



POOJA S M & Co

Chartered Accountants

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

Date:19/04/2025

Project Name: **Ridhi Vivanta**

Promoter Name: **M/S. Ridhi Vivanta**

I POOJA S M the proprietor of the firm M/S POOJA S M & CO.,(FRN: 018728S) is a member of Institute of Chartered Accountants of India holding membership certificate of practice no.244385 having office at No.213, 3rd Floor, 3rd Phase, 7th Cross, 6th Block, Banashankari 3rd Stage, Bangalore-560085 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. Ridhi Vivanta having their office at NO NO 1343 PREMA PARADISE 2ND FLOOR 60 FEET MAIN, BANGALORE,KARNATAKA -560037. Being the promoter of the Real Estate Project Ridhi Vivanta
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/members as on 31/03/2025
Partnership Firm	1. Chalapathi. N 2. Boyaneni Ramesh 3. Krishnappa M 4. Baskaran M 5. Radhakrishnan M	65% 5% 26% 2% 2%	Rs. 3,36,94,375/- Rs. 25,91,875/- Rs. 1,34,77,750/- Rs. 10,36,750/- Rs. 10,36,750/-

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

3. Additional Details of the Promoter -

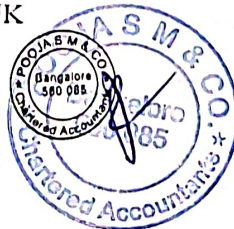
Sl No	Details	Details
1	Promoter Registration Number (Partnership Reg No	SJN-F892-2024-25
2	Date of Birth / Date of incorporation as per the certificate	28-11-2024
3	GST Registration (if applicable)	29ABKFR3634G1ZX
4	List of Designated Partners in case of LLP as on date	-
5	List of Directors (as per ROC) as on date	-
6	Total Value of the Assets as per latest Balance Sheet	-
7	Total Net worth of the Promoter as per latest Balance Sheet	-

4. The project being developed is plotted development project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address is Survey no. 193, 195/1, 195/2, 195/3, 195/4, 195/6, 196, 208/1, 208/2, 208/3. Kodihalli Village, Jadigenahalli, Hobli, Hoskote Taluk, Bengaluru Rural District- 562114

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: RIDHI VIVANTA RERA COLLECTION ACCOUNT OF RIDHI VIVANTA-100%
- Designated Account Number: 14540200014958
- Bank Name: FEDERAL BANK



- d. IFSC Code: FDRL0001454
- e. Branch Name: BANGALORE / MARATHAHALLI
- f. Account Name as per Bank Records : RIDHI VIVANTA RERA COLLECTION ACCOUNT OF RIDHI VIVANTA-100%
(based on pass sheet / pass book etc)

70% Account (Designated Account)

- a. Name of the Account Holder: RIDHI VIVANTA RERA DESIGNATED ACCOUNT OF RIDHI VIVANTA-70%
- b. Designated Account Number: 14540200014966
- c. Bank Name: FEDERAL BANK
- a. IFSC Code: FDRL0001454
- b. Branch Name: BANGALORE / MARATHAHALLI
- d. Account Name as per Bank Records : RIDHI VIVANTA RERA DESIGNATED ACCOUNT OF RIDHI VIVANTA-70%
(based on pass sheet / pass book etc)

30% Account (Current Account)

- c. Name of the Account Holder: RIDHI VIVANTA RERA OPERATIVE ACCOUNT OF RIDHI VIVANTA-30%
- d. Designated Account Number: 14540200014941
- e. Bank Name: FEDERAL BANK
- f. IFSC Code: FDRL0001454
- g. Branch Name: BANGALORE / MARATHAHALLI
- h. Account Name as per Bank Records : RIDHI VIVANTA RERA OPERATIVE ACCOUNT OF RIDHI VIVANTA-30%
(based on pass sheet / pass book etc)

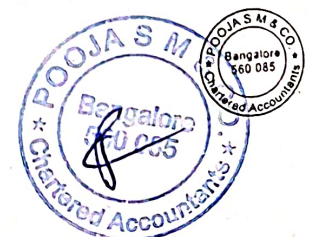
2. The promoter has provided the details of the estimated cost of the real estate project. I / We have reviewed the estimated cost of the project and details are as below. These values are based on the supporting documents provided by the promoter.

Sl No	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project	5,18,37,500	Higher of acquisition cost or guidance value (ASR) as on $8.775 \text{ A G} * 55,00,000 = 4,82,62,500/-$ $0.65 * 55,00,000 = 35,75,000$ $4,82,62,500 + 35,75,000 = 5,18,37,500/-$
2	Estimate cost of Various approvals and NOC's of		Promoter to calculate these estimates based on the sanctioned plan. May



Sl No	Estimated Cost of	Amount in INR	Remarks
	the Project - a. Plan Approvals b. Stamp Duty c. Conversion Charges d. Registration Charges e. Water f. Electricity g. Pollution Control h. AAI i. BSNL/CZR j. Others ----- TOTAL	19,94,000/- 6,00,000/- 4,95,000/- 3,20,000/- 40,00,000/- 65,00,000/- ----- 1,39,09,000/-	vary from time to time
3	Construction Cost - a. Estimate of construction cost as certified by the Engineer. b. Architects, Engineer, Consultants Fees etc c. Administrative Costs d. Taxes, Cess or levy e. Interest on Borrowings Others ----- TOTAL	9,18,75,000 2,00,000 5,00,000 30,00,000 ----- 9,55,75,000	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.
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	16,13,21,500/-	

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

4. 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 POOJA S M & CO.
Chartered Accountants

Pooja S M
Pooja S M
Proprietrix
M.No. 244385

Firm No: 018728S

Signature of the Chartered Accountant

Name: Pooja M S

Membership Number: 244385

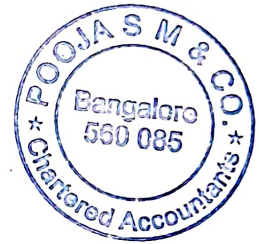
Address: No.213, 3rd Floor, 3rd Phase, 7th Cross, 6th
Block, Banashankari 3rd stage, Bangalore-560085

Contact Details: 9739910181

Email id: capooja.manjunath@gmail.com

Website Link: NA

UDINo – 25244385BMOHCS3117



Date: 19-04-2025

Place: Bangalore

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