

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

Date: 27-05-2024

Project Name: Meadows Phase-2 by Bhavisha Homes

Promoter Name: M/S.Bhavisha Properties

I Ireddy Doddamani is a partner of the firm Doddamani & Associates Chartered Accountants is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No. 233298) having office at No. 25/1, 1st Floor, 4th Cross, Sampige Road, Malleswaram, Bangalore - 560003 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. M/S. Bhavisha Properties having their office at Survey No.54, 55/1, 001, 3rd Floor, Sarjapura Main Road, Yamare Village, Bengaluru Urban, Karnataka-562 125 being the promoter of the Real Estate Project "Meadows Phase-2 by Bhavisha Homes"
2. The Promoter of the proposed real estate project is an Individual. 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 owner as on 31-01-2024 (Unaudited)
Individual / Proprietorship	Surineni Prasad Naidu	100%	7,22,92,767

3. Additional Details of the Promoter –

Sl No	Details	Details
1	Promoter Registration Number (PAN No in case of Individual)	M/s. Bhavisha Properties, Proprietor - Surineni Prasad Naidu, having PAN No. AHEPP8327J.
2	Date of Birth as per PAN	25-Jul-1965
3	GST Registration (if applicable)	29AHEPP8327J1ZT
4	List of Designated Partners in case of LLP as on	Not Applicable
5	List of Directors (as per ROC) as on date	Not Applicable
6	Total Value of the Assets as per previous audited Balance Sheet 31 st March 2023	Rs. 117,88,33,515

7	Total Net worth of the Promoter as per latest audited Balance Sheet 31 st March 2023	Rs. 7,48,26,769
---	---	-----------------

4. The project being developed is group housing project, The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy no.2/3 Chandapura Village, Attibele Hobli, Anekal Thaluk , Bengaluru - 560099.

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: Bhavisha Properties
- b. Designated Account Number: 777705231027
- c. Bank Name: ICICI Bank
- d. IFSC Code: ICIC0004387
- e. Branch Name: Sarjapur
- f. Account Name as per Bank Records: BHAVISHA PROPERTIES – MEADOWS PHASE-2 BY BHAVISHA HOMES RERA DESIGNATED ACCOUNT (based on banks letter).

6. The promoter has provided the details of the estimated cost of the real estate project. 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	1,00,00,000	Higher of acquisition cost or guidance Value (ASR) as on 24/02/2024 (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	 60,00,000 1,00,000 50,000 50,000 62,00,000	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	 29,00,00,000	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.

	c. Administrative Costs d. Taxes, Cess or levy e. Interest on borrowings TOTAL		
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	30,62,00,000	

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)	Not applicable
	a. Name of the lender b. Amount	
2	Mortgage Details (If Applicable)	
	a. Name of the lender 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 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,

For Doddamani & Associates,
Chartered Accountants
Firm Registration Number: 014812S

Ireddy Doddamani
Partner
Membership Number: 233298
UDIN: 24233298BKBXWC9464

Date: 27.05.2024
Place: Bangalore