



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

Date: 01-07-2025

Project Name: AMIGO PALACIO

Promoters Name: AMIGO SHELTERS PRIVATE LIMITED

I **CA K R Narasimha Murthy** is a ~~proprietor~~/Partner of the firm **NAGARAJAN & CO** is a member of Institute of Chartered Accountants of India holding certificate of Practise having Membership number 026303, having office at No 10, Trust Complex 3rd floor, DVG Road, Basavanagudi, Bengaluru South, 560004 issuing this certificate 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)(1)(d) of Real Estate (Regulation and development) Act, 2016 read with Karnataka Real Estate (Regulation and 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. AMIGO SHELTERS PRIVATE LIMITED (herein referred as Promoter)** having their registered office at No 152, 2nd Cross, Shiridi Sai Nagar, K Narayanpura road, Arabic College road, Bengaluru, 560045 being the promoter of the Real Estate project AMIGO PALACIO.
2. The promoter of the proposed real estate project is an ~~Individual / Partnership firm / LLP /~~ Company ~~/ Society / others~~. I have verified the ownership document of the entity and present owners and details of the entity are as below-



Nature of the Entity	Name of the Owners of the Entity	% of Ownership in the Entity	Total Share Capital as on 31-03-2024
Partnership firm / LLP / Company	a. Mohammad Hamza Ali b. Ruhi Ali c. Shaffir Hussian	a. 77 % b. 15 % c. 8 %	Rs. 19,99,970/- Rs. 3,99,000/- Rs. 2,01,000/-

3. Additional Details of the Promoter-

Sl no	Details	Details
1	Corporate Identification Number (CIN)	U70102KA2010PTC053488
2	Date of Incorporation	04/05/2010
3	GST Registration Number	29AAICA4855A1ZR
4	List of designated partners in case of LLP as on date	NA
5	List of Directors (As per ROC) as on date	a. MOHAMMED HAMZA ALI b. REHAN ALI MOHAMMED HAMZA
6	Total value of the Assets as per latest Balance Sheet as on 31.03.2024	Rs. 4,79,46,210
7	Total Net worth of the Promoter as per Latest Balance Sheet as on 31.03.2024	Rs. (4,30,68,830)

4. The project being developed is ~~plotted development~~ / Group Housing / ~~Villa project~~ / Commercial / ~~mixed development~~ / ~~Industrial project~~. The promoter has obtained necessary sanctioned plan (Dated:15/05/2025, No. BDA/EM/E02/TA3/NORTH/05/2025-26) from the competent authority. The project address being Survey No.98/4, Chikkagubbi village, Bidarahalli hobli, Bengaluru East taluk, Bengaluru Urban district, Bengaluru - 560077.

5. The promoter of the project has opened the RERA designated bank account for the proposed project and details are as below-

- Name of the Account holder: **AMIGO SHELTERS P L AMIGO PALACIO RERA**
- Designated Account Number: **50200109074716**
- Bank Name: **HDFC Bank**
- IFSC Code: **HDFC0000286**
- Branch Name: **Halasuru**
- Account Name as per Bank Records: **AMIGO SHELTERS P L AMIGO PALACIO RERA**



6. The promoter has provided the details of the estimated cost of the real estate project. 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 1 Acres 01 Guntas (44648.99 Sq. ft) (4147.99 Sq.mt) (Rs.50,000 per Sq.mt)	Rs. 20,74,00,000/-	Higher of acquisition cost or guidance value (JD & GV) as on (01/07/2025)
2	Estimate 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	Rs. 26,96,799/- NA Rs. 91,950/- Rs. 15,000/- NA NA NA Rs. 9,97,161/- Rs. 38,00,910/-	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 Cost d. Taxes, Cess or Levy e. Interest on Borrowings	Rs. 38,42,50,000/- NA NA NA NA	Promoter has calculated these costs based on the present sanctioned plan, specification 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	Rs. 38,42,50,000/-	

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

Sl.no	Particulars	Amount in Rs.
1	Total Borrowings (if Applicable) a. Name of the lender b. Amount	NA NA
2	Mortgage details (If applicable) a. Name of the lender b. Amount	NA NA

8. The Promoter of the Project is in compliance with the section 3(1) of the REAR Act and it is certified that the promoter has not entered into any agreements in this sale of plot or units and Booking amount or advance amounts have not been received from any of the allottees.



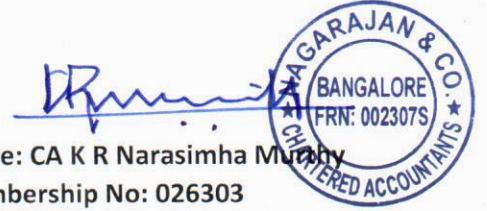
Continuation Sheet.....

Nagarajan & Co.,

CHARTERED ACCOUNTANTS

The certificate is issued to the promoter of the project for the purpose of RERA registration.

The details 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.



Name: CA K R Narasimha Murthy

Membership No: 026303

Address: No 10, Trust Complex, 3rd floor

DVG road, Basavanagudi, Bengaluru,

560004.

UDIN: 25026303BMKPZQ8073

Date: 01st July 2025

Place: Bengaluru