

Navin Lahoty & Co.
Chartered Accountants
39/2B, Kalighat Road
Kolkata -700026

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

Project Name : WOOD SIDE
Promoter Name: SAI SUPRIYA VENTURES

Date: 15/07/2022

I Navin Kumar Lahoty (full name of the CA) is a proprietor of the firm Navin Lahoty and Co, Chartered Accountants (full name of the firm as per ICAI records) is a member of Institute of Chartered Accountants of India holding Certificate of practice 056931 (ICAI Membership No) having office at 39/2B, Kalighat Road, Kolkata - 700026 (full office address) 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 M/s. SAI SUPRIYA VENTURES (name of the promoter) having their office at Flat #G-1, Lake City Layout, Caesorsion Apartment, Behind Garden City College, Kithiganur Main Road, Bangalore - 560036 (full address of the promoter) being the promoter of the Real Estate Project WOOD SIDE (name of the project as per application).
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 31/03/2022
Partnership Firm or LLP	a. Addagada Mallikarjuna Rao	a. Partner 1 - 50 %	Rs 75,00,000/-
	b. Addagada Rajesh	b. Partner 2 - 50 %	Rs 50,00,000/-

(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 No., Company Incorporation No., Society Reg No. and PAN No. in case of Individual)	SJN-F 69/2014-15



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2	Date of Birth / Date of incorporation as per the certificate	16/04/2014
3	GST Registration (if applicable)	29ACNFS9856P1ZO
4	List of Partners in case of Partnership Firm as on date	Rajesh Addagada Mallikarjuna Rao Addagada
5	List of Directors (as per ROC) as on date	NA
6	Total Value of the Assets as per latest Balance Sheet	Rs 8,63,46,634/-
7	Total Net worth of the Promoter as per latest Balance Sheet (SAI SUPRIYA VENTURES)	Rs1,25,00,000/-

4. The project being developed is group housing project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being SITE NO. 26, 27 & 28, KHATHA NO. 3061/2858/26, KASAVANAHALLIVILLAGE, VARTHURHOBLLI, WARD - 150, MAHADEVAPURA ZONE, BENGALURU URBAN -560103.
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: SAI SUPRIYA VENTURES WOOD SIDE RERA DESIGNATED ACCOUNT
 - b. Designated Account Number: 10096267163
 - c. Bank Name: IDFC Bank
 - d. IFSC Code: IDFB0080168
 - e. Branch Name: Frazer Town Branch
 - f. Account Name as per Bank Records based on pass sheet / pass book etc–SAI SUPRIYA VENTURES – WOOD SIDE- RERA DESIGNATED ACCOUNT
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.

SL NO	ESTIMATED COST OF	AMOUNT IN INR	REMARKS
1	Land of the Project	Rs. 10,48,93,325/- (Note: The above mentioned is Guidance Value of Landas on date as required by RERA regulations.) (However, actual cost of acquisition is Rs.	Higher of acquisition cost or guidance value (ASR) as on 01/07/2022 (nearest date of RERA registration application date)



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		5,45,10,567/-)	
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. Property Tax i. Others till Completion TOTAL	23,21,712/- 10,00,000/- 10,00,000/- 10,000/- NA NA NA 211,143/- 10,00,000/- 55,42,855 /-	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	24,00,00,000/- (Note: Due to difficulty in estimating administrative exp, borrowings cost and other costs, we have mentioned total estimated construction cost) 24,00,00,000/-	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)	35,04,36,180 /-	

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
1	Total Borrowings(If Applicable)	Not Applicable
	a. Name of the lender b. Amount	Not Applicable
2	Mortgage Details (If Applicable)	Not Applicable
	a. Name of the lender b. Amount	Not Applicable

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.



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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: NAVIN KUMAR LAHOTY

Membership Number: 056931

Address: 39/2B, Kalighat Road, Kolkata – 700026

Contact Details: 9830253337

Email id: nawinlahoty@yahoo.com

Website Link:

UDIN: 22056931AN06F05086

Date:15/07/2022
Place:BANGALORE



Note -

1. Fill all the details in this certificate, mention Not Applicable, do not leave blank.
2. The details of CA mentioned on the website shall be the same CA, who undertake to issue this certificate
3. Promoter shall not appoint or engage new CA without obtaining the No Objection Certificate from this CA for the purpose of withdrawal of funds from the project bank account in accordance with Sec 4(2)(I)(d) of the RERA Act
4. CA shall issue this certificate in accordance with ICAI Standards.