

**KARNATAKAREALESTATEREGLATORYAUTHORITY****(Real Estate (Regulation & Development) Rules, 2017)]****FORM -Reg 1****CHARTEREDACCOUNTANT'SCERTIFICATE(Registration)**

Date: 06-04-2023

ProjectName : SVS INFRA DEVELOPERS,

PromoterName :SVS SILVER OAKS,

I, A. YELLA REDDY, Partner of RSB & Associates, Chartered Accountants is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 213301) having office at No. 1581, 11th main (Aurobindo Marg), Jayanagar 4th T Block, Bengaluru, Karnataka - 560041 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. SVS INFRA DEVELOPERS having their office at No:104/59/2, Thigala Chowdadena halli, Dommasandra, Bangalore - 562 125 being the promoter of the Real Estate Project SVS SILVER OAKS (name of the project as per application).

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 areas below –

1 Nature of Entity	Name of the Owners of the entity	% Of ownership in the entity	Total Capital contributed by the owners/members as on 31/03/2023
Partnership Firm	a. R. NAGARJUNA REDDY	a. R. NAGARJUNA REDDY - 12.5%	Rs. 97,50,000/-
	b. R. ANJI REDDY	b. R. ANJI REDDY - 12.5%	Rs. 90,00,000/-
	c. S. JANGA REDDY	c. S. JANGA REDDY - 10.0%	Rs. 50,00,000/-
	d. SUDHAKARA REDDY	d. SUDHAKARA REDDY - 10.0%	Rs. 50,00,000/-
	e. H. P. RADHA	e. H. P. RADHA - 10.0%	Rs. 39,99,976/-
	f. R. SRINIVAS REDDY	f. R. SRINIVAS REDDY - 10.0%	Rs. 42,00,000/-
	g. R. SUNITHA	g. R. SUNITHA - 10.0%	Rs. 3,00,000/-
	h. K. SWETHA REDDY	h. K. SWETHA REDDY - 7.5%	Rs. 3,00,000/-
	i. M. KISHORE KUMAR	i. M. KISHORE KUMAR - 7.5%	Rs. 37,42,500/-
	j. C. SANDEEP REDDY	j. C. SANDEEP REDDY - 5.0%	Rs. 4,50,000/-
	k. B. SWAPNA	k. B. SWAPNA - 5.0%	Rs. 19,00,000/-
	Total 100%		Rs. 4,33,42,476



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

1. Additional Details of the Promoter-

S.No.	Details	Details
1	Partnership Registration Number (Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN in case of Individual))	JNR-F756-2021-22
2	Date of Birth / Date of incorporation as per the Certificate	29/12/2021
3	GST Registration (if applicable)	29AEOFS7701Q1Z1
4	List of Designated Partners in case of LLP as on date	Not Applicable
5	List of Directors (as per ROC) as on date	Not Applicable
6	Total Value of the Assets as per latest balance Sheet	Rs.97,93,130
7	Total Net Worth of the Promoter as per latest Balance Sheet	Rs.97,90,820

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 survey No.44/1, heelalige village, attibele hobli, anekal talk, attibele, anekal, bengaluru urban, Karnataka - 560099.

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

Name of the Account Holder : SVS INFRA DEVELOPERS SVS SILVER OAKS RERA
OPERATIVE A/C
Designated Account Number : 297511010000045
Bank Name : UNION BANK OF INDIA
IFSC Code : UBIN0829757
Branch Name : DOMMASANDRA
Account Name as per Bank Records (based on passbook/bank book etc): SVS INFRA
DEVELOPERS SVS SILVER OAKS RERA OPERATIVE 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.



S.N o.	Estimated Cost of	Amount in INR	Remarks
L	Land of the Project	1. Rs. 11,38,24,435	Higher of acquisition cost or guidance Value (ASR) as on DD/MM/YYYY (Nearest date of RE RA 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	2. Rs. 37,87,565	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	3. Rs. 33,22,50,000	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)	4. Rs. 44,98,62,000	

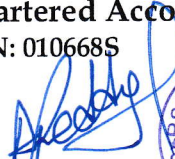
7. The Promoter of the Project has borrowed money from the following parties for the purpose of real-estate project being registered-

SL No	Particulars	INR in Rs.
1	Total Borrowings (If Applicable)	1. Nil
	a. Name of the lender	2.
	b. Amount	
2	Mortgage Details (If Applicable)	3.
	a. Name of the lender	4.
	b. Amount	



8. The Promoter of the project is incomplete with the Section 3(l) of the RERA Act and it is certified that the promoter has not entered in to any agreements in the sale of ~~plot~~ or units and booking amount or advance amounts have not been received from any of the allottees.
9. 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, and under taking provided by the promoter, this certificate shall not be used for any other purpose so other than mentioned herein.

Yours Faithfully
For RSB & ASSOCIATES
Chartered Accountants
FRN: 010668S


A. YELLA REDDY
Partner



Membership No.: 213301
Address: No 1581, 2nd floor, 11th Main,
Jayanagar 5th block, Blr-560041.
Contact Details: +91-80-4157 5633
Email id: ayreddy@gmail.com
Website Link:
UDIN: 23213301BG4AIS5057

Note -

1. Fill all the details in the 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 Section 4(2)(1)(d) of the RERA Act
4. CA shall issue this certificate in accordance with ICAI Standards