



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

Date: 17/04/2025

Project Name: ASPIRE CALIXIA
Promotor Name: M/S. ASPIRE REAL

I, **N. Thyagaraju**, is a proprietor of the firm N. Thyagaraju is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 202450) having office at No. 43, 11th Main, 27th Cross, BSK 2nd Stage, Bangalore – 560 070 issuing this certificate with respect to the real estate project being registered with Karnataka RERA.

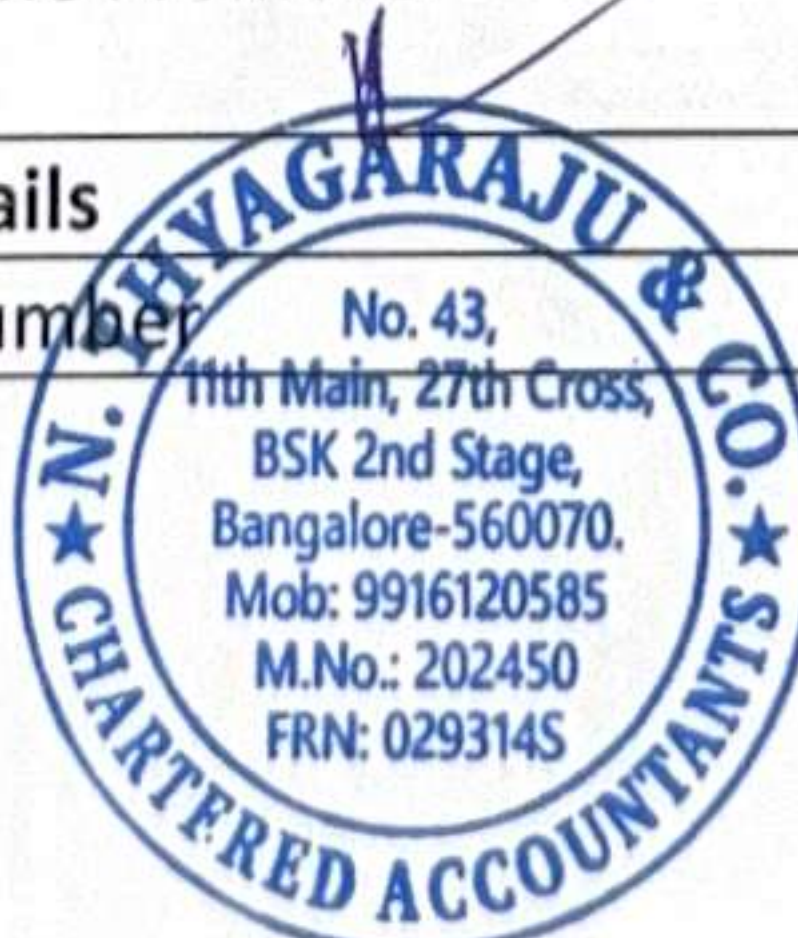
I am undertaking to issue the Chartered Accountants certificate as mandated Us. 4(2)(1)(d) of the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation & Development Rules) 2017 to facilitate the promoter to withdraw the money from the RERA Designated bank account based on the percentage of completion of the Project.

1. This is to certify the details of **M/s. ASPIRE REAL** having their office at No.41, 2nd Floor, Kanakapura Road, Tata Silk Farm, Basavanagudi, Bangalore – 560 004 being the promotor of the Real Estate Project **ASPIRE CALIXIA**.
2. The Promotor of the proposed real estate project is a Partnership Firm. I have verified the ownership of the document of the entity and present owners and details of the entirety are as below-

Nature of Entity	Name of the Owners of the Entity	% Of ownership in the entity	Total Capital contributed by the members as on 31/03/2025
Partnership Firm	a. Rohini S Bagewadi	a. Rohini S Bagewadi – 50%	Rs. 20000000/-
	b. Zulekha Khanum	b. Zulekha Khanum - 50%	Rs. 20000000/-
		Total – 100%	Rs. 40000000/-

