



VISHWAKEERTHI P S
CHARTERED ACCOUNTANT

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

Date: 21.01.2023

Project Name : Livvzo Luxepolis

Promoter Name: M/s. PRAMOD MANDOTH PRAVEEN MANDOTH

I **VISHWAKEERTHI P S** (full name of the CA) is a proprietor (full name of the firm as per ICAI records) is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No. 231032) having office at Jayanagara 1st cross, Shimoga (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 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. PRAMOD MANDOTH PRAVEEN MANDOTH. (name of the promoter) having their office at No.487,33rd A Cross ,9th main ,4th block Jayanagar, Bangalore-560011 (full address of the promoter) being the promoter of the Real Estate Project Livvzo Luxepolis (name of the project as per application).
2. The Promoter of the proposed real estate project is an Partnership Firm I have verified the ownership document of the entity and present owners and details of the entity are as below –

Vkps



Mob: +91 8147716853 / 9449704051
E mail- vkpsca1@gmail.com

JAYANAGAR 1st CROSS
SHIMOGA-577201

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
M/s. PRAMOD MANDOTH PRAVEEN MANDOTH	PRAMOD MANDOTH PRAVEEN MANDOTH	50% 50%	Rs.50000/- Rs.50000/-

3. Additional Details of the Promoter -

SI No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PANo in case of Individual)	JNR-F603-2022-23
2	Date of Birth / Date of incorporation as per the certificate	15/oct/2022
3	GST Registration (if applicable)	NA
4	List of Designated Partners in case of LLP as on date	NA
5	List of Directors (as per ROC) as on date	NAH
6	Total Value of the Assets as per latest Balance Sheet	Rs. 100000
7	Total Net worth of the Promoter as per latest Balance Sheet	Rs. 100000

4. The project being developed is plotted development. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being survey number: 30/3, 36/1, 36/3, 37 and 47/1 situated at Anekal Gramantra village Kasaba hobli, Anekal Taluk, Bangalore Dist. land admeasuring 22156.44 sq.mts



5. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below –
- Name of the Account Holder: PRAMOD MANDOTH PRAVEEN MANDOTH
 - Designated Account Number: 7547014668
 - Bank Name: Kotak Bank
 - IFSC Code: KKBK0000421
 - Branch Name: 4th Block, Jayanagar
 - Account Name as per Bank Records
 - based on pass sheet / pass book etc) : PRAMOD MANDOTH PRAVEEN MANDOTH RERA DESIGNATED ACCOUNT FOR LIVVZO LUXEPOLIS
6. The promoter has provided the details of the estimated cost of the real estate project. I 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	14,40,16,860	Higher of acquisition cost or guidance value (ASR) as on 21/01/2023 (nearest date of rera registration application date)
2	Estimate cost of Various approvals and NOC's of the Project - - Plan Approvals - Water - Electricity - Pollution Control - AAI - BSNL/CZR - Others TOTAL	1463554 9500 1944237 2473560 5890851	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
3	Construction Cost – Estimate of construction cost as certified by the Engineer.	55500000	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



SI No	Estimated Cost of	Amount in INR	Remarks
	b. Architects, Engineer, Consultants Fees etc c. Administrative Costs d. Taxes, Cess or levy e. Interest on borrowings ----- TOTAL	 55500000	work as promised to the allottees in the project.
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	20,54,07,711	

7. 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)	
	a. Name of the lender	NA
	b. Amount	
2	Mortgage Details (If Applicable)	NA
	a. Name of the lender	
	b. Amount	

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8. The Promoter of the project is in compliance with the Section 3(1) of the RERA Act.

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.



Vishwakeerthi PS

Signature of the Chartered Accountant

Name: VISHWAKEERTHI PS

Membership Number: 231032

Address: Jayanagar 1st cross, Shimoga

Contact Details: 8147716853

Email id: vkpsca1@gmail.com

UDINo - 23231032BGWDQS3577

Date: 21.01.2023

Place: Shimoga

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)(L)(d) of the RERA Act
4. CA shall issue this certificate in accordance with ICAI Standards