



# M. BHANSALI & CO

Chartered Accountants

UDIN: 24233669BKANUM5594

KARNATAKA REAL ESTATE REGULATORY AUTHORITY

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

FORM -Reg 1

CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

For the period as on 2<sup>nd</sup> April, 2024

Date: 2<sup>nd</sup> April, 2024

Project Name : ORACLE SUNRISE  
Sy No.4/5, 4/11 & 4/12, Rayasandra village, Sarjapur Hobli, Anekal Taluk, Bangalore – 560099, Karnataka.  
Promoter Name : M/s. VIJAYA BHASKARA CONSTRUCTIONS  
D-74-31/2-9, Patamata, Vijayawada, Krishna District Andra Pradesh - 520007

I, Mahaveer Bhansali, is a proprietor of the firm M Bhansali & Co, is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No.: 233669) having office at # 39, III Floor, Padam Complex, SDM Lane, Manavarthipet, Bangalore 560053 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.

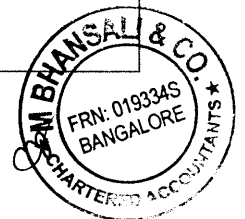
1. This is to certify the details of M/s. VIJAYA BHASKARA CONSTRUCTIONS, having their office at D-74-31/2-9, Patamata, Vijayawada, Krishna District Andra Pradesh - 520007 being the promoter of the Real Estate Project ORACLE SUNRISE.
2. The Promoter of the proposed real estate project is a Partnership 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 31/03/2023
Partnership	M/s. VIJAYA BHASKARA CONSTRUCTIONS	N Bhaskar Rao – 40% N Phani – 30% N Suresh – 30%	Rs. 40,000/- * Rs. 30,000/- Rs. 30,000/-

\*contributed by the promoters of the project as per the information provided by the promoters.

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)	Partnership Firm M/s. VIJAYA BHASKARA CONSTRUCTIONS PAN: AAFFV5298J



2	Date of Birth / Date of incorporation as per the Certificate	07/06/2005
3	GST Registration (if applicable)	29AAFFV5298J1ZD
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 (31.03.2023)*	Rs. 8,55,19,810/-
7	Total Net worth of the Promoter as per latest Balance Sheet (31.03.2023)*	Rs. (2,04,89,479)/-

*\*balances as confirmed by the partners of the project*

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.4/5, 4/11 & 4/12, Rayasandra village, Sarjapur Hobli, Anekal Taluk, Bangalore – 560099, Karnataka.
5. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below:

**RERA Project Collection Account (100%)**

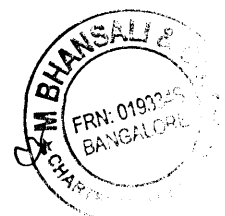
Name of the Account Holder : VIJAYA BHASKARA CONSTRUCTIONS RERA DESIGNATED ACCOUNT FOR ORACLE SUNRAISE COLLECTION ACCOUNT  
Account Number : 19580210002292\*  
Bank Name : UCO Bank Ltd  
IFSC Code : UCBA0001958  
Branch Name : HSR Layout Branch  
Account Name as per Bank Records based on pass sheet / pass book etc): VIJAYA BHASKARA CONSTRUCTIONS RERA DESIGNATED ACCOUNT FOR ORACLE SUNRAISE COLLECTION ACCOUNT

*\*Account open date is 18/01/2024.*

**RERA Designated Account (70%)**

Name of the Account Holder : VIJAYA BHASKARA CONSTRUCTIONS RERA DESIGNATED ACCOUNT FOR ORACLE SUNRAISE RERA ACCOUNT  
Account Number : 19580210002308\*  
Bank Name : UCO Bank Ltd  
IFSC Code : UCBA0001958  
Branch Name : HSR Layout Branch  
Account Name as per Bank Records based on pass sheet / pass book etc): VIJAYA BHASKARA CONSTRUCTIONS RERA DESIGNATED ACCOUNT FOR ORACLE SUNRAISE RERA ACCOUNT

*\*Account open date is 18/01/2024.*



### **RERA Current Account of the Builder (30%)**

**Name of the Account Holder : VIJAYA BHASKARA CONSTRUCTIONS RERA DESIGNATED  
ACCOUNT FOR ORACLE SUNRAISE CURRENT ACCOUNT**

**Account Number** : 19580210002254\*

**Bank Name** : UCO Bank Ltd

**IFSC Code** : UCBA0001958

**Branch Name** : HSR Layout Branch

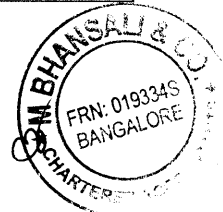
Account Name as per Bank Records based on pass sheet / pass book etc): VIJAYA

**BHASKARA CONSTRUCTIONS RERA DESIGNATED ACCOUNT FOR ORACLE SUNRAISE  
CURRENT ACCOUNT**

**\*Account open date is 18/01/2024.**

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
1	Land of the Project	8,34,28,000	Higher of acquisition cost or guidance value (ASR) as on 04/04/2022 (nearest date of RERA registration application date)
2	Estimate cost of Various approvals and NOC's of the Project – <ul style="list-style-type: none"> <li>a. Plan Approval</li> <li>b. Water</li> <li>c. Electricity</li> <li>d. Pollution Control</li> <li>e. AAI</li> <li>f. BSNL/CZR</li> <li>g. Fire Clearance</li> <li>h. Others</li> </ul> <hr/> <b>TOTAL</b>	0 0 0 0 0 0 0 72,11,950  <b>72,11,950</b>	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
3	Construction Cost — <ul style="list-style-type: none"> <li>a. Estimate of construction cost as certified by the Engineer.</li> <li>b. Architects, Engineer, Consultants Fees etc</li> </ul>	21,58,76,611	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



	c. Administrative Costs d. Taxes, Cess or levy e. Interest on borrowings		as promised to the allottees in the project.
	<b>TOTAL</b>	<b>21,58,76,611</b>	
<b>4</b>	<b>TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)</b>	<b>30,65,16,561</b>	

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)	
	a. Name of the lender b. Amount	UCO Bank Ltd Rs. 1,28,00,000/-
2	Mortgage Details (If Applicable)	
	a. Name of the lender b. Amount	UCO Bank Ltd Rs. 1,28,00,000/- (personal properties of partners have been mortgaged as per MODT agreement dated: 27/12/2011)

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 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.

For M Bhansali & Co  
Chartered Accountants  
Firm Regn. No.: 019334S

Mahaveer Bhansali  
Membership No. 2423669  
UDIN: 2423669BKANUM5594  
Place: Bangalore  
Date: 02/04/2024