



Niranjana Reddy & Associates

CHARTERED ACCOUNTANTS

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

Date: 31/01/2023

Project Name: EVO AERIS

Promoter Name: EVO NATURA HOMES, Bengaluru

I Niranjana Reddy A (full name of the CA) is a Proprietor of the Niranjana Reddy & 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.239445, having office at No.136/1, 2nd Floor, 2nd Main Road, Old Post Office Road, KR Puram Old Extension, Bengaluru - 560 036). (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)(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. EVO NATURA HOMES (name of the promoter) having their office at No.2566, VIDAM, Ground Floor, 13th Cross, 27th Main, Sector 1, HSR Layout, Bangalore - 560 102. (full address of the promoter) being the promoter of the Real Estate Project EVO AERIS (name of the project as per application).

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 Owners of the entity	% of Ownership in the entity	Total Capital Contributed by the Owners/Members as on
Partnership Firm	a. B Chiranjeevi b. T Sreenivasa Reddy c. Paida Pallavi Reddy d. B Jhansi Lakshmi Note – in case of shareholding less than 5%, can be consolidated and mentioned as group of shareholders holding less than 5%	a. Partner 1 - 25% b. Partner 2 - 25% c. Partner 3 - 25% d. Partner 4 - 25% Total - 100%	Rs. 11,45,60,615/- Rs. 11,45,60,615/-

(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 (Firm Registration)	JNR-F797-2021-22
2	Date of incorporation as per the Certificate	19/01/2022
3	GST Registration (if applicable)	29AAJFE46521ZM
4	List of Designated Partners in case of LLP as on 20.12.2022	N A
5	Total Value of the Assets of the Promoter as per latest Balance Sheet as on 31.03.2022	Rs. 6,55,74,042 /-
6	Total Net worth of the Promoter as per latest Balance Sheet	Rs.6,55,56,882/-



4. The project being developed is Residential group housing project, The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy No. 13,14/1,14/2, & 16 Handenahalli village, Sarjapura hobli, Anekal Taluk Bengaluru (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 –

- a. Name of the Account Holder: **EVO NATURA HOMES**
- b. Designated Account Number: 922020066000382
- c. Bank Name: Axis Bank Ltd
- d. IFSC Code: UTIB0002928
- e. Branch Name: Panathur
- f. Account Name as per Bank Records: EVO NATURA HOMES-RERA DESIGNATED ACCOUNT FOR EVO AERIS (based on pass sheet / pass book etc)

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.

SI No	Estimated Cost of	Amount in INR	Remarks
I	Land of the Project (Acquisition Cost)	Rs.95400000	Higher of acquisition cost or guidance Value (ASR) as on 15/01/2023 (nearest date of RERA registration application date)



2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approvals Rs.89,27,850/- b. Water Rs.NIL/- c. Electricity Rs.29,500/- d. Pollution Control Rs.45,000/- e. AAI Rs.NIL/- f. BSNL/CZR Rs.NIL/- g. Fire Clearance Rs.NIL/- h. Registration Charges Rs.50,81,060/- i. Conversion and Commencement Charges Rs.NIL/- TOTAL Rs.1,40,83,410	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. Rs.126,54,43,359/- b. Architects, Engineer, Consultants Fees etc Rs.82,66,824/- c. Admin & Marketing Costs Rs.2,81,36,852/- d. Taxes, Cess or levy Rs.NIL e. Onsite Expenditure- Salaries of Workers Rs.NIL f. Onsite Expenditure - Site Overheads Rs.NIL g. Onsite Expenditure - Cost of Services Water etc.\ Rs.NIL h. Interest on borrowings Rs.NIL TOTAL Rs.1,30,18,47,035	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.1,41,13,30,445/-	

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)	NIL/-
	a. Name of the lender	NA
	b. Amount	
2	Mortgage Details (If Applicable)	NA
	a. Name of the lender	NA
	b. Amount	

8. 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 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.

