



R R BANDI & ASSOCIATES
Chartered Accountants

FORM - 1

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

Date 27-03-2023

Project Name : **VILARA'S LEGACY**
Promoter Name : **M/s VILARA INFRA PRIVATE LIMITED**

I **RAMANA REDDY BANDI** (full name of the CA) is a proprietor / Partner of the firm **R R BANDI & ASSOCIATES** (full name of the firm as per ICAI records) Is a member of institution of Chartered Accountants of India holding Certificate of practice (**ICAI Membership No. 248010**) having office at **PLOT NO-694, KUKATPALLY, HYDERABAD, MEDCHAL DIST, TELANGANA 500072** (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 certificate as mandated U/s. 4(2)(I)(d) of the Real estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation & development) 2017 to facilitate the promoter to withdrawn the money from the RERA designated bank account based on the percentage of completion of the project.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 VILARA INFRA PRIVATE LIMITED** (name of the promoter) having their office at registered office at Flat No 308, Magnas lakeview Apartment, Khanamet Village, Kondapur, Hyderabad, Telangana 500084 (full address of the promoter) being the promoter of the real estate projects **VILARA'S LEGACY** (name of the project as per application).
2. The Promoter of the proposed real estate project is an Individual /Partnership Firm/ LLP/ Company/ Society / Others. I have

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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 31/03/20xx
PRIVATE LIMITED Company	a. KUMARA GIRI REDDY KONDA	a. Shareholder 1 – 50%	Rs. 50,000/-
	b. METTA PRABHAKAR REDDY	b. Shareholder 2 – 50%	Rs.50,000/-
	Note: in case of shareholding less than 5%, can be consolidated and mentioned as group of shareholders holding less than 5%		
		TOTAL 100 %	Rs.1,00,000/-

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

3. Additional Details of the promoter –

Sl No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PANo in case of Individual)	U70109TG2021PTC157020
2	Date of Birth/ Date of incorporation as per the certificate	16-11-2021
3	GST registration (If applicable)	36AAICV4024C1ZM
4	List of Designated Partners in case of LLP as on date	NA
5	List of Designated (as per ROC) as on date	NA
6	Total value of the asset as per latest Balance sheet	NA

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7	Total Net worth of the Promoter as per latest Balance sheet	NA
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4. The project being developed is plotted development / group housing / villa projects / commercial/ mixed development/ industrial project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being **Sy No 22/5,22/6 S Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore.**
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 – **VILARA INFRA PVT LTD – VILARA'S LEGACY RERA DESIGNATED ACC**
 - b. Designated Account Number – **50200081594333**
 - c. Bank Name – **HDFC BANK**
 - d. IFSC Code – **HDFC0001039**
 - e. Branch Name – **RAJARAJESWARI NAGAR**
 - f. Account name as per Bank records 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.

Sl No	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project	Rs.77,62,500.00	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 approval and NOC's of the project – a. Plan approvals b. Water c. Electricity d. Pollution Control e. AAI	Rs.30,85,500.00 Rs.5,900.00 Rs.20,000.00	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time.

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	f. BSNL/ CZR g. Fire Clearance h. Other TOTAL	Rs.2,000.00 Rs.1,15,628.00 Rs.32,29,028.00	
3	Construction Cost – a. Estimate of construction cost as certified by the Engineer. b. Architect, Engineer, Consultant Fees etc c. Administrative Costs d. Taxes, Cess or levy e. Interest on borrowings TOTAL	Rs.13,49,17,500.00 Rs.20,00,000.00 Rs.65,00,000.00 Rs.85,000.00 Rs.14,35,02,500.00	Promoter has calculated these costs base 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.15,44,94,028.00	

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.
I	Total Borrowings (if applicable)	NA
	a. Name of the lender b. Amount	
2	Mortgage Details (if applicable)	NA
	a. Name of the lender b. Amount	

8. The promoter of the projects is in compliance with the section 3(1) of the RERA ct and it is certified that the promoter has not entered into any agreement in the sale of plot or units and booking amount or advance amount 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 details of this certificate is prepared based on details, documents, information, undertaking provided by the promoter. This certificate shall not be used for any other purpose other than mentioned herein.

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R R BANDI & ASSOCIATES
Chartered Accountants

Yours Faithfully,

Signature of the Chartered Accountant

Name: RAMANA REDDY BANDI
Membership Number: 248010
Address: PLOT NO-694,
KUKATPALLY,
HYDERABAD, MEDCHAL,
TELANGANA-248010
Contact Details: 9490001641
Email id:
RAMANA3020@GMAIL.COM

UDIN: 23248010BGYEXG7032

Date: 03-07-2023
Place: HYDERABAD

Note –

1. Fill all the details in this certificate, mention not applicable, do not leave blank.
2. The details of CA mentioned on the website shall be the same CA, who undertake to issue this certificate.
3. Promoter shall not appoint or engage new CA without obtaining the No objection Certificate from this CA for the purpose of withdrawal of funds from the project bank account in accordance with Sec 4(2)(I)(d) of the RERA Act.
4. CA shall issue this certificate in accordance with ICAI standards.

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