

**C. VENKATESULU**

Chartered Accountant

B.Com., F.C.A.

391, 9th Cross
2nd Block Jayanagar,
Bangalore - 560 011.

(Off Telephone : 2656 8611

E-mail : cvenkatesulufca@gmail.com

Ref. :

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

FORM-Reg1

CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

Date: 20-10-2022

Project Name: LEGEND VALENCIAPromoter Name: LEGEND PROPERTY

I, **C VENKATESULU**, proprietor, is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No019659) having office at No.391, 9th Cross, 2nd Block, JAYNAGAR, BANGALORE KARNATAKA - 560011, 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)(i)(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.

1. This is to certify the details of **M/s. LEGEND PROPERTY** having their office at # Sy No 54/6, and 54/7 Singasandra Village, Begur Hobli, Bengaluru, being the promoter of the Real Estate Project LEGEND VALENCIA
2. 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 Partners of the entity	% of Share in the entity	Total Capital contributed by the Partners as on 31/03/2022
LEGEND PROPERTY	a. M. MADHAVA NAIDU b. C.VENKATESH c. M. LOKANATHA NAIDU d. PADMA e. M.CHANDRASEKHAR	a. Partner 1 - 30% b. Partner 2 - 10% c. Partner 3 - 10% d. Partner 4 - 20% e. Partner 5 - 30% TOTAL 100%	Rs.11,54,85,583/-



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

3. 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)	Firm/JNR/313/2010-11
2	Date of incorporation as per the Certificate	28/07/2010
3	GST Registration (if applicable)	29AADFL9626N1ZL
4	List of Designated Partners in case of LLP as on date	-NA-
5	List of Directors (as per ROC) as on date	-NA-
6	Total Value of the Assets as per latest Balance Sheet as on 31/03/2022	Rs.11,68,36,146.29
7	Total Net worth of the Promoter as per latest Balance Sheet as on 31/03/2022	Rs. 11,54,85,583.29

4. The Project being developed is Residential group housing the promoter has obtained necessary sanctioned plan from the competent authorities. The project address being situated on the Plot bearing Survey no. 54/6, and 54/7 Singasandra Village, Begur Hobli, Bengaluru. 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 : LEGEND PROPERTY
- Designated Account Number: 41277725266
- Bank Name : STATE BANK OF INDIA
- IFSC Code : SBIN0006959
- Branch Name : SME BRANCH JAYANAGAR BENGALURU



Account Name as per Bank

Records:

: LEGEND PROPERTY-RERA DESIGNATED ACCOUNT
FOR LEGEND VALENCIA

(based on pass sheet / pass book etc)

5. The promoter has provided the details of the estimated cost of the real estate project. I 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 (Cost incurred till 31.03.2022)	Rs. 11,26,05,640/-	Higher of acquisition cost or guidance value (ASR) as on DD/MM/YYYY (nearest date of RERA registration application date)
2	Estimate cost of Various approvals and NOC's of the Project – a. Plan Approval b. Water NOC c. Electricity NOC d. Pollution Control NOC e. AAI f. BSNL/CZR g. Fire Clearance h. Others TOTAL	Rs. 1,36,17,000/- Rs. 22,43,064/- Rs.1,58,60,064/-	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	Rs.102,61,19,171/-	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.115,45,84,875	

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

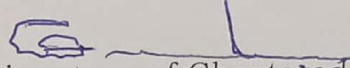
SLNo	Particulars	INR in Rs.
1	Total Borrowings(If Applicable)	As on date Not Applicable
	a. Name of the lender b. Amount	As on date Not Applicable
2	Mortgage Details (If Applicable)	As on date Not Applicable
	a. Name of the lender b. Amount	As on date Not Applicable



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.

Yours Faithfully



Signature of Chartered Accountant

Name: C VENKATESULU

Membership Number: 019659

Contact Number: 9845294287

Address: No.391, 9th Cross, 2nd Block,
JAYANAGAR, BANGALORE

KARNATAKA - 560011.

Email id: cvenkatesulufca@gmail.com

UDIN: 22019659BAJIBK4868

Place: Bangalore

Date: 20-10-2022

