



VENKATRAMANA P & CO.,
Chartered Accountants

CA VENKATRAMANA P
Proprietor B.Com., F.C.A

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

Date:- 10.06.2025

Project Name : VR MEGA TOWNSHIP
Promoter Name : VR VENTURES

I VENKATRAMANA PUSALA (full name of the CA) is a proprietor/partner of the firm VENKATRAMANA P & CO (full name of the firm as per ICAI records) is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 228408) having office at NO 4, 3RD FLOOR, KVS COMPLEX, NRI LAYOUT, KALKERE, BANGALORE – 560016. (Full office address) 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.

1. This is to certify the details of M/s. VR VENTURES (name of the promoter) having their office at No. LIG-65D, FIRST FLOOR, KHB COLONY, NEAR HOSKOTE POLICE STATION, BANGALORE, KARNATAKA – 562114 being the promoter of the Real Estate Project VR MEGA TOWNSHIP.



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 31/03/2024
Individual / Proprietorship	Name of the individual proprietor	100%	Rs. NA
Partnership Firm or LLP	a)RAMESH NAIDU	a. RAMESH NAIDU - 50 %	Rs. 50,00,000/-
	b)RAMESH NAIDU KISHORE	b. RAMESH NAIDU KISHORE - 50%	Rs. 50,00,000/-
	 TOTAL 100 %	Rs. 1,00,00,000/-

(Please mention the relevant details based on the type of promoter entity)

3. Additional Details of the Promoter –

Sl No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN in case of Individual)	BLR-F100-2019-20
2	Date of Birth / Date of incorporation as per the certificate	26/02/2020
3	GST Registration (if applicable)	
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 on 31.03.2024 in the Balance Sheet	Rs. 1,95,27,840/-
7	Total Net worth of the Promoter as on 31.03.2024 in the Balance Sheet	Rs. 11,02,10,646/-



4. The project being developed is plotted development / group housing / villa project / commercial / mixed development / industrial project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address is SY NO.83/11,84/7,84/8,84/9,85/2,85/3,85/4,85/5,85/6,85/7,85/8A,85/8B, 85/9,85/10,85/11,85/12,86/1,86/2,86/3,86/4,86/5,87/2,89/1,89/2,89/3,89/4,89/5,89/6,121/6,122/3B,123/4 & 123/6 OF KANNURAHALLI VILLAGE, KASABA HOBLI, HOSAKOTE TALUK, and BANGALORE-562114.
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: VR Ventures RERA Pooling Account for VR Mega Township

Collection Account Number: 120034138644

Bank Name: CANARA BANK

IFSC Code: CNRB0005580

Branch Name: HOSKOTE

RERA Project Designated Account (70%)

Name of the Account Holder: VR Ventures RERA Designated Account for VR Mega Township

Designated Account Number: 120034138616

Bank Name: CANARA BANK

IFSC Code: CNRB0005580

Branch Name: HOSKOTE

RERA Project Current Account (30%)

Name of the Account Holder: VR Ventures RERA Current Account for VR Mega Township

Current Account Number: 5580201000169

Bank Name: CANARA BANK

IFSC Code: CNRB0005580

Branch Name: HOSKOTE SME

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.



Sl No	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project	7,13,00,000	Higher of acquisition cost or guidance value (ASR) as on 23/12/2022 (nearest date of rera registration application date)
2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approvals b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Fire Clearance h. Others ----- TOTAL	38,86,800 14,04,753 32,40,000 NA NA NA NA 14,76,991 ----- 1,00,08,544	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 Fees etc c. Administrative Costs d. Taxes, Cess or levy e. Interest on borrowings ----- TOTAL	17,98,33,856 NA NA NA NA ----- 17,98,33,856	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.
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	26,11,42,400	



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)	NA
	a. Name of the lender	NA
	b. Amount	
2	Mortgage Details (If Applicable)	NA
	a. Name of the lender	NA
	b. Amount	

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
Name: VENKATRAMANA P
Membership Number: 228408
Address: NO 4,3RD FLOOR, KVS
COMPLEX, NRI LAYOUT,
KALKERE, BANGALORE – 560016
Contact Details: 9845032389
Email id: venki_ca2007@yahoo.co.in
UDIN No -25228408BMJKSV5290

Date: 10/06/2025
Place: BANGALORE