



KOMATINENI & CO.

Chartered Accountants

**KARNATAKAREALESTATEREGULATORYAUTHORITY
(Real-estate (Regulation Development) Rules, 2017)**

**FORM-Reg1
CHARTEREDACCOUNTANT'SCERTIFICATE (Registration)**

Date: 23-05-2022

Project Name CELEBRITY NATURES HABITAT PHASE II

Promoter Name CELEBRITY STRUCTURES INDIA PVT LTD

I Sai Ram Komatineni is a proprietor/partner of the firm Komatineni & Co is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 245025 having office at HSR Layout, Bangalore issuing this certificate with respect to the real estate project being registered with Karnataka RBRA.

I am undertaking to issue the Chartered Accountants certificates as mandated U/s. 4(2)(I)(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. **CELEBRITY STRUCTURES INDIA PVT LTD** having their office at #810 3rd Floor, Bilwapriya Platina, 1st Sector, 27th Main, HSR Layout, Bangalore, 560102 being the promoter of the Real Estate Project **Celebrity Natures Habitat Phase – II**.
2. The Promoter of the proposed real estate project is an Individual/Partnership Firm / LLP / Company / Society / Others. I have verified the ownership document of the entity and present owners and details of the entity are as below

UDIN: 22245025ANVXYP3379

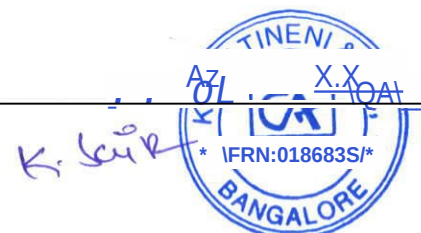


4. The Project being developed is plotted residential project, the promoter has obtained necessary sanctioned plan from the competent authorities. The project address at **Sy, no's 56/2, 58(P), 61, 62 & 63 Byalahalli, Sarjapura Hobli, Anekal Taluk, BENGALURU -562107.**
5. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below

Name of the Account Holder	: CELEBRITY STRUCTURES INIDA PVT. LTD. CELEBRITY NATURES HABITAT PHASE II RERA
Designated Account Number	: 0896102000014322
Bank Name	: IDBI
IFSC Code	: IBKL0000896
Branch Name	: HSR LAYOUT
Account Name as per Bank Records based on pass sheet / passbook etc.)	: CELEBRITY STRUCTURES INIDA PVT. LTD. CELEBRITY NATURES HABITAT PHASE II RERA

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.

Amount in Rs			
SI No	Estimated Cost of the Project	Amount in INR	Remarks
1	Land of the Project	Under JDA arrangement 24,07,19,570.00	Under JDA arrangement from land lords (Amount disclosed only for RERA Purposes not for other Purpose)
2	Estimate cost of Various approvals and NOC's of the Project -		Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
	a. Plan Approval	10,93,500.00	
	b. Water	0.00	
	c. Electricity	5,36,311.00	
	d. Pollution Control	0.00	
	e. AAI	0.00	
	f. BSNL/CZR	0.00	
	g. Fire Clearance	0.00	
	h. Advances to land lords	55,00,000.00	
	i. Conversions	3,50,000.00	
	TOTAL	74,79,811.00	



Amount in Rs			
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
Individual/ Proprietorship	N A	N A	N A
Partnership Firm or LLP	N A	N A	N A
Company	a. P Suresh Reddy	39%	1,95,77,000
	b. Surender Reddy P	20%	1,00,00,000
	c. Chandrakanth Reddy B	9%	46,50,000
	d. Anudeep Reddy P	5%	26,68,000
	e. Group Shareholders	27%	1,31,05,000
		TOTAL 100%	TOTAL 5,00,00,000.00
Society	N A	N A	N A
Others	N A	N A	N A

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

3. Additional Details of the Promoter -

SI No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN in case of Individual)	U45400AP2013PTC085847
2	Date of Birth / Date of incorporation as per the Certificate	20-02-2013
3	GST Registration (if applicable)	29AAFCC1673H1ZK
4	List of Designated Partners in case of LLP as on date	N A
5	List of Directors (as per ROC) as on date	1. P Suresh Reddy 2. P Surender Reddy 3. B Chandrakanth Reddy
6	Total Value of the Assets as per latest Balance Sheet as on 31-03-2022	Rs. 1,35,46,214.00
7	Total Net worth of the Promoter as per latest Balance Sheet	Rs. 19,51,68,635.00



3	Construction Cost —		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.
	a. Estimate of construction cost as certified by the Engineer.	4,91,62,000.00	
	b. Architects, Engineer, Consultants Fees etc	80,000.00	
	c. Administrative Costs	1,08,32,000.00	
	d. Taxes, Cess or levy	62,00,000.00	
	e. Interest on borrowings	0.00	
	TOTAL	6,62,74,000.00	
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	31,44,73,381.00	(Land Cost Included in cost of the project for RERA registration purpose only)

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
1	Total Borrowings(If Applicable)	Nil
	a. Name of the lender	
	b. Amount	
2	Mortgage Details (If Applicable)	Nil
	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 based on details, documents, information, undertaking provided by the promoter. This certificate shall not be used for any other purposes other than mentioned here in.



K. Sai R.

Signature of the Chartered Accountant
Name: Sai Ram Komatineni
Membership Number: 245025
Address: HSR Layout, Bangalore.
Contact Details: 8056727805
Email id: komatineni.co@gmail.com
UDIN: 22245025ANVXYP3379

Date: 23-05-2022

Place: Bangalore

- Fill all the details in this certificate, mention Not Applicable, do not leave blank.
- The details of CA mentioned on the website shall be the same CA, who undertake to issue this certificate
- 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
- CA shall issue this certificate in accordance with ICAI Standards