

K V N Phanendra Reddy & Associates
Chartered Accountants
113, 3rd Floor, Above ICICI
Bank 100 Feet Ring Road,
Kathriguppe, Bangalore - 560 085
Email: caphanindrateam@gmail.com
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**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
FORM-Reg 1
CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)**

Date: 09th January, 2023

Project Name : **SUMUK SQUARE**
Promoter Name: **M/s SUMUK PROJECT**

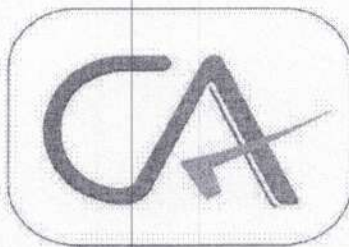
I **KVN Phanendra Reddy** (full name of the CA) is a proprietor/partner of the firm KVN Phanendra Reddy is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No. 247960 having office at 113, above ICICI.. issuing this certificate with respect to the real estate project being registered with Karnataka RERA.

I am undertaking to issue the Chartered Accountants certificates as mandated U/s. 4(2)(1)(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 **Mis. SUMUK PROJECTS** (name of the promoter) having their office at 573/A, 1st main Road BEML Layout, R.R Nagar Bangalore – 560098. of the promoter) being the promoter of the Real Estate Project **SUMUK SQUARE** (name of the project as per application).
2. The Promoter of the proposed real estate project is an Individual/Partnership Firm/ LLP / Company / Society / Others. I have verified the ownership document of the entity and present owners and details of the entity are as below -

In Nature of Entity	Name of the Owners of the entity	% Of ownership in the entity	Total Capital contributed by the owners/members as on
Proprietorship	Partners	100%	Rs. 98,00,000





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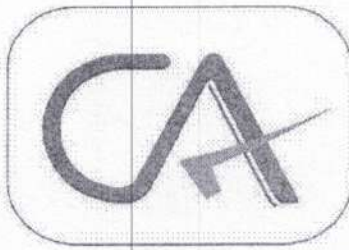
Nature of Entity	Name of the Owners of the entity	% Of ownership in the entity	Total Capital contributed by the owners/members as on
Partnership Firm	a. Yaswanth Kumar.H b. Hemanth Kumar.D c. Lathamma.M.H	a. Partner 1 - 40 % b. Partner 2 - 30 % c. Partner 3 - 30 % TOTAL 100 %	Rs. 40,00,000.00 Rs. 30,00,000.00 Rs. 28,00,000.00
Company	a. Shareholder 1 b. Shareholder 2 c. Shareholder 3 d. Shareholder 4 e. Shareholder 5 Note - in case of shareholding less than 5% , can be consolidated and mentioned as group of shareholders holding less than 5%	a. Shareholder 1 - 40 % b. Shareholder 2 - 30 % c. Shareholder 3 - 20 % d. Shareholder 4 - 5% e. Shareholder 5 - 5% TOTAL 100%	Rs. , NA
Society	Total Number of Members in the Society Total Number of Shares in the society		Rs. NA
Others	Eg., KHB/HUF/AOA/BOI etc		Rs. NA

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

3. 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)	FLG/JNR/90/2022-23





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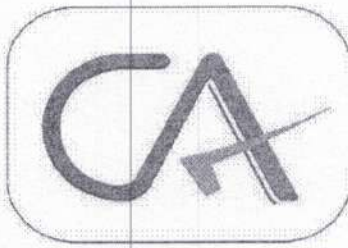
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2	Date of Birth / Date of incorporation as per the certificate	15-12-2021
3	GST Registration (if applicable)	29AERFS0908Q1Z3
4	List of Designated Partners in case of LLP as on date	NA
5	List of Directors (as per ROC) as on date	NA
6	Total Value of the Assets as per latest Balance Sheet	NA
7	Total Net worth of the Promoter as per latest Balance Sheet	NA

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 Sy No. 55/5, Jarakabande kaval village, Yelahanka Hobli Taluk, Bangalore – 560064.
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: **SUMUK PROJECTS**
 - b. Designated Account Number: **CURRENT ACCOUNT**
 - c. Bank Name: **HDFC BANK**
 - d. IFSC Code: **HDFC0009442**
 - e. Branch Name: **RR.NAGAR**
 - f. Account Name as per Bank Records based on pass sheet/pass book etc)
50200074757953
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	11,32,00,000.00	Higher of acquisition cost or guidance value (ASR) as on DDIMM/YYYY (nearest date of rera





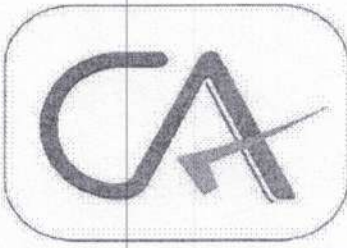
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2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approvals b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Fire Clearance h. Others TOTAL		Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time 18,00,000.00
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		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. 20,00,00,000.00
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)		31,40,00,000.00

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(If Applicable)	
	a. Name of the lender	NA
	b.Amount	
2	Mortgage Details (If Applicable)	NA
	a. Name of the lender	NA
	b. Amount	





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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 de ils, documents, information, undertaking provided by the promoter. This certificate shall not be used for any other purposes other than mentioned herein.

Signature of the Chartered Accountant

K.V.N. Phanendra Reddy



Name: **KVN Phanidra Reddy**

Membership Number: 247960

Address: # 113, 3rd Floor, Above ICICI Bank 100 Feet Ring Road, Kathriguppe, Bangalore - 560 085

Contact Details: 9886966541

Email id: phani19992@gmail.com

UDI No - 23247960BGTEVL7099

Date: 09th January, 2023

Place: Bangalore