



M. BHANSALI & CO

Chartered Accountants

UDIN:23233669BGUTRW6845

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]

FORM REG 1

CHARTERED ACCOUNTANT'S CERTIFICATE(Registration)

For the period as on 6th Sep, 2023

Date: 6th Sep, 2023

Project Name : ORCHID PLATINUM
SY. NO.6/1A & 6/1B SITUATED AT WHITEFIELD
VILLAGE, KRISHNARAJAPURAM HOBLI, BANGALORE
EAST TALUK

Promoter Name : M/s. GOYAL HARIYANA CONSTRUCTOINS
NO.206, BARTON CENTRE, 84, M.G. ROAD,
BANGALORE - 560 001

I, Mahaveer Bhansali, is a proprietor of the firm M/s. M Bhansali & Co, is a member of Institute Chartered Accountants of India holding Certificate of practice (ICAI Membership No 233669) having office at 39, III Floor, Padam Complex, SDM Lane, Manavarthipet, Bangalore 560053 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 U/s. 4(2)(I)(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.

1. This is to certify the details of M/s. GOYAL HARIYANA CONSTRUCTOINS, having their office at No.206, BARTON CENTRE, 84, M.G. ROAD, BANGALORE - 560001, Karnataka being the promoter of the Real Estate Project ORCHID PLATINUM
2. The Promoter of the proposed real estate project is a Partnership Firm. 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	% of Ownership in the entity	Total Capital contributed by the owners/members as on 31/03/2023
Partnership Firm	Goyal & Co Constructions Pvt. Ltd.	10.00%	1,00,00,000/-
	Reniwal Constructions Pvt. Ltd.	50.00%	98,00,000/-
	Galaxy Real Estate Developers (Guj) Pvt Ltd	10.00%	1,00,000/-
	Riviera Infra Ventures LLP	30.00%	1,00,000/-
	Total	100.00%	2,00,00,000/-



**contributed by the owner/promoter/firm of the project as per the information provided by the promoters.*

3. Additional Details of the Promoter-

Sl No	Details	Details
1	Promoter Registration Number (Partnership Reg and PAN)	No PAN No. AACFO2916R
2	Date of Birth / Date of incorporation as per the Certificate	08/04/2010
3	GST Registration (if applicable)	29AACFO2916R1ZO
4	List of Designated Partners in case of LLP as on date (31.03.2023)*	NA
5	List of Directors (as per ROC) as on date (31.03.2023)*	NA
6	Total Value of the Assets as per latest Balance Sheet (31.03.2023)*	Rs. 1,16,22,93,054/-
7	Total Net Worth of the Promoter as per latest Balance Sheet (31.03.2023)*	Rs. 47,14,99,731/-

**balances as confirmed by the promoter/firm of the project.*

4. The Project being developed is plotted development. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being ORCHID PLATINUM SY. NO.6/1A & 6/1B SITUATED AT WHITEFIELD VILLAGE, KRISHNARAJAPURAM HOBLI, BANGALORE EAST TALUK.

5. 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 : Goyal Hariyana Constructions RERA Designated Account for Orchid Platinum
Account Number : 923020033910736*
Bank Name : Axis Bank Ltd
IFSC Code : UTIB0001920
Branch Name : Old Madras Road
Account Name as per Bank Records based on pass sheet / pass book etc): Goyal Hariyana Constructions RERA Designated Account for Orchid Platinum

**Account open date is 01/07/2023.*



6. 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.

SI No	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project	69,44,01,050/-	Higher of acquisition cost or guidance value (ASR) as on 04/04/2022 (nearest date of REAR registration application date)
2	Estimate cost of Various approvals and NO C's of the Project— a. Plan Approval b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Fire Clearance h. Others TOTAL	1,14,78,688/- 17,88,933/- 2,25,080/- 4,02,000/- 0/- 0/- 16,88,295/- 3,98,507/- 1,59,81,503/-	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	1,20,00,00,000/- 4,50,00,000/- 15,00,00,000/- 2,50,00,000/- 78,00,00,000/- 2,20,00,00,000/-	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)	2,91,03,82,553/-	

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



SLNo	Particulars	INRinRs.
1	Total Borrowings(If Applicable)	
	a. Nameofthelender	NA
	b. Amount	
2	MortgageDetails(IfApplicable)	
	a. Nameofthelender	NA
	b. Amount	

8.The Promoter of the project is in compliance with the Section 3(l) 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 and 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 M Bhansali & Co
Chartered Accountants
Firm Regn No: 0168845



CA Mahaveer Bhansali
Membership No: 33069
UDIN:23233669BGUTRW6845
Date:6th Sep,2023
Place: Bangalore