For Niranjn Reddy & Associates
F.R.No. 017544S
Chartered Accountants

(CA Niranjn Reddy, A.)
Proprietor
M.No. 239445

Signature of the Chartered Accountant
Name: Anigani Niranjn Reddy
Membership Number: 239445
Address: No.136/1, Oil Mill Road
KR Puram Old Extension,
Bangalore
Karnataka – 560 036.
Contact No: 9743665579
Mail id : Krishnaniranjn@gmail.com
UDIN: 23239445B6VQJU4079



WORK & MATERIAL - EVO AERIS	AMOUNT
STEEL	23,84,42,975
EARTH WORK	1,26,64,905
FABRICATION WORK	2,16,88,649
BARBENDER	2,77,04,478
CENTRING MATERIAL & WORK	7,12,40,087
STP & WTP & SOLAR & GAS	2,37,46,695
AMINITIES	5,93,66,741
CEMENT	5,54,08,958
MACHINERIES	1,21,89,971
MEP FEES (ELECTRICAL, PLUMBING & FIRE)	3,00,55,836
WOODS & DOORS & WINDOWS	8,98,41,666
FIRE MATERIALS & WORKS	1,97,88,914
MASSONERY WORK	7,12,40,087
WATERPROOFING WORK	8,01,48,899
ELECTRICAL MATERIALS	11,87,33,480
ELECTRICAL WORK	1,18,73,349
SCHAFFOLDING WORK	2,37,46,695
TILES MATERIAL	3,78,72,077
TILES WORK	1,99,37,900
PAINTING WORK	2,05,80,470
RMC MATERIAL	11,87,33,480
PLUMBING MATERIAL	8,11,62,447
PLUMBING WORK	1,13,58,837
OTHER EXPENSES	79,15,569
TOTAL	1,26,54,43,165

Villa Details

S.NO	VILLA NO'S	Plot Area S Mts	Carpet Area	BUA in S Mts	UDS in S Mts
1	VILLA 1	263	195	246	100
2	VILLA 2	166	195	246	63
3	VILLA 3	166	195	246	63
4	VILLA 4	166	195	246	63
5	VILLA 5	166	195	246	63
6	VILLA 6	165	195	246	63
7	VILLA 7	165	195	246	63
8	VILLA 8	165	195	246	63
9	VILLA 9	165	195	246	63
10	VILLA 10	212	195	246	81



11	VILLA 11	213	195	246	81
12	VILLA 12	168	195	246	64
13	VILLA 13	169	195	246	64
14	VILLA 14	170	195	246	65
15	VILLA 15	173	195	246	66
16	VILLA 16	175	195	246	67
17	VILLA 17	239	195	246	91
18	VILLA 18	190	232	274	72
19	VILLA 19	180	232	274	69
20	VILLA 20	180	232	274	69
21	VILLA 21	180	232	274	69
22	VILLA 22	180	232	274	69
23	VILLA 23	180	232	274	69
24	VILLA 24	180	232	274	69
25	VILLA 25	180	232	274	69
26	VILLA 26	180	232	274	69
27	VILLA 27	200	232	274	76
28	VILLA 28	193	232	274	74
29	VILLA 29	190	232	274	72
30	VILLA 30	185	232	274	71
31	VILLA 31	183	232	274	70
32	VILLA 32	182	232	274	70
33	VILLA 33	181	232	274	69
34	VILLA 34	180	232	274	69
35	VILLA 35	179	232	274	68
36	VILLA 36	179	232	274	68
37	VILLA 37	194	179	226	74
38	VILLA 38	139	179	226	53
39	VILLA 39	139	179	226	53
40	VILLA 40	139	179	226	53
41	VILLA 41	139	179	226	53
42	VILLA 42	136	179	226	52
43	VILLA 43	126	179	226	48
44	VILLA 44	168	179	226	64
45	VILLA 45	157	232	274	60
46	VILLA 46	161	232	274	62
47	VILLA 47	165	232	274	63
48	VILLA 48	166	232	274	64
49	VILLA 49	166	232	274	64
50	VILLA 50	231	232	274	88
51	VILLA 51	187	179	226	72
52	VILLA 52	135	179	226	52



