

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

Date: 04-06-2025

Project Name : **Nithya Infra Sunshine**
Promoter Name : Nithya Infra Sunshine

I SIVA SANKAR GINKALA is a partner of the firm Sagar Shankar and Associates, is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No. 228282) having office at #407, 4th Floor, Motati Meadows, Above ICICI Bank, CV Raman Nagar, Bangalore-560093. 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)(1)(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.

This is to certify the details of M/s. Nithya Infra Sunshine (name of the promoter) having their office at No 45/407, 4th Floor, Motati Meadows C V Raman Nagar, Above ICICI Bank, Bangalore-560093

1. Being the promoter of the Real Estate Project **Nithya Infra Sunshine**.
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. P Vijay Kumar	40%	61174324
	2. G Devarajulu	20%	26000000
	3. R Raghava Reddy	20%	31988690
	4. Santhosh Mallaya Hiremath	20%	26057222



1. Additional Details of the Promoter –

SL No	Details	Details
1	Promoter Registration Number (Reg No)	SJN-F514/2024-25
2	Date of Birth / Date of incorporation as per the certificate	20/08/2024
3	GST Registration (if applicable)	29AAXFN0391G1ZQ
4	List of Designated Partners in case of LLP as on date	NA
5	List of Directors (as per ROC) as on date	NA
6	Total Value of the Assets as per latest Balance Sheet as on 31.03.2025	165730600
7	Total Net worth of the Promoter as per latest Balance Sheet as on 31.03.2025	145220236

The project being developed is plotted development. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy No 113/3, Chelkere Village, Horamavu, K R Puram Hobli, Bangalore.

1. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below –

RERA Project Collection Account (100%)

Name of the Account Holder : **Nithya Infra Sunshine**
Designated Account Number : 57500001784132
Bank Name : HDFC Bank
IFSC Code : HDFC00003637
Branch Name : Kadugodi, Bangalore

RERA Project Designated Account (70%)

Name of the Account Holder : **Nithya Infra Sunshine -RERA Designated Account for Nithya Infra Sunshine**
Designated Account Number : 57500001786572
Bank Name : HDFC Bank
IFSC Code : HDFC00003637
Branch Name : Kadugodi, Bangalore

RERA Project Designated Account (30%)

Name of the Account Holder : **Nithya Infra Sunshine**
Designated Account Number : 57500001786418
Bank Name : HDFC Bank
IFSC Code : HDFC00003637
Branch Name : Kadugodi, Bangalore



2. 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.

SL No	Estimated cost of	Amount in INR	Remarks
1	Land Of the Project	14,18,85,220	
2	Estimated Cost of Various approvals and NOC's of the Project:- a. Plan Approvals b. Water(BWSSB) c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Fire Clearance h. SIEEA ----- TOTAL	31,60,078 9,61,282 5,900 10,000 NA NA NA NA ----- 41,37,260	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
3	Construction Cost - a. Estimate of Development cost as certified by the Engineer b. Architects, Engineers Consultants Fee etc c. Administrative Cost d. Taxes, Cess or Levy e. Interest on borrowings ----- TOTAL	21,85,52,000 6,00,000 1,50,00,000 1,50,00,000 2,00,00,000 ----- 26,91,52,000	
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	41,51,74,480	

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)	NIL
	a. Name of the Lender b. Amount	NIL
2	Mortgage details (PROPOSED)	
	a. Name of the lender b. Amount	Capri Global Capital Limited Rs. 16,00,00,000/-



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 plots 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 Sagar Shankar and Associates,
Chartered Accountants**



Name: CA Siva Shankar Ginkala

Membership Number: 228282

Address: 407, 4th floor, Motati
Meadows, Above ICICI Bank, CV
Raman Nagar,

BANGALORE -560093.

Contact Details: 9849557030

Email id: ca_ssna@yahoo.in

UDIN No - 25228282BMIMHK9483

Date: 04.06.2025

Place: Bangalore