



Jeetendra Kulkarni

Chartered Accountant

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

Form – Reg 1

Chartered Accountant's Certificate (Registration)

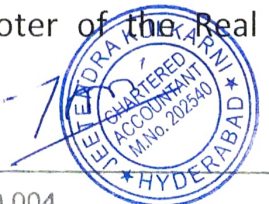
Date:13 /06/2022

Project Name : Nestcon' IRIS
Promoters Name :Nestcon Shelters Pvt Ltd

I, Jeetendra Kulkarni (Full name of the CA) is a Proprietor/Partner of the firm Jeetendra Kulkarni (Full name of the Firm as per ICAI Records) is a member of Institution of Chartered Accountants of India holding Certificate of Practice (ICAI Membership No. **202540**) having office at 303, Krishna Plaza, Khairatabad, Hyderabad-500004 (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)(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 month 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. **Nestcon Shelters Pvt Ltd** (name of the promoter) having their office at **Sy no.70/11, Ward-002,Harohalli, Yelahanka Hobli, Bangalore North Taluk, Bengaluru- 560064** (Full Address of the promoter) being the promoter of the Real



Estate Project **Nestcon's IRIS** (Name of the project as per application).

2. The promoter of the proposed real estate project is a **Private Ltd Company**. I have verified the ownership documents of the entity and present owners and details of the entity are as below: -

Nature of Entity	3. Name of the Owners of the Entity	4. % of the Ownership in the entity	5. Total Capital Contributed by the Owners as on 13-06-2022
Nestcon Shelters Pvt Ltd	A. R Satyanarayana B. Henzy Jose	A. 50% B. 50%	Rs. 50,250/- Rs. 50,250/-

3. Additional Details of the Promoter –

Sl. No.	Details	Details
1	Promoter Registration Number (Partnership Reg. No. and PAN)	CIN: U72900TG2008PTC 059766 AACCN9657R
2	Date of the Incorporation as per the Certificate	20-06-2008
3	GST Registration	29AACCN9657R1ZB
4	Total value of the Assets as per Latest Balance Sheet as on 31-03-2021	Rs 16,41,06,510/-
5	Total Net Worth of the Promoter as per Latest Balance Sheet as on 31-03-2021	Rs 4,23,26,751/-

4. The project being developed is Residential Housing project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being **Sy no.70/11, Ward-002,Harohalli, Yelahanka Hobli, Bangalore North Taluk, Bengaluru- 560064** (Mention Full address as mentioned in the Sanction Plan)

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





	f. Fire Clearance g. Pollution Control h. Others Total	25,295 8,59,685 40,00,000	
3	Construction Cost – A. Estimate of Construction Cost as Certified by the Engineer. B. Architects, Engineer, Consultants Fee etc., C. Administrative & Marketing Cost D. Taxes, Cess or Levy E. Interest on Borrowings Total	8,00,00,000 65,00,000 63,00,000 9,28,00,000	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 Project value Total Estimated Cost of the project to be incurred by M/s NESTCON SHELTERS for the Project development (1+2+3)-rounded off	14,26,58,000 9,80,50,000	

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

Sl. No.	Particulars	INR in Rs.
1	Total Borrowings (If Applicable) A. Name of the Lender B. Amount	-NA-
2	Mortgage Details (If Applicable) A. Name of the Lender B. Amount	-NA-



7. The promoter of the project is in compliance with Section 3(1) of the RERA Act and it is certified that the promoter has not entered into any agreements in the sale of 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 details of this certificate are prepared based on details, documents, information, undertaking provided by the promoter. This certificate shall not be used for any other purposed other than mentioned herein.

Signature of the CA

Name: Jeetendra Kulkarni

Membership Number: 202540

Address: 303 Krishna Plaza, Khairtabad, Hyderabad

Contact Details: 7702777820

Date: 13-06-2022

Place: Hyderabad

UDIN: 22202540AKUWZM7050