

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

Date: 04-01-2023

Project Name : SAPTHAGIRI SAMPADA
Promoter Name : SAPTHAGIRI CONSTRUCTIONS

I ANIMIREDDI RAMAKRISHNA is a partner of the firm DATLA & ASSOCIATES CHARTERED ACCOUNTANTS is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 247420) having office at 512, 5th Cross, 2nd Block, HRBR Layout, Kaylan Nagar-560043. 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. SAPTHAGIRI SAMPADA (name of the promoter) having their office at SY NO- 3\3 & 3/5 at SAPTHAGIRI CONSTRUCTION, Situated at NO-202, 2ND FLOOR, SRI LAKSHMI NIVASA APARTMENT, KASTURI NAGAR, B.CHANNASANDRA BUS STOP, NEAR MUNEES WARA TEMPLE, Bangalore – 560043.

1. 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 31/03/2021
Partnership Firm	1. SUMAN KUMAR YADAM	50%	Rs. 50,000/-
	2. MANOHAR REDDY BULAKAKULA	50%	Rs. 50,000/-
			
		TOTAL 100 %	Rs.1,00,000/-

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

2. Additional Details of the Promoter –

Sl No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PANo in case of Individual)	SJN-F148-2022-23
2	Date of Birth / Date of incorporation as per the certificate	23/05/2022
3	GST Registration-ARN (if applicable)	AA291022065286A
4	List of Designated Partners in case of LLP as on date	NA
5	List of Partners (as per Deed) as on date	1. Suman Kumar Yadam 2. Manohar Reddy Bulugakula
6	Total Value of the Assets as per latest Balance Sheet	Rs.
7	Total Net worth of the Promoter as per latest Balance Sheet	Rs.

The project being developed is group housing. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being SY NO- 3/3 & 3/5 at Sapthagiri Sampada, Situated at NO-202, 2ND FLOOR, SRI LAKSHMI NIVASA APARTMENT, KASTURI NAGAR, B.CHANNASANDRA BUS STOP, NEAR MUNEEES WARA TEMPLE, Bangalore – 560043.

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: SAPTHAGIRI CONSTRUCTIONS

b. Designated Account Number: 67050200000358

c. Bank Name: BANK OF BARODA

d. IFSC Code: BARB0VJKAST

e. Branch Name: Bank of Baroda - Kasturi Nagar Branch

f. Account Name as per Bank Records

Based on pass sheet / pass book etc): **SAPTHAGIRI CONSTRUCTIONS**

**RERA DESIGNATED ACCOUNT FOR
SAPTHAGIRI SAMPADHA.**

4. 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.

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Sl No	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project	Rs.13,25,57,625/-	Higher of acquisition cost or guidance value (ASR) as on 04/11/2022 (nearest date of RERA registration application date)
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	Rs.15,00,000/- Rs.10,000/- Rs.70,000/- Rs.2,50,000/- _____ _____ _____ Rs.9,95,360/- Rs.28,25,360/-	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time

Sl No	Estimated Cost of	Amount in INR	Remarks
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	Rs.20,00,00,000/- Rs.25,00,000/- _____ Rs.1,50,00,000/- Rs.217,500,000/-	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)	Rs.35,28,82,985/-	Nil

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

4. 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 herein.

Yours Faithfully,
For Datla & Associates
Chartered Accountants

Rama Krishna Animireddi
Partner
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Website Link: www.datla.info
UDIN: **23247420BGTZGW3626**

Place: Bangalore.
Date: 04-01-2023.