

FORM - 1
CHARTERED ACCOUNTANT'S CERTIFICATE (Post Registration)
[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]

Date: 14.02.2023

Project Name : MENTSU CRESCENT
Promoter Name : MENTSU INFRA PVT LTD.,
Total Cost of Real Estate Project : **Rs. 19,40,68,245 (Nineteen Crore Forty Lakh Sixty Thousand Two hundred Forty Five Only)**

I Gyanchand Agarwal is a partner of the KAPG & Associates is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 236608) having office at 58 3rd Floor LV Complex Kormangala 7th Block Bangalore 560095 issuing this certificate with respect to the real estate project being registered with Karnataka RBRA.

I am undertaking 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 & 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 that of M/s. MENTSU INFRA PVT LTD., having their office at No.9A/ Rock Lane, Sy No-75, Bellahalli, Bangalore-560064 being promoter of the Real Estate Project "MENTSU CRESCENT".
2. The Promoter of the proposed real estate project is a company. I have verified the ownership document of the entity and present owner 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 members as on 31/03/2022
Company	1) HIFZUR RAHMAN 2) ZILLUR RAHMAN Note — in case of shareholding less than 5%, can be consolidated and mentioned as group of shareholders holding less than 5%	a. HIFZUR RAHMAN- 50% b. ZILLUR RAHMAN- 50 % TOTAL 100 %	Rs. 5,00,000

3. Additional Details of the Promoter :

SI No	Details	Details
1	Promoter Registration Number (Company Incorporation)	U45202KA2021PTC152731
2	Date of incorporation as per the Certificate	05-10-2021
3	GST Registration (if applicable)	29AAPCM0388M1ZN
4	List of Designated Partners in case of LLP as on	
5	List of Directors (as per ROC) as on date	3) HIFZUR RAHMAN 4) ZILLUR RAHMAN
6	Total Value of the Assets as per latest Balance Sheet	5,00,000
7	Total Net worth of the Promoter as per latest Balance Sheet	5,00,000

4. 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).

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 : MENTSU INFRA PVT LTD-RERA

Designated Account for MENTSU CRESCENT

Designated Account Number : 921020040189684

Bank Name : Axis Bank

IFSC Code : UTIB0002980

Branch Name : Hegde Nagar

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.

Table A

Sl.No	Particulars	INR in Rs.
1	Land of the project	4,96,00,000
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. Fire Clearance Total	Rs. 56,74,645/-
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	1387,93,600
Total Estimated Cost of the Project(1+2+3)		19,40,68,245

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

Table B

Sl.No	Particulars	INR in Rs.
1	Opening Balance in the designated account	5,00,000
2	Total Amount collected from Shareholders	5,00,000
3	Total Amount invested by Promoter (Own Fund)	80,00,000
4	Total Borrowings(If Applicable)	Not Applicable
	a. Name of the lender	Not Applicable
	b. Amount	
5	Mortgage Details (If Applicable)	Not Applicable
	a. Name of the lender	Not Applicable
	b. Amount	
6	Closing Balance	Not Applicable

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 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.

Yours Faithfully,

Signature of the Chartered Accountant

Name	: GYANCHAND AGARWAL
Membership Number	: 236608
Address	: 58 3 RD Floor LV Complex Kormangala Bangalore 560095
Contact Details	: 9480113902
Email id	: gyan@cakapg.com
Website Link	: https://cakapg.com/
UDIN No	: 23236608BGYTMC8546

Date : 14.02.2023

Place : Bangalore

