



**KARNATAKA REAL ESTATE REGULATORY AUTHORITY  
(Real Estate (Regulation & Development) Rules, 2017)**

**FORM -Reg 1**

**CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)**

Date: 07-06-2025

Project Name The Citadel

Promoter Name Pionier Developments Private Limited

I, Meera Karthikeyan a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 216787) having office at No.123, 5th cross, Thyagarajanagara, Bengaluru – 560028 South 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 Ms Pionier Developments Private Limited having its office at **No.48, 1<sup>st</sup> Floor, I Star, Building, 100 Feet Road, Koramangala, Bangalore, Bangalore South, Karnataka, India, 560034** being the promoter of the Real Estate Project 'The Citadel'.
2. The Promoter of the proposed real estate project is a Private Limited Company and 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 <sup>st</sup> March 2024 |
|------------------|--------------------------------------|------------------------------|-----------------------------------------------------------------------------------|
| Private Limited  | Pionier Developments Private Limited | 100%                         | Rs. 1.00 Lakhs                                                                    |

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) | CIN:<br>U70100KA2022PTC163677<br>PAN : AANCP0678D |
| 2     | Date of Birth / Date of incorporation as per the Certificate                                                        | 12 <sup>th</sup> July 2022                        |



# Meera Karthikeyan

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|   |                                                                                           |                                           |
|---|-------------------------------------------------------------------------------------------|-------------------------------------------|
| 3 | GST Registration (if applicable)                                                          | NA                                        |
| 4 | List of Designated Partners in case of LLP as on date                                     | NA                                        |
| 5 | List of Directors (as per ROC) as on date                                                 | 1. Kavitha Ramreddy<br>2. Narendra Balaji |
| 6 | Total Value of the Assets as per latest Balance Sheet                                     | Rs. 48.57 Crores                          |
| 7 | Total Net worth of the Promoter as per latest Balance Sheet [31 <sup>st</sup> March 2024] | Rs. 0.80 Lakhs                            |

4. The Project being developed is plotted development. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy No. 98 (portion) of Chikkanagamangala Village, Sarjapura Hobli, Anekal Taluk, Bangalore.
5. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below —

| SI No. | Particulars                      | 100% Account Details                                  | 70% Account Details                      | 30% Account Details                 |
|--------|----------------------------------|-------------------------------------------------------|------------------------------------------|-------------------------------------|
| i.     | Name of the Account Holder       | PDPL Master Collection Escrow Account For The Citadel | PDPL RERA Escrow Account For The Citadel | PDPL Escrow Account for The Citadel |
| ii.    | Designated Account Number        | 57500001036311                                        | 57500001036771                           | 57500001036261                      |
| iii.   | Bank Name                        | HDFC Bank                                             | HDFC Bank                                | HDFC Bank                           |
| iv.    | IFSC Code                        | HDFC0000523                                           | HDFC0000523                              | HDFC0000523                         |
| v.     | Branch Name                      | BENGALURU - RICHMOND ROAD                             | BENGALURU - RICHMOND ROAD                | BENGALURU - RICHMOND ROAD           |
| vi.    | Account Name as per Bank Records | PDPL Master Collection Escrow Account For The Citadel | PDPL RERA Escrow Account For The Citadel | PDPL Escrow Account for The Citadel |





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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) | 37.00 Crores                 |
|       | a. Name of the lender            | India Realty Excellence Fund |
|       | b. Amount                        | II<br>37.00 Crores           |
| 2     | Mortgage Details (If Applicable) |                              |
|       | a. Name of the lender            |                              |
|       | b. Amount                        |                              |

8. The Promoter of the project is in compliance with the Section 3(I) 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 true and 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 Meera Karthikeyan**  
Chartered Accountant

**CA Meera Karthikeyan**  
**MM : 216787**  
**UDIN: 25216787BMKROR9594**

Date: 08<sup>th</sup> June 2025  
Place: Ootacamund