

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

Form – Reg 1

Chartered Accountant's Certificate

(Registration)

Date: 03/05/2025

Project Name : SSVD SERENITY
Promoters Name : SRI SAI VENKATESHWARA DEVELOPERS

I **Hemadri Kolla** is a Proprietor of the Sole Concern **M/s. Kolla and Associates** is a member of Institution of Chartered Accountants of India holding Certificate of Practice having membership No. 224623 having office at **No.10, Manasa, Mahadevapura Extn., Akash Nagar, Bangalore - 560016** 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 month 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. Sri Sai Venkateshwara Developers having their office at No. 182, 5th Main Road, Nandha Kumar Layout, Arehalli, Uttarahalli, Near Ramdev Medicals, Bengaluru - 560 061 being the promoter of the Real Estate Project: **SSVD SERENITY**.
2. The promoter of the proposed real estate project is a Partnership Firm. I have verified the ownership documents 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 the Ownership in the entity	Total Capital Contributed by the Owners as on 31/03/2025
PARTNERSHIP FIRM	G. Venkataramana	10%	57,94,765.27
	R. Parthasarathy	10%	1,82,05,229.60
	N. S. Gopi	10%	76,50,921.60
	D. Chandrasekhar Naidu	10%	53,47,192.00
	P C Munikrishna	10%	32,81,078.79
	M. Chandrashekar Naidu	10%	30,36,481.60
	S. Kishore Kumar	10%	39,96,785.00
	N. Vijaya	10%	69,57,521.29
	T. Yamini Saraswathy	10%	44,06,871.93
	C. Janardhan Naidu	5%	25,18,978.30
	J. Balaji	5%	27,37,560.30
		100%	6,39,33,385.68



3. Additional Details of the Promoter –

Sl. No.	Details	Details
1	Promoter Registration Number (Partnership Reg. No. and PAN)	346/12-13 PAN: ACFFS1149B
2	Date of the Incorporation as per the Certificate	17/09/2012
3	GST Registration	29ACFFS1149B2ZA
4	Total value of the Assets as per Latest Balance Sheet	Rs. 6,39,33,385.68/- period ending on 31/03/2025
5	Total Net Worth of the Promoter as per Latest Balance Sheet	Rs. 6,39,33,385.68/- period ending on 31/03/2025

4. The project being developed is Residential Housing project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy. No. 100, Seeghalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District.

5. The promoter of the project has opened the RERA Bank Accounts for the proposed project and details are as below: -

RERA Project Collection Account – 100%

Account Name : SRI SAI VENKATESHWARA DEVELOPERS -
RERA Collection Account for SSVD SERENITY

Account Number : 44025549852

Bank Name : State Bank of India

Branch Name : Girinagar 3rd Phase, Bengaluru

IFS Code : SBIN0016222

RERA Designated Account – 70%

Account Name : SRI SAI VENKATESHWARA DEVELOPERS -
RERA Designated Account for SSVD SERENITY

Account Number : 44025469524

Bank Name : State Bank of India

Branch Name : Girinagar 3rd Phase, Bengaluru

IFS Code : SBIN0016222



RERA Developer Account of the Builder- 30%

Account Name : SRI SAI VENKATESHWARA DEVELOPERS -
RERA Developer Account for SSVD SERENITY

Account Number : 44025549342

Bank Name : State Bank of India

Branch Name : Girinagar 3rd Phase, Bengaluru

IFS Code : SBIN0016222

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	Amount in INR	Remarks
1	Land of the Project	12,06,85,968/-	Guidance value (ASR) Rs. 4,000/- Sq ft (nearest date of RERA registration application date)
2	Estimate Cost of Various Approvals and NOCs of the Project a. Plan Approvals b. Water c. Electricity d. Pollution Control e. Others Total	 35,00,000/- 10,00,000/- 15,00,000/- 5,00,000/- 15,00,000/- 80,00,000/-	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
3	Construction Cost – A. Estimate of Construction Cost as Certified by the Engineer. B. Architects, Engineer, Consultants Fee etc., C. Administrative Cost D. Taxes, Cess or Levy E. Interest on Borrowings Total	 30,01,17,640/- 10,00,000/- ---- 50,00,000/- 30,61,17,640/-	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.
	Total Estimated Cost of the Project (1+2+3)	43,48,03,608/-	



3. The Promoter of the project has borrowed money from the following parties for the purpose of the real estate project being registered.

Sl. No.	Particulars	INR in Rs.
1	Total Borrowings (If Applicable) Name of the Lender TOTAL AMOUNT	---
2	Mortgage Details (If Applicable) A. Name of the Lender B. Amount	---

4. The promoter of the project is in compliance with Section 3(1) of the RERA Act and it is certified that the promoter has not entered into any agreements in the sale of 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 details of this certificate are 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 Kolla and Associates
Chartered Accountants

Certified by

Proprietor
CA. Hemadri Kolla
M.No.224623. FRN.012823S

Name: HEMADRI KOLLA, Chartered Accountant
Membership Number: 224623
Address: No.10,Manasa, Mahadevapura Extn,Bangalore-16
Contact Details: 9632788543
Email id: hemadrikolla@gmail.com
Website Link: NA
UDINo: 25224623BMLHEY7152