

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY  
(Real Estate (Regulation & Development)  
Rules, 2017)] FORM -Reg -1

CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

Project Name : SURAKSHA SUNRISE PARK

Promoter Name : M/s. SURAKSHA INFRA

I N.KANTHA RAO a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No.290640 having office at No.10, Old No.39, 3<sup>rd</sup> Floor, 8<sup>th</sup> E Main Road, Jayanagar, Bangalore-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. SURAKSHA INFRA having their office at No: at No.41 (OLD No.142), 2nd Floor, 6<sup>th</sup> C Main Road, Jayanagar, Bangalore-560011.
2. The Promoter of the proposed real estate project is a 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 as on 31/03/2025 |
|------------------|----------------------------------|------------------------------|----------------------------------------------------------|
| Partnership Firm | V.KAMESHWARA CHOWDARY            | 30 %                         | -                                                        |
| Partnership Firm | CHARANDEEP M.M                   | 40%                          | 48,70,628/-                                              |
| Third Partner    | PRAMODINI M M                    | 30%                          | 17,30,000/-                                              |
|                  | Total                            |                              | 66,00,628/-                                              |



3. Additional Details of the Promoter –

| SI No | Details                                                      | Details          |
|-------|--------------------------------------------------------------|------------------|
| 1     | Promoter Registration Number (Partnership Reg,)              | JNR-F361-2023-24 |
| 2     | Date of Birth / Date of incorporation as per the certificate | 09-Jun-2023      |
| 3.    | GST Registration                                             | 29AFBFS1083F1Z0  |
| 4.    | Total Value of the Assets as per latest Balance Sheet        | 0                |
| 5.    | Total Net worth of the Promoter as per latest Balance Sheet  | 1,05,38,378 /-   |

4. The project being developed is plotted development, The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being **SURAKSHA SUNRISE PARK** Building of **40 Units** Sy No.330/1330/4330/5 & 330/6 situated at Bidaragupe Village, Attibele-1, Hobli Taluk, Bangalore Urban Dist totally 2630.42 Square Meters are being developed by **M/s. SURAKSHA INFRA.**

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: 'M/s. SURAKSHA INFRA- SURAKSHA SUNRISE PARK RERA ESCROW ACCOUNT
- Designated Account Number: 57500001750870
- Bank Name: HDFC BANK
- IFSC Code: HDFC0000261.
- Branch Name: JAYANAGAR
- Account Name as per Bank Records: 'M/s. SURAKSHA INFRA- SURAKSHA SUNRISE PARK RERA ESCROW 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.

| SI No | Estimated Cost of                                                                                                                                                                                                                         | Amount<br>in INR                                                                                    | Rem<br>arks                                                                                                                                                                                                                        |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Land Cost of the Project                                                                                                                                                                                                                  | 5,00,000/-                                                                                          | Higher of acquisition cost or guidance value (ASR) as on 31/03/2025 (nearest date of rera registration application date)                                                                                                           |
| 2     | Estimate cost of Various approvals and NOC's of the Project -<br>Project Approvals<br><br>Stamps Duty<br><br>Registration Charges<br><br>Conversion Charges<br><br>NOC-For BESCOM<br><br>NOC-For KSPCB                                    | <br>50,14,589/-<br><br>5,45,687/-<br><br>2,74,059/-<br><br>69,658/-<br><br>37,486/-<br><br>15,000/- | Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time                                                                                                                                     |
| 3     | Construction Cost —<br><br>a. Estimate of construction cost as certified by the Engineer.<br>b. Architects, Engineer, Consultants Fees etc<br>c. Administrative Costs<br>d. Taxes, Cess or levy<br>e. Interest on borrowings<br><br>TOTAL | <br><br>10,50,04,480/-<br><br><br><br>5,03,40,507/-<br><br><br>TOTAL                                | 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. |
| 4     | TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)                                                                                                                                                                                               | 16,18,01,466/-                                                                                      |                                                                                                                                                                                                                                    |



7. The Promoter of the Project has borrowed money from the following parties for the purpose of real estate project being registered -

| No. | Particulars                      | INR in Rs. |
|-----|----------------------------------|------------|
| 1.  | Total Borrowings(If Applicable)  | -          |
|     | a. Name of the lender            | -          |
|     | b. Amount                        |            |
| 2   | Mortgage Details (If Applicable) | N.A        |
|     | 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 RRRA 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.



Signature of the Chartered Accountant

Name: N.KANTHA RAO.

Membership Number: 290640.

Place: Bangalore  
Date: 21/04/2025.