



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

Date: 19-09-2022

Project Name : PENINSULA PARK ELITE PHASE III
Promoter Name : M/s. PENINSULA INFRA DEVELOPMENTS PVT LTD

I R NATARAJAN is a proprietor of the firm R NATARAJAN & CO., Is a member of Institute of Chartered Accountants of India holding Certificate of practice, Membership No. 020649 having office at # 360, 5th Main, Teachers Colony, Koramangala 1st block, Venkatapura, Bangalore- 560 034 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Development) Act, 2016 read with Karnataka Real Estate (Regulation & development) 2017 to facilitate the promoter to withdrawn the money from the RERA designated bank account based on the percentage of completion of the project.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. PENINSULA INFRA DEVELOPMENTS PVT LTD having their office at No. 127, 3rd Cross, 13th Main, Bank Officers Co-Operative Society, BTM Layout, 1st Stage, Aicoba Nagar, Bangalore- 560 029 being the promoter of the real estate projects PENINSULA PARK ELITE PHASE III.
2. The Promoter of the proposed real estate project is an 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 31/03/2022
Company	a. Ramesh L	a. Ramesh L – 50 %	Rs. 50,000/-
	b. Nagaveni Ramesh	b. Nagaveni R – 50%	Rs. 50,000/-
		TOTAL 100 %	Rs 1,00,000/-



3. Additional Details of the promoter –

Sl No	Details	Details									
1	Promoter Registration Number (Company)	U45201KA2009PTC051504									
2	Date of Birth/ Date of incorporation as per the certificate	13-11-2009									
3	GST registration (If applicable)	29AAFCP5033N1Z0									
4	List of Designated Partners in case of LLP as on date	NA									
5	List of Designated Directors (as per ROC) as on date	<table> <tr> <th>DIN/PAN</th><th>Name</th><th>Begin date</th></tr> <tr> <td>01997289</td><td>LANKE HANUMAIAH RAMESH</td><td>13/11/2009</td></tr> <tr> <td>02823031</td><td>NAGAVENI KYALANURU CHANDRASHEKAR</td><td>13/11/2009</td></tr> </table>	DIN/PAN	Name	Begin date	01997289	LANKE HANUMAIAH RAMESH	13/11/2009	02823031	NAGAVENI KYALANURU CHANDRASHEKAR	13/11/2009
DIN/PAN	Name	Begin date									
01997289	LANKE HANUMAIAH RAMESH	13/11/2009									
02823031	NAGAVENI KYALANURU CHANDRASHEKAR	13/11/2009									
6	Total value of the Total asset as per latest Balance sheet	1,00,47,48,883/-									
7	Total Net worth of the Promoter as per latest Balance sheet	16,68,57,351/-									

4. The project being developed is plotted project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy No 20/1,20/2,20/3,21,22, 23,25/1,25/2,26/1, 26/2,28,29/1,29/2,30,32/1,32/2,33/1,33/2,34,44,45/1 & 45/2 Mahal Chowdenahalli village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.
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 – PENINSULA INFRA DEVELOPMENTS PVT LTD RERA DESIGNATED ESCROW AC FOR PARK ELITE PHASE 3
 - b. Designated Account Number – 57500000933280
 - c. Bank Name – HDFC Bank Ltd
 - d. IFSC Code – HDFC0000060
 - e. Branch Name -FORT BRANCH
 - f. Account Name as per Bank Records based on pass sheet / pass book etc: PENINSULA INFRA DEVELOPMENTS PVT LTD RERA DESIGNATED ESCROW AC FOR PARK ELITE PHASE 3
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	64,00,00,000/-	As per the Estimated Market Value as on 31-08-2022
2	Estimate cost of Various approval 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. Registration Charges i. Conversion Charges TOTAL	42,00,000/- - 1,00,000/- 1,00,000/- - - - 96,28,654/- 10,00,000/- 1,50,28,654/-	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. Architect, Engineer, Consultant Fees etc c. Administrative Costs d. Taxes, Cess or levy e. Interest on borrowings TOTAL	12,82,00,000/- 10,00,000/- 23,00,000/- - 6,24,00,000/- 19,39,00,000/-	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)	84,89,28,654/-	

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)	NA
	a. Name of the lender b. Amount	
2	Mortgage Details (if applicable)	Yes
	a. Name of the lender b. Amount	Vistra ITCL India Ltd 45,00,00,000/-

8. The promoter of the projects is in compliance with the section 3(1) of the RERA 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.

Yours Faithfully,

For R. NATARAJAN & Co
Chartered Accountants

R. Natarajan
R. Natarajan, F.C.A
Proprietor
M No 020649

Signature of the Chartered Accountant

Name of the Signatory: R NATARAJAN

Membership No.: 020649

Full Address: # 360, 5th Main, Teachers Colony,

Koramangala 1st block, Venkatapura

Bangalore: 560 034

UDIN: 22020649ATCICP1281

Date: 19-09-2022

Place: Bangalore

R. Natarajan, F.C.A, DISA (ICA)

360, 4th Avenue, 5th Main,
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