



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

FORM —Reg 1

CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

Date: 01-12-2022

RERA Acknowledgement No. **ACK/KA/RERA/1251/446/PR/261122/006566**
Project Name: **63 Degree East - Tower E**
Promoter Name: **APG Intelli Homes Private Limited**

I, **Shyam Prasad Shetty Y** is a proprietor/partner of the firm **Y S Shetty & Co** is a member of Institute of Chartered Accountants of India holding Certificate of practice, ICAI Membership No. 202597 having office at 1269/10, Opp. K.H.B Bus Stop, Magadi Main Road, Bangalore-560079, 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)(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 the details of APG Intelli Homes Private Limited having their office at Assetz House, 30, Crescent Road, Bengaluru-01 being the promoter of the Real Estate **63 Degree East - Tower E**

2. Promoter of the proposed real estate project is a Company. 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 30/09/2022
Company	Assetz Communities Development Private Limited	100%	46,15,70,000

3. Additional Details of the Promoter –

Sl.No.	Details	Details
1	Promoter Registration Number	U70100KA2014PTC077189
2	Date of incorporation	11 th November 2014
3	GST Registration	29AANCA0060C1Z1

4	List of Directors	Annexure -1
5	Total Value of the Assets as per latest Balance Sheet	5,87,12,24,000
5	Total Net worth of the Promoter as per latest Balance Sheet	(93,69,36,000)

4. The project being developed is group housing project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy. No Survey No. 69/1, 69/2, 69/3, 69/4 and 171, Kodathi Village, Varthur Hobli Bengaluru East Taluk, -560035.

5. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below —

a. Name of the Account Holder: **M/s APG Intelli Homes Private Limited**

b. Designated Account Number: **57500000833060**

c. Bank Name: **HDFC Bank Ltd**

d. IFSC Code: **HDFC0000523**

e. Branch Name: **Richmond Road**

f. Account Name as per Bank Records: **APGI 63 TOWER E 70 RERA ESC A/C**

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	Cost of Land	79,13,65,262	Guidance value (ASR) as on 36500.724 Per SQMTR
2	Estimate cost of Various approvals and NOCs of the Project - a. Plan Approvals, Water, Electricity, pollution Control, AAI, Fire Clearance and Others	8,35,50,713	
3	Construction Cost — a. Estimate of construction cost as certified by the Engineer. b. Architects, Engineer, Consultants Fees etc c. Resources Cost d. Interest on borrowings	1,78,81,14,971 3,47,88,229 16,50,38,018 82,97,44,111	

4	Total Estimated cost of Project (1+2+3)	3,69,26,01,303	
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7.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 a. Name of the lender b. Amount	HDFC LIMITED 4,40,38,80,000
2	Mortgage Details a. Name of the lender b. Amount	HDFC LIMITED 4,40,38,80,000

8.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 here.

For: Y S Shetty & Co
Chartered Accountants

SHYAM
PRASAD
SHETTY

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by SHYAM
PRASAD SHETTY
Date: 2022.12.01
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(Shyam Prasad Shetty)

Partner

M.No :202597

FRN :006308S

UDIN: 22202597BEQDPV7289

Place: Bangalore

Date :01-12-2022

Annexure 1-List of Directors

Name	Din no	Address	Email id
Akshay Kishore Dewani	01638157	3rd Floor of Maranatha Apartments bearing municipal number 20/10 Vittal Mallya road Bengaluru - 560001"	Ad@assetzproperty.com
Sachin Vora	09155625	702, Silver Trove Off Veera Desai Road Andheri West, Mumbai - 400058"	sachin.vora@assetzproperty.com

SHYAM
PRASAD
SHETTY

Digitally signed by
SHYAM PRASAD
SHETTY
Date: 2022.12.01
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