

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

Date:03-04-2025

Project Name : **VALBY IRA**
Promoter Name : **M/s VALBY VENTURES LLP**

I KAUSTUBHA L, is a partner of Venu and Vinay is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 243895) having office at No. 1, 4th Floor, Ashoka Pillar, 1st Block, 3rd Cross, Jayanagar, Bengaluru - 560011, 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 Valby Ventures LLP having their office at No 80, Unit.102, Ahad Pinnacle, G Floor,5th Main,2nd Cross,5th Block, Koramangala Industrial Area, Bengaluru South, Bengaluru Urban-560095. Being the promoter of the Real Estate Project **VALBY IRA**.
2. The Promoter of the proposed real estate project is a Limited Liability Partnership Firm. 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 31/03/2024
Limited liability Partnership Firm	VALBY VENTURES LLP	100%	50,000

3. Additional Details of the Promoter -

Sl No	Details	Details
1	Promoter Registration Number (Partnership Registration Certificate)	AAR-1358
2	Date of incorporation as per the certificate	25-11-2019
3	GST Registration (if applicable)	29AASFV3599B1ZH
4	List of Designated Partners in case of LLP as on date	BALAJI BABU JAGANNATH DEEPTHI BALAJI GORS MEENAKSHI SOURABH JAIN
5	List of Directors (as per ROC) as on date	NA
6	Total Value of the Assets as per latest Balance Sheet (As on 31-03-2024)	71,067
7	Total Net worth of the Promoter as per latest Balance Sheet (As on 31-03-2024)	(15,048)

4. The project being developed is plotted development project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy no 9/8, at Bilchikkanahalli Village, Sarjapur Hobli, Anekal Taluk, Bengaluru Urban, Karnataka - 562125
5. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below –

100% Account (Collection Account)

- Name of the Account Holder: VALBY VENTURES-RERA COLLECTION ACCOUNT- VALBY IRA
- Designated Account Number: 10223352728
- Bank Name: IDFC First Bank Ltd
- IFSC Code: IDFB0081187
- Branch Name: Koramangala 7th Block
- Account Name as per Bank Records (based on pass sheet / pass book etc): VALBY VENTURES LLP VALBY IRA RERA COLLECTION ACCOUNT

70% Account (Designated Account)

- Name of the Account Holder: VALBY VENTURES-RERA DESIGNATED ACCOUNT- VALBY IRA
- Designated Account Number: 10223352706
- Bank Name: IDFC First Bank Ltd
- IFSC Code: IDFB0081187
- Branch Name: Koramangala 7th Block
- Account Name as per Bank Records (based on pass sheet / pass book etc): VALBY VENTURES LLP VALBY IRA RERA DESIGNATED ACCOUNT

30% Account (Current Account)

- a. Name of the Account Holder: VALBY VENTURES
 - b. Designated Account Number: 10223352739
 - c. Bank Name: IDFC First Bank Ltd
 - d. IFSC Code: IDFB0081187
 - e. Branch Name: Koramangala 7th Block
 - h. Account Name as per Bank Records (based on pass sheet / pass book etc): VALBY VENTURES LLP VALBY IRA RERA UTILISATION ACCOUNT
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 (A)	9,00,00,000	Total Area of Land – 01 Acre 35 Guntas (7587.75 sq mtrs) As per the sale deed, the sale consideration of land is Rs.5,00,00,000/- and as per MOU, M/s Valby Ventures LLP has agreed to pay Rs.4,00,00,000/- to Balaji Babu J. Total cost of land – Rs.9,00,00,000/-
2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approvals b. Stamp Duty c. Electricity d. TOTAL (B) TOTAL (A+B)	 7,34,500 33,24,625 5,900 40,65,025 9,40,65,025	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. On-site expenditure-Consultants Fees c. On-site expenditure-Site Overhead	 93,75,000 2,00,000 2,00,000	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.

Sl No	Estimated Cost of	Amount in INR	Remarks
	d. On-site expenditure - Cost of Services (Water, Electricity, Sewage) ----- TOTAL	3,00,000 ----- 1,00,75,000	
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	10,41,40,025	

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

8. 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.

For Venu and Vinay
Chartered Accountants
ICAI Reg No : 010010S

KAUSTUBHA
LAKHSMINAR
AYANA SETTY

Digitally signed by
KAUSTUBHA
LAKHSMINARAYANA
SETTY
Date: 2025.04.03
17:05:31 +05'30'

Name - CA. KAUSTUBHA L
ICAI M No - 243895
Certificate Dated: 03rd April 2025
UDIN: 25243895BMKNHQ8219