

CHARTERED ACCOUNTANT'S CERTIFICATE (Quarterly Update)

KRERA Registration Number: : PRM/KA/RERA/1251/446/PR/191025/002966

Project Name : ADARSH SANCTUARY

Promoter Name : SHRESHTA INFRA PROJECTS PRIVATE LIMITED

Cost of Real Estate Project : 246.35 Crores

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:

Name of the Account Holder: **SHRESHTA INFRA PROJECTS PRIVATE LIMITED**

Designated Account Number: **57500000144805**

Bank Name: **HDFC Bank**

IFSC Code: **HDFC0000523**

Branch Name: Richmond Road, Bangalore

SHRESHTA INFRA PROJECTS PRIVATE LIMITED deposited all collection from 16th December 2021 in the following 70 %Escrow account:

Account Name	SHRESHTA INFRA PROJECTS PRIVATE LIMITED Sanctuary RERA ACCOUNT
Bank Name	ICICI Bank Ltd
Account Number	777705003878
IFSC Code	ICIC0000004
Branch Name	Nariman Point, MUMBAI
A/c Type	Escrow

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority

Sl. No	Particulars	Estimated Amt in Rs.(IN Crores)	Incurred Amt in Rs.(in Crores)
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.	4.60 0	4.60 0
Sub – TotalLand Cost		4.60	4.60
	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. Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on	241.75 13.02 180.39	108.79 31.68 74.81

	construction funding or money borrowed for construction;		
Sub – Total Development Cost		435.16	215.28
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column.	Rs 439.76	
	3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.	Rs 219.88	
	4. Percentage of completion of construction work (as per Project Architect's Certificate)	49%	
	5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.	1.05%	
	6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.	44.11%	
	7. Total percentage of Completion of construction as per CA (I.E,3/2)	50%	
	8. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Percentage of completion of construction(lower of 4&7)	215.48	
	9. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	Rs .193.90	
	10. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs 21.58	
2	Borrowings / Mortgage Details (If Applicable)		
	A. Borrowing Details		
	1. Name of the Lender:	VISTRA ITCL (INDIA) LIMITED	
	2. Amount Disbursed:	52.97	
	3. Amount pending for disbursement from Lender:	.	
	4. Amount to be repaid to lender:	52.97	
	B. Mortgage Details		
	1. Mortgaged to (Name of the Entity/ Institution) :	VISTRA ITCL (INDIA) LIMITED	
	2. Amount Disbursed:	52.97	
	3. Amount pending for disbursement:		
	4. Amount to be repaid to lender:	52.97	

This certificate is being issued for the project ADARSH SANCTUARY (PROMOTER with RERA Registration No. PRM/KA/RERA/1251/446/PR/191025/002966 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.

Yours Faithfully,
Signature of the Chartered Accountant
For B A M and Co
Chartered Accountants
Firm Reg. No: 012893s
UDIN- **23220945BGVHLU5698**

Mahesh B.S
Partner
Membership Number: 220945

Date:13/10/2023
Place: Bangalore