3. Additional Details of the Promoter-

Sl. No.	Details	Details
1.	Promoter Registration Number	BSD-F501-2022-23





Sl. No.	Estimated Cost of	Amount in INR	Remarks
1.	Land of the Project a. Property Value b. Stamp Duty <u>Total</u>	Rs. 7,27,20,000.00 Rs. 46,00,000.00 Rs. 7,73,20,000.00	Higher of acquisition cost or guidance value (ASR) as on 29/03/2025 & 05/04/2025
2.	Estimate cost of Various approvals and NOCs of the Project- a. Plan Approvals b. Water c. BESCOM d. Pollution Control e. Fire & Emergency Services f. Consultant Charges g. Others (Deposit Fees for BESCOM and BWSSB, RERA) h. Land Conversion <u>Total</u>	Rs. 8,86,000.00 Rs. N/A Rs. N/A Rs. N/A Rs. N/A Rs. 2,00,000.00 Rs. N/A Rs. 10,86,000.00	Promotor to calculate these estimates based on the sanctioned plan. May vary from time to time.
3.	Land Development Cost- a) Estimate of Land Development cost as certified by the Engineer. b) Architects, Engineer, Consultants Fees etc c) Administrative Costs d) Taxes, Cess, or levy e) Interest on borrowings <u>Total</u>	Rs. 2,50,85,944.00 Rs. 25,00,000.00 Rs. 90,00,000.00 Rs. N/A Rs. 2,00,00,000.00 Rs. 5,65,85,944.00	Promotor has calculated these costs based on the present sanctioned plan, specification in the project, proposed facility, and 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)	Rs. 13,49,91,944.00	

7. The Promotor 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	4,00,00,000.00
	a. Name of the lender	1. C. Prakash Rao
	b. Amount	2,00,00,000.00
		2. Fortuna Reality





2.	Date of incorporation as per the certificate	31st March 2023
3.	GST Registration	29ACBFA3612K1ZI
4.	List of Designated Partners	a) Rohini S Bagewadi b) Zulekha Khanum
5.	Total Value of the Assets as per latest Balance Sheet	NIL
6.	Total Net worth of the promotor as per the latest Balance Sheet	Rs.40000000/-

4. The project being developed is a group housing project Layout. The promotor has obtained necessary sanctioned plan from the competent authorities. The project address being Sy. No. 2/3 (Old Sy. No 2/1) and Sy. No. 13/7, Ravugodlu Village, Uttarahalli Hobli, Bangalore South Taluk.

5. The promotor 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: **ASPIRE REAL – ASPIRE CALIXIA**
- Account Number: 50200088694923
- Bank Name: **HDFC BANK**
- IFSC Code: HDFC0005075
- Branch Name: Kumaraswamy Layout, Bengaluru

RERA Designated Account (70%)

- Name of the Account Holder: **ASPIRE REAL – ASPIRE CALIXIA**
- Account Number: 50200088694923
- Bank Name: **HDFC BANK**
- IFSC Code: HDFC0005075
- Branch Name: Kumaraswamy Layout, Bengaluru

RERA Current Account of the Builder (30%)

- Name of the Account Holder: **ASPIRE REAL – ASPIRE CALIXIA**
- Account Number: 50200088694923
- Bank Name: **HDFC BANK**
- IFSC Code: HDFC0005075
- Branch Name: Kumara Swamy Layout, Bengaluru.

6. 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.





		25,00,000.00 3. Sharad Kumar V 25,00,000.00 4. Shivakumar H B 50,00,000.00 5. Suha Noorain 1,00,00,000.00
2.	Mortgage Details	
	a. Name of the lender	N/A
	b. Amount	N/A

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.

Signature of the Chartered Accountant
FOR N.THYAGARAJU & CO
CHARTERED ACCOUNTANTS


Name: N. Thyagaraju
Proprietor

Membership Number: 202450
FRN Number: 029314S

Address: No 43, 11th Main, 27th Cross, BSK 2nd Stage, Bangalore – 560 070

Contact Details: +91 9916120585

Email ID: cathyagaraju@gmail.com

UDIN No: 25202450BMLBWW8936



Date: 17/04/2025

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)(1)(d) of the RERA Act
4. CA shall issue this certificate in accordance with ICAI Standards.