

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

**FORM -Reg 1  
CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)**

Date: 18/03/2023

Project Name : **SAI BALAJI ROYAL**  
Promoter Name : **SAI BALAJI SHELTERS**

I Ashish Koppa., Chartered Accountant is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No.229857) having office at No,16, Skyline Towers,7<sup>th</sup> cross, Sampige Road, malleshwaram, Bangalore-560003 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.

This is to certify the details of M/S. SAI BALAJI SHELTERS A Partnership firm duly incorporated under the Partnership Act having its Registered office at 135, servey no. 58/8, opp. Subramanya swamy temple, royal county layout , Parappana Agrahara, Electronic city Bangalore-560100 (full address of the promoter) being the promoter of the Real Estate Project SAI BALAJI ROYAL (name of the project as per application).



1. The 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 date |
|------------------|----------------------------------------------------|------------------------------|------------------------------------------------------------|
| Company          | 1. LOKESH Y M<br>2. ANITHA N K<br>3. SHIVARAJA K N | a. PARTNER 1 -51%            | 31,30,000                                                  |
|                  |                                                    | b. PARTENR 2 – 34%           | 9,40,000                                                   |
|                  |                                                    | c. PARTNER 3- 15%            | 80,00,000                                                  |
|                  |                                                    | d. TOTAL 100%                | 1,20,70,000/-                                              |

2. Additional Details of the Promoter -

| SI No | Details                                                                                                             | Details                                            |
|-------|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| 1     | Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN in case of Individual) | FLG/JNR/220/2021-22 REG NO: 67/2019-20             |
| 2     | Date of Birth / Date of incorporation as per the Certificate                                                        | 27.10.2021                                         |
| 3     | GST Registration (if applicable)                                                                                    | 29ADXFS4368P1ZN                                    |
| 4     | List of partners as on date                                                                                         | 1. LOKESH Y M<br>2. ANITHA N K<br>3. SHIVARAJA K N |
| 5     | Total Value of the Assets as per latest Balance Sheet                                                               | 1,90,24,800                                        |
| 6     | Total Net worth of the Promoter as per latest Balance Sheet                                                         | 1,90,24,800                                        |



3. The Project being developed is group housing, the promoter has obtained necessary sanctioned plan from the competent authorities. The project address being residentially converted land property bearing "SAI BALAJI ROYAL" on the Sy No.56/2, Parppanna Agrahara Village Begur Hobli, Bangalore South Taluk, Bangalore admeasuring 1 acre 16.08 Guntas built up area of 12539.17 Sq. Mt , being developed by M/s. Sai Balaji Shelters.
4. 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. SAI BALAJI SHELTERS
  - b. Designated Account Number: 9102000100052101
  - c. Bank Name: KARNATAKA BANK
  - d. IFSC Code: KARB0000910
  - e. Branch Name: BELLANDUR Branch
  - f. Account Name as per Bank Records based on pass sheet / pass book etc): "SAI BALAJI ROYAL 70 PERCENTAGE RERA ACCOUNTA UNIT"
5. 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                                           | 27,67,275/-   | Higher of acquisition cost or guidance value (ASR) as on 18/03/2023 (nearest date of REAR registration application date) |
|       | Guide line value                                              | 2,00,00,000/- |                                                                                                                          |
|       | Whichever is higher                                           | 2,00,00,000   |                                                                                                                          |
| 2     | Estimate cost of Various approvals and NOC's of the Project – |               | Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time                           |
|       | a. Plan Approval                                              | 40,04,000/-   |                                                                                                                          |
|       | b. Water                                                      | 5,000/-       |                                                                                                                          |
|       | c. Electricity                                                | 5,000/-       |                                                                                                                          |
|       | d. Pollution Control                                          | 25,000/-      |                                                                                                                          |
|       | e. Others                                                     | 99 65 0000 /- |                                                                                                                          |

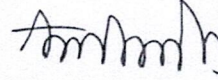
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|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                                                                                                                                                                                                             | 1,40,04,000/-                                                                                                                 |                                                                                                                                                                                                                                    |
| 3 | <b>Construction Cost —</b><br><br>a. Estimate of construction cost as certified by the Engineer.<br>b. Architects, Engineer, Consultants Fees etc<br><br>c. Marketing<br>d. Administrative Costs<br>e. Taxes, Cess or levy<br>f. Interest on borrowings<br><br><b>TOTAL</b> | 21,50,00,000/-<br><br>NA<br><br>1,72,00,000/-<br>1,93,50,000/-<br>2,58,00,000/-<br>2,10,00,000/-<br><br><b>29,83,50,000/-</b> | 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 | <b>TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)</b>                                                                                                                                                                                                                          | <b>33,51,21,275/-</b>                                                                                                         |                                                                                                                                                                                                                                    |

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

| SL No | Particulars                      | INR in Rs. |
|-------|----------------------------------|------------|
| 1     | Total Borrowings (If Applicable) | NA         |
|       | a. Name of the lender            | NA         |
|       | b. Amount                        |            |
| 2     | Mortgage Details (If Applicable) |            |
|       | a. Name of the lender            | NA         |
|       | b. Amount                        |            |

7. 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 and based on details, 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

Name: Ashish Koppa

Membership No: 229857

Address: No,16, Skyline Towers,7<sup>th</sup> cross,  
Sampige Road, malleshwaram,  
Bangalore-560003

Contact details: +91 9742741215

Email ID: [ashish@ahnca.in](mailto:ashish@ahnca.in)

Website link: [www.rpar.co.in](http://www.rpar.co.in)

UDIN: 23229857BGVVXL3051

Date: 18-03-2023

Place: Bangalore

- Fill all the details in this certificate, mention Not Applicable, do not leave blank.
- The details of CA mentioned on the website shall be the same CA, who undertake to issue this certificate
- 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)(l)(d) of the RERA Act
- CA shall issue this certificate in accordance with ICAI Standards