

KARNATAKA REAL ESTATE REGULATORY AUTHORITY

(Karnataka Real Estate (Regulation & Development) Rules, 2017)

FORM – Reg 1

Date: 20.05.2025.

Project Name: **INSPIRA WIND OF LIFE**

Promoters Name: **IINSPIRA ECO SPRINGS PRIVATE LIMITED.**

I, SUDEEP N is a proprietor of the firm SUDEEP N & Co., is a member of Institute of Chartered Accountants of India holding Certificate of practice, ICAI Membership No. 259145 having office at No, 2004/14, New No.29, 1st Floor, 'D' Block, 7th Main Road, 2nd Stage, Rajajinagar, Bangalore-560010, 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 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Act, 2016 read with Karnataka Real Estate (Regulation & Development Rules) 2017 to facilitate the promotor to withdrawn the money from RERA Designated bank account based on the percentage of completion of the project.

1. This is to certify the details of M/s. IINSPIRA ECO SPRINGS PRIVATE LIMITED having their registered office at No 41 Kasturba Road Cross, Kasturba Road, Bangalore GPO., Bangalore North, Bangalore – 560001 being the promotor of the Real Estate Project INSPIRA WIND OF LIFE.
2. Promoter of the proposed real estate project is a Private Limited Company. I have verified the ownership document of the entity and the 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.
Private Limited	Mr. UDUVARE RANGASWAMY PRABHU	38.70 %	77,400.00
	Mr. MEGARAMAKKI ARAVINDA SRINIVAS	38.30 %	77,600.00
	Mr. SOMASHEKARREDDY AKARSH	23.00 %	46000.00
	Total	100.00 %	2,00,000.00

3. Additional Details of the Promoter-

Sl No.	Details	Details
1	Promoters Registration Number (Partnership Reg. Company Incorporation, Society Reg. No and PAN no in case of Individual)	U68200KA2025PTC200269
2	Date of Birth/Date of Incorporation as per the certificate.	26/03/2025.
3	GST Registration	29AAIC11136J1ZG
4	List of Director	Mr. Prabhu U R Mr. Aravinda M S Mr. Akarsh S
5	Total value of Assets as per the latest Audited Balance Sheet	Rs. 11.69 Crs.
6	Total Network of the promoters as per latest Audited Balance Sheet	Rs. 12.33 Crs.

4. The project being developed is housing project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy.No-485/1 and 485/2 at Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban District is 562125.
5. 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:IESPL INSPIRA WINDS OF LIFE COLLECTION ESCROW ACCOUNT

Account Number :57500001754280

Bank Name :HDFC BANK

IFSC Code :HDFC0000009

Branch Name :Kasturba Road, Bangalore – 560001.

RERA Project Collection Account (70%)

Name of the Account Holder :IESPL INSPIRA WINDS OF LIFE RERA ESCROW ACCOUNT

Account Number :57500001755961

Bank Name : HDFC BANK

IFSC Code : HDFC0000009

Branch Name : Kasturba Road, Bangalore – 560001.

RERA Project Collection Account (30%)

Name of the Account Holder :IESPL INSPIRA WINDS OF LIFE ESCROW ACCOUNT

Account Number :57500001754741

Bank Name : HDFC BANK

IFSC Code : HDFC0000009

Branch Name : Kasturba Road, Bangalore – 560001.



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.

Sl No.	Estimated Cost of	Amount in INR in Crores.	Remarks
1	Land of the Project	15.00	Higher of acquisition cost or guidance value (ASR) as on 01.04.2025 (Nearest date of RERA registration application date)
2	Estimated cost of various approvals and NOCs of the Project. a. Plan Approvals b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Fire Clearance h. Others. Total	7.11 7.11	Estimated
3.	Construction Cost- a. Estimate of construction cost as certified by the Engineer. b. Architects, Engineer, Consultants Fees, DM Fees etc. c. Administrative Costs. d. Taxes, Cess or Levy e. Marketing costs f. Interest on Borrowings. Total	140.77 15.97 15.27 172.01	Estimated
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	194.12	

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)	
	a. Name of the Lender	Certus Investment Management Pvt. Ltd.,
	b. Amount.	Rs. 130.00 Crs.
2	Mortgage Details (If Applicable)	1. Property-1, 1.13 Acres of Land in Doddakannhalli, Sarjapur Road, Bangalore. 2. Property -2, 4.7 Acres of residential converted land located in sarjapura, Kada Agrahara, Bangalore.

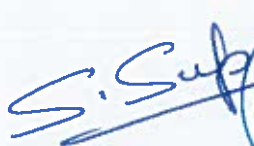


8. The promoters of the project are in compliance with the section 3 (1) of the RERA Act and it is certified that the promoter has no entered into any agreements in the sale of plot or units and bookings amount or advance amounts have not been received from any of the allottees.

This Certificate is issued to the promoter of the project for the purpose of RERA registration. The details of this certificate are prepared based on the details, documents, information, undertaking provided by the promoter. This certificate shall not be used for any other purpose other than mentioned herein.

Note: The Total Estimated Cost of the Project, as certified by the Engineer (vide Form-3 dated 15.05.2025) and the Architect (vide Form-2 dated 16.05.2025), is Rs.178.85 Crores. The said estimate does not include the interest on borrowings pertaining to the project. In line with applicable accounting principles and in order to reflect a true and fair view of the total project cost, the interest on borrowings amounting to Rs.15.27 Crores, being the interest attributable to the funds borrowed for the project, has been considered. Accordingly, the Total Estimated Cost of the Project is certified as Rs.194.12 Crores.

For SUDEEP N & CO.
Chartered Accountants
(Firm Registration No: 024884S)




Sudeep N
Proprietor
M No: 259145
Place: Bangalore
Date: 20-05-2025
UDIN: 25259145BMISQY6441