



VSMB & ASSOCIATES

CHARTERED ACCOUNTANTS

H.O. : 8-2-205/A, Kummarguda, Secunderabad - 500 003.

B.O. : 2nd Flr., # 10-2-195, VAG Ganesh Complex, Opp.

Deccan Club, East Marredpally, Sec'bad - 500 026.

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[KARNATAKA REAL ESTATE REGULATORY AUTHORITY

(Real Estate (Regulation & Development) Rules, 2017)]

FORM -Reg 1

CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

Date: 09/05.2022

Project Name : ANURAAG AMOGH
Promoter Name : M/s ANURAAG CONSTRUCTIONS

I V.SRINIVAS (full name of the CA) is a proprietor/partner of the firm VSMB & ASSOCIATES (full name of the firm as per ICAI records) is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 027018) having office at 10-2-195, VAG Ganesh Complex, West Marredpally Road, opposite Deccan Club, Nehru Nagar Colony, East Marredpally, Secunderabad, Telangana 500026 (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 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. ANURAAG CONSTRUCTIONS (name of the promoter) having their Site office at Sy.No:19/5, Beside Sankalp Cherry Blossom Apartments, Idgha Road, Varthur, Bangalore -560087

1. M/s. ANURAAG CONSTRUCTIONS, Project Name : ANURAAG AMOGH, Registered office : 11-15-125, Road No-5, Doctors Colony, Saroornagar, RR District, Hyderabad-560035 Site Address : Sy.No:19/5, Beside Sankalp Cherry Blossom Apartments, Idgha Road, Varthur, Bangalore -560087 (full address of the promoter) being the promoter of the Real Estate Project ANURAAG AMOGH (name of the project as per application).
2. The Promoter of the proposed real estate project is an Individual/Partnership Firm / LLP / Company / Society / Others. I have verified the ownership document of the entity and present owners and details of the entity are as below –

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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
Individual Proprietorship	Name of the individual or proprietor	100%	Rs. Not Applicable
✓ Partnership Firm or LLP	a. G.Sudha b. G.Shravan Kumar Reddy	a. Partner 1 - 50 % b. Partner 2 - 50 % TOTAL 100 %	Rs. 1,54,10,027/- Rs. 26,00,000/-
Company	a. Shareholder 1 b. Shareholder 2 Note – in case of shareholding less than 5% , can be consolidated and mentioned as group of shareholders holding less than 5%	a. Shareholder 1 b. Shareholder2	Rs. Not Applicable
Society	a. Total Number of Members in the Society b. Total Number of Shares in the society		Rs. Not Applicable
Others	Eg., KHB/HUF/AOA/BOI etc		Rs. Not Applicable

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

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3. Additional Details of the Promoter –

SI No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PANo in case of Individual)	76/2010 dated:23.01.2010 AAYFA5185E
2	Date of Birth / Date of incorporation as per the certificate	19/01/2010
3	GST Registration (if applicable)	29AAYFA5185E1ZW
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.1,80,10,027/-
7	Total Net worth of the Promoter as per latest Balance Sheet	Rs.1,80,10,027/-

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 Sy.No:19/5,Beside Sankalp Cherry Blossom Apartments, Idgha Road, Varthur, Bangalore -560087 (mention full address as mentioned in the sanctioned plan).

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: **ANURAAG CONSTRUCTIONS ANURAAG AMOGH RERA A/C**
- Designated Account Number:**564901010050801**
- Bank Name:**UNION BANK OF INDIA**
- IFSC Code:**UBIN0556491**
- Branch Name:**BHUVANESHARI NAGAR**
- Account Name as per Bank Records
based on pass sheet / pass book etc): **ANURAAG CONSTRUCTIONS ANURAAG AMOGH RERA 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.

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SI No	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project (JDA rights only)	30,00,000/-	Higher of acquisition cost or guidance value (ASR) (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	1,26,64,561/- 4,91,235/- 49,204/- 25,000/- -NA- -NA- -NA- -NA- ----- 1,62,30,000/-	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	17,58,32,250/-	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)	19,20,62,275/-	

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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)	Term Loan Rs. 8 Crore (Sanctioned only and no disbursement is made so far)
	a. Name of the lender b. Amount	Bajaj Housing Finance Ltd. Rs. 8 Crore
2	Mortgage Details (If Applicable)	Exclusive first charge on the Project land and unsold units of the project and exclusive charge on the receivables and escrow accounts of the project
	a. Name of the lender b. Amount	Bajaj Housing Finance Ltd. Rs. 8 Crore (not yet disbursed)

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.

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.



Signature of the Chartered Accountant

Name: V. SRINIVAS

Membership Number: 27018

Address: 10-2-195, VAG Ganesh Complex,
West Marredpally Rd, opposite Deccan Club,
Nehru Nagar Colony, East Marredpally,
Secunderabad, Telangana 500026

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