Entity / Institution): Amount Disbursed : Amount pending for disbursement : Amount to be repaid to lender :	

7	Total Funds required for project Completion (Cost to go)	
8	Closing Balance	

*Completion means completion of all development works as defined in section 2(t) of the Real Estate (Regulation and Development) Act, 2016.

I/we _____ certify that out of the Total Funds received Rs. _____ has been utilized for construction purposes of the project _____ (Project name) and Rs. _____ is required to carry on the completion of work.

Yours faithfully,

Signature of the Chartered Accountant

Name:

Membership Number:

Address:

Contact Details:

Email id:

Website Link:

Date:

Place:

FORM - F3

(see clause (xi) of sub-regulation (1) of regulation 3)

ENGINEER'S CERTIFICATE

(For status of work as on date and pending work as on date)

RERA Registration No.:

Project Name :

Promoter:

Name:

To,

The _____ (Name and address of Promoter),

Subject: Certificate for percentage of Completion of Development of _____ [Project Name]

Sir,

I/We _____ have undertaken assignment of certifying the percentage of completion for development of _____ [Project Name] bearing Registration Number _____.

I/We hereby certify that ____percentage of work is complete as on _____ (Date) and _____ percentage of work is pending.

The percentage of work done so far is mentioned below:

Sl. No.	Particulars	Completion status (in percentage)
1	Overall Work done in percentage till date	
2	Percentage of Civil Works Complete	
3	Any other work done details	

The percentage of work to be done is mentioned below:

Sl. No.	Particulars	Percentage remaining	Duration needed to complete
1	Overall Work to be done in percentage	 days/months
2	Percentage of Civil Works yet to complete	 days/months
3	Any other Pending work details	 days/months

Yours faithfully,

Name and Signature of the Engineer
License No:
Address:
Contact No:
Email id:
Website link:

Date:
Place:

FORM-M

(see clause (xii) of sub-regulation (1) of regulation 3)

RERA Registration No.:
Project Name and address:
Promoter Name:
Address:
Website:
Phone/Mobile No :

To:
(Insert name and address of the allottee/s)

Dear Sir/ Madam,

Subject: Intimation and consent regarding modification of sanctioned plans In respect of the Project situated at Village, Hobli, Taluk and District.

Ref : Agreement for Sale dated, in respect of Plot / apartment / row-house/ villa Bearing No.,floor, in the project

This is with respect to obtaining consent from you for the proposed modification of sanctioned plans of the project, in this regard please note the following:

1. With reference to the above, the project namely, is being developed by me/us and has been registered with the Karnataka Real Estate Regulatory Authority under the Real Estate (Regulation and Development) Act, 2016 and the Karnataka Real Estate (Regulation and Development) Rules, 2017 on vide registration No
2. In view of the provisions of Act and Rules becoming applicable to the project and in view of the proposed modification of the sanctioned building plan of the Project, by virtue of which the layout/building in the Project is being modified to include This resulting in(give brief details of all proposed modifications). Apart from the said modifications in no other changes are proposed in the sanctioned layout / building plans.
3. The modified plan has been sanctioned by..... vide dated: (in case of modified plans sanctioned prior to issue of Circular regarding modification as per provisions of section 14 of the Act, if consent not required give reasons for the same). The application to modify the plan sanction will be applied with the jurisdictional planning/municipal authority being

..... after completion of due process and obtaining NOC from the Authority.

4. It is hereby informed to you that as per the modified building plan, the plot/apartment/row house/villa proposed to be purchased by you may undergo the following changes:

Details	Plot/ Apartment Number	Tower/ Phase	Floor	Carpet Area in sq.mtr	Share in exclusive Common Area	Share in Common Area	Undivided Share of land and Interest in the project (in percentag e or sq.ft)
Present Details as per agreement							
Change due to modificatio n							

(*Please insert as nil, if there is no change, NA if not applicable)

5. I/We would further like to bring to your attention that due to the proposed modification, the project is now expected to be completed on or before As a result of modification of the plan the time for completion will not undergo any change.

Or

As a result of the modification the time for completion of the project will be extended by months and I/we will take necessary steps to get the time for completion extended as per the provisions of the Act and will fulfil my/our contractual obligations in respect of your apartment.

6. I/we request your co-operation in this regard. I/we request you to sign a copy to this letter and send it back to me/us, acknowledging the information being given to you regarding the proposed modification of the sanctioned building plan for the project and giving your consent for the same, which shall be treated as consent under section 14(2) (ii) of the Act, to enable us to do the needful.

Thanking you,

For

(Authorised Signature)

(person named as authorized signatory in the application to the Karnataka Real Estate Regulatory Authority)

READ AND ACCEPTED:

I/we S/o / D/O aged about years am the buyer who has booked a plot/apartment/row house/villa in the project namely situated at I/we am / are aware that there will be modification of the plan sanction of the project and I/we have no objection for the proposed modification of plan sanction of project which is not in contravention to the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Karnataka real estate (Regulation and Development) Rules, 2017.

Signature of the allottee /Joint allottee

Name:
Apartment No:
Floor No:
Block / Tower No:

FORM-U

(see clause (xiii) of sub-regulation (1) of regulation 3)

APPLICATION FOR CHANGE IN PROJECT NAME

To,

Karnataka Real Estate Regulatory Authority,

Sub: Application for change in Project Name

Ref:
Project Name:
Promoter Name:
Project Acknowledgment No:
Project Registration No:

Dear Sir,

With reference to the above mentioned subject, I/we would like to apply for the Authority's approval for change in the Real Estate Project Name as per the following details:

Current Project Name	
Project Name	
Acknowledgment/Registration No.	

Proposed project Name	
Project Name	

I/ we would like to submit that_____ (give reasons for seeking change of project name in brief), because of which bonafide reason, it has become necessary for us to seek for change of Project Name.

I/we solemnly affirm and declare that the particulars given herein are correct to my/our knowledge and belief.

Date:

Place:

Yours faithfully,

Name, Signature and Seal of
The Promoter/Authorized Signatory

FORM - V

(see clause (xiv) of sub-regulation (1) of regulation 3)

APPLICATION FOR CHANGE IN PROMOTER

To,

The Karnataka Real Estate Regulatory Authority

Sir,

I/we apply herewith for your approval to transfer or assign my/our majority rights and liabilities in respect of real estate project to a third party with following details;

1	Registration number:	
2	Promoter details:	
	Name	
	Organization type	
	Address	
	Contact details	
	Email ID	

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3	Third Party details (Proposed Promoter):	
	Name	
	Organization type	
	Address	
	Contact details	
	Email ID	

I/We hereby declare that the details furnished above are true and correct to the best of my/our knowledge and belief and I/We undertake to inform you of any changes therein immediately.

I/We declare that there is no pending case before any Court/NCLT/ or any authorized body regarding transfer of promoter/ my rights and liabilities with respect to this project.

I/We declare that there is no bar, in transfer of the rights and liabilities to a third party, from any of the financial institutions or financiers who have a charge on the project.

I/We further declare that is no prohibition order passed by any court of law against transfer of the present project to a third party.

Thanking you,

Yours faithfully,
Signature of the authorized
Representative
(with stamp)

Date:
Place:

By Order and in the name of the
Governor of Karnataka,

(HEMAVATHI)
Under Secretary to Government (RERA),
Housing Department.