

FORM- 1
CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

Date: 27/10/ 2022

Project Name : Soulspring Phase 1
Promoter Name: M/s. Shankeshwar Landmark LLP

I, Saurabh T Jain is a member of Institute of Chartered Accountants of India holding Certificate of practice having ICAI Membership No: 221686 having office at #40, 4th Floor, Lakshmi Complex, K.R.Road, Near K.R.Market Metro Station, Bengaluru 560002, issuing this certificate with respect to the real estate project being registered with Karnataka RERA.

I am undertaking to issue the Chartered Accountants certificates as mandated Ws. 4(2)(l)(d) of the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation & 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.

- This is to certify the details of M/s. Shankeshwar Landmark LLP, having their office at #110/2, 1st Floor, Krishnappa Layout, and Lalbagh Main Road, Bangalore 560027 being the promoter of the Real Estate Project Soulspring Phase 1.
- The Promoter of the proposed real estate project is Partnership Firm. I have verified the ownership documents of M/s. Shankeshwar Landmark LLP and details of the entity are as below:

Nature of Entity	Name of the Owners of the entity	% Of ownership in the entity	Total Capital contributed by the owners/members as on 31/03/2022
Partnership Firm or LLP	1. Mr. RoychandChenraj.	11.33%	11,83,000/-
	2. Mr. KushalrajGulecha	17.33%	17,58,000/-
	3.Mr.MahaveerkumarShankarlal Mehta	11.34%	11,59,000/-
	4. Mrs. Jyothi Chenraj	11.00%	11,00,000/-
	5. Mr. Vishal Chenraj	11.00%	11,00,000/-
	6.Mr.AshokkumarShankarlal Mehta	11.00%	11,00,000/-
	7. Mr. Rohit Mahaveer Mehta	11.00%	11,00,000/-
	8. Mrs. Suraj Gulecha	16.00%	16,00,000/-

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

• Additional Details of the Promoter –

SI No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PANo in case of Individual)	AAC-4508
2	Date of Birth / Date of incorporation as per the certificate	10/07/2014
3	GST Registration (if applicable)	29ACRFS3007L2ZK
4	List of Designated Partners in case of LLP as on date	RoychandChenraj Mahaveer Shankarlal Mehta KushalrajGulecha
5	List of Directors (as per ROC) as on date	NA
6	Total Value of the Assets as per latest Balance Sheet	Rs.1,27,75,09,543/-
7	Total Net worth of the Promoter as per latest Balance Sheet	Rs. 65,58,96,755/-

- The project being developed is residential accommodation. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being the Plot bearing PID No.54/1,54/2, Haralukunte, WardNo.110, JDTP South zone, Bangalore South admeasuring 3 acres 38 Guntas, area being developed by M/s.Shankeshwar Landmark LLP.
- The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below —
 - Name of the Account Holder:Shankeshwar Landmark LLP-Rera A/c for Soulspring Phase -1
 - Designated Account Number: 7316853156
 - Bank Name : Indian Bank
 - IFSC Code :IDIB000R018
 - Branch Name:Richmond Circle Branch
 - Account Name as per Bank Records Shankeshwar Landmark LLP-Rera A/c for Soulspring Phase -1

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- 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	Rs. 26,98,01,959 /-	As per guidance value (ASR) as on 22/09/2022
2	Estimate cost of Various approvals and NOCs of the Project - - Plan Approvals - BWSSB - BESCOM - BBMP - KSPCB - AAI - SEIAA - Fire Clearance - Others	13,40,000/- 1,47,00,000/- 31,50,000/- 97,35,000/- 1,00,000/- 1,00,000/- 1,00,000/- 27,00,000/- 20,00,000/-	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
	Total	3,39,25,000/-	
3	Residential accommodation Construction Cost — - Estimate of residential accommodation construction cost as certified by the Engineer. - Architects, Engineer, Consultants Fees etc - Administrative Costs - Taxes, Cess or levy - Interest on borrowings - Sales & Marketing cost - Overhead Expenses - Contingencies	99,29,72,436/- 3,08,14,446/- 2,63,08,000/- 17,97,39,834/- 10,50,00,000/- 9,78,44,050/- 15,50,000/- 2,34,37,000/-	
	Total	1,45,76,65,766/-	

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

SL. No	Particulars	INR in Rs.
1	Total Borrowings (If Applicable)	
	- Name of the lender - Amount	
2	Mortgage Details (If Applicable)	
	- Name of the lender - Amount	

Note : Project Borrower not yet Finalised Borrower Value.

- 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.

For **TSJ & Associates LLP.**

Chartered Accountants

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Digitally signed by SAURABH TARACHAND
JAIN
DN: cn=SAURABH TARACHAND JAIN,
ou=TSJ & Associates LLP, email=info@tsjca.com,
serialNumber=3424817500728634940;
2.5.4.3=SAURABH TARACHAND JAIN
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Saurabh T Jain

Membership Number: 221686

Firm Reg No.: S200076

Address: #40, 4th Floor, Lakshmi Complex,
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Contact Details: 080 26705995.

Email id- catarachand@gmail.com.

UDIN. 22221686BAYXXB5590

Date: 27/10 /2022

Place: Bangalore