



Date:16-03-2024

Project Name : **One With the Nature**

Promoter Name : **Golden Ratio Developers Private Limited**

I, **Vimal Kumar** the Proprietor of the firm M/s **Vimal Kumar & Co** is a member of Institute of Chartered Accountants of India holding certificate of Practice (ICAI Membership No : 55948) having office at B-225, JHILMIL Colony, East Delhi, Delhi-110095 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 Golden Ratio Developers Private Limited having their office at Flat No. 506, Radha Beach Residency, Beach Road, Near Novatel , Maharanipeta, Visakhapatnam, Andhra Pradesh -530002 and the Branch office at 228, Shakthi Ganesha temple, Kariyanna Palaya, Lingaraja Puram, Bengaluru Urban, Karnataka, 560084 being the promoter of the Real Estate Project **One With The Nature**.

The Promoter of the Proposed real estate project is a Company. 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 16/03/2024
Company	Shareholder 1 – Sushma Chowdary Kallari	51 %	51000
	Shareholder 2 – Binu Subramaniam Pillai	49%	49000

Additional Details of the Promoter –

Sl No	Details	Details
1	Promoter Name	Golden Ration Developers Private Limited
2	Date of Incorporation as per the certificate	2-01-2023
3	GST Registration (if applicable)	29AAKCG2415Q1Z2
4	List of Designated Partners in case of LLP as on date	
5	List of Directors (as per ROC) as on date	1) SUSHMA CHOWDARY KALARI – 02/01/2023 2) BNU SUBRAMANIAM PILLAI - 02/01/2023
	Total Value of the Assets as per latest Balance Sheet	Rs 79,26,190
7	Total Net worth of the Promoter as per latest Balance sheet	Rs 29,93,210

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 178/4,1 64/1, 164/4, 152/1, 117/1, 117/5, 119, 120/2A, 117/2, 117/4, 159/3, 122/2, 118, 153/3, 152/2, 120/2B, 117/3, 122/5 and 178/2 Situated at Bikkodu, Bikkodu Hobli, Belur Taluk,Hassan distict. Karnataka-573215.

The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below –

(i) 100%---- Bank Name: HDFC BANK

Branch Name: BELUR

Account Name: M/s. Golden Ratio Developers Private Limited-MCA

Account Number: 5020003531960

IFSC Code: HDFC0006024

(ii) 70% ---- Bank Name: HDFC BANK

Branch Name: BELUR

Account Name: M/s. Golden Ratio Developers Private Limited-RERA

Account Number: 50200093542531

IFSC Code: HDFC0006024

(iii) 30%---- Bank Name: HDFC BANK

Branch Name: BELUR

Account Name: M/s. Golden Ratio Developers Private Limited

Account Number: 50200093354786

IFSC Code: HDFC0006024

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.

Project Cost Details as per Form 1 CA Certificate:

SI No	Estimated cost of	Amount in INR	Remarks
1	Land of the Project	Rs 26,31,18,990	Higher of acquisition cost or guidance value (ASR) as on 20/01/2024 (nearest date of rera registration application date) (87,706.33 Sq mtr @ rate of Rs 3000 Per Sq mtr amounts to Rs 26,31,18,990 guidance value being higher when compared to the cost of Acquisition being Rs 7,38,10,624)

2	Estimate cost of various Approvals and NOC's of the project- a. Plan Approval & Work order– b. Conversion order c. Water - d. Electricity - e. Pollution control- f. AAI - g. BSNL/CZR h. Fire Clearance i. Stamp duty charges j. Registration charges Total	Rs. 88,630 Rs. 11,57,966 Rs. 3,49,916 Nill Nill Rs. 40,000 Nill Rs. 41,70,424 Rs. 28,13,071 Rs. 86,20,007	
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 borrowing Total	Rs. 3,75,79,665 Rs. 20,000 Rs. 15,000 Nill Nill Rs. 3,76,14,665	As estimated by and engineer considering the amenities planned. This includes Administrative cost are estimated at 10% of the estimated construction cost and taxes are estimated at 18% of the estimated construction . At Present the promoters have not borrowed any outside source, so Interest on borrowings is estimated to be NIL.
	TOTAL ESTIMATED COST OF THE PROJECT	Rs. 30,93,53,662	

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

SI No	Particulars	INR in Rs
1.	Total Borrowings (If Applicable)	
	Name of the lender	Nil
	Amount	
2.	Mortgage Details (If Applicable)	
	Name of the lender	Nil
	Amount	

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 of the Chartered Accountant.

Signature



Name : **Vimal Kumar**

Firm Name: Kumar Vimal & co. (FRN 037033N)

Address : B-225, JHILMIL Colony, East Delhi, Delhi-110095

Membership Number: 559748

Contact Detail : 9210909657

Email ID : vimalkr5406@gmail.com

UDIN NO : 24559748BKEHEK6143