53	VILLA 53	135	179	226	52
54	VILLA 54	135	179	226	52
55	VILLA 55	135	179	226	52
56	VILLA 56	135	179	226	52
57	VILLA 57	135	181	226	52
58	VILLA 58	135	181	226	52
59	VILLA 59	135	181	226	52
60	VILLA 60	135	181	226	52
61	VILLA 61	135	181	226	52
62	VILLA 62	187	181	226	72
63	VILLA 63	262	274	337	100
64	VILLA 64	175	223	275	67
65	VILLA 65	176	223	275	67
66	VILLA 66	177	223	275	68
67	VILLA 67	208	274	337	80
68	VILLA 68	320	274	337	122
69	VILLA 69	201	223	275	77
70	VILLA 70	166	223	275	64
71	VILLA 71	166	223	275	64
72	VILLA 72	166	223	275	64
73	VILLA 73	166	223	275	64
74	VILLA 74	166	223	275	64
75	VILLA 75	166	223	275	64
76	VILLA 76	166	223	275	64
77	VILLA 77	166	223	275	64
78	VILLA 78	166	223	275	64
79	VILLA 79	166	223	275	64
80	VILLA 80	161	223	275	62
81	VILLA 81	148	179	226	56
82	VILLA 82	131	179	226	50
83	VILLA 83	156	179	226	60
84	VILLA 84	224	274	337	86
85	VILLA 85	210	274	337	80
86	VILLA 86	210	274	337	80
87	VILLA 87	210	274	337	80
88	VILLA 88	210	274	337	80
89	VILLA 89	210	274	337	80
90	VILLA 90	210	274	337	80
91	VILLA 91	210	274	337	80
92	VILLA 92	210	274	337	80
93	VILLA 93	210	274	337	80
94	VILLA 94	210	274	337	80



95	VILLA 95	210	274	337	80
96	VILLA 96	215	274	337	82
97	VILLA 97	189	223	275	72
98	VILLA 98	165	223	275	63
99	VILLA 99	165	223	275	63
100	VILLA 100	165	223	275	63
101	VILLA 101	165	223	275	63
102	VILLA 102	165	223	275	63
103	VILLA 103	165	223	275	63
104	VILLA 104	165	223	275	63
105	VILLA 105	165	223	275	63
106	VILLA 106	165	223	275	63
107	VILLA 107	165	223	275	63
108	VILLA 108	165	223	275	63
109	VILLA 109	165	223	275	63
110	VILLA 110	165	223	275	63
111	VILLA 111	165	223	275	63
112	VILLA 112	165	223	275	63
113	VILLA 113	210	223	275	80
114	VILLA 114	210	232	246	50
115	VILLA 115	210	232	246	50
116	VILLA 116	158	232	274	61
117	VILLA 117	166	232	274	63
118	VILLA 118	166	232	274	64
119	VILLA 119	166	232	274	64
120	VILLA 120	166	232	274	64
121	VILLA 121	166	232	274	64
122	VILLA 122	166	232	274	64
123	VILLA 123	166	232	274	64
124	VILLA 124	166	232	274	64
125	VILLA 125	166	232	274	64
126	VILLA 126	166	274	274	64
127	VILLA 127	177	274	274	67
128	VILLA 128	366	274	337	140
129	VILLA 129	205	274	337	78
130	VILLA 130	207	274	337	79
131	VILLA 131	208	274	337	80
132	VILLA 132	209	274	337	80
133	VILLA 133	210	274	337	80
134	VILLA 134	210	274	337	80
135	VILLA 135	262	274	337	100
136	VILLA 136	263	274	337	101



137	VILLA 137	212	274	337	81
138	VILLA 138	213	274	337	81
139	VILLA 139	213	274	337	81
140	VILLA 140	213	274	337	81
141	VILLA 141	212	274	337	81
142	VILLA 142	212	274	337	81
143	VILLA 143	211	274	337	80
144	VILLA 144	309	274	337	118
		25879	32755	39951	9886

