

KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)
FORM-Reg1
CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

Date: 24/07/2025

Project Name : 99D By Santhusta

Promoter Name : M/s Santhusta Infracon Pvt. Ltd.,

I K Subhash Chandra Babu is a proprietor of the firm K Subhash Chandra & Co is a member of Institute of Chartered Accountants of India holding Certificate of practice ICAI Membership No2.3187 having office at B- 3 I Floor, Unity Buildings J C Road, Bangalore-560002 issuing this certificate with respect to the real estate project being registered with Karnataka RBRA.

I am undertaking to issue the Chartered Accountants certificates as mandated U/s. 4(2)(l)(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 Santhusta Infracon Pvt. Ltd., (name of the promoter) having their office at No. Flat No.203, II Floor, Samaikyaas K K Veni Plaza, Whitefield Main Road, B Narayanapura, K R Puram, Bengaluru – 560 016 (full address of the promoter) being the promoter of the Real Estate Project 99D By Santhusta (name of the project as per application).
2. The Promoter of the proposed real estate project is a Private Limited Company. 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 Capitol contributed by the owners/members as on 9/07/2025
Private Limited Company	a. Director 1 : Sandeepa NAgarajagowda	a. Director 1- 50%	a. Director 1 – 10,00,000/-
	b. Director 2: Vijjini Srikanth Rao	b. Director 2 – 50%	b. Director 2 – 10,00,000/-
		TOTAL 100%	TOTAL - 20,00,000/-

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



3. Additional Details of the Promoter -

SI No	Details	Details
1	Promoter Registration Number (Private Limited Company)	U68200KA2023PTC181221
2	Date of Birth / Date of incorporation as per the Certificate	21/November/2023
3	GST Registration (if applicable)	29ABCMS1465M1ZM
4	Total Value of the Assets as per latest Balance Sheet.	Rs.19.68 (Amount Rs in Lakhs)
5	Total Net worth of the Promoter as per latest Balance Sheet	Rs.19.68 (Amount Rs in Lakhs)

3. The Project being developed is Residential sites. The promoter has obtained necessary sanctioned plan from the competent authorities.

The project address being Sy. No. 35/1, Kurubarahalli, Tubagere Hobli, Doddaballapura Taluk, Bangalore Rural – 561203 (mention full address as mentioned in the sanctioned plan).

4. 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: Santhusta Infracon Private Limited
- Account Number : 10234615834
- Bank Name : IDFC First Bank Ltd
- IFSC Code : IDFB0080183
- Branch Name : Sahakara Nagara Branch

RERA Designated Account (70%)

- Name of the Account Holder: Santhusta Infracon Private Limited
- Account Number : 10234615776
- Bank Name : IDFC First Bank Ltd
- IFSC Code : IDFB0080183
- Branch Name : Saharaka Nagara Branch

RERA Current Account of the Builder (30%)

- Name of the Account Holder: Santhusta Infracon Private Limited
- Account Number : 10234615856
- Bank Name : IDFC First Bank Ltd
- IFSC Code : IDFB0080183
- Branch Name : Sahakara Nagara Branch

Account Name as per bank records based on pass sheet/pass book etc)

5. 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.



SI No	Estimated Cost of	Amount in INR	Remarks
1	Estimated Land Cost of the Project 29,845.32 Sq, Mtr* Govt. Guidance Value)	23,87,62,560	Higher of acquisition cost or guidance value (ASR) as on 10/06/2025 (nearest date of RERA registration application date) i.e. Rs. 8,000/- per Sq. Mtr.
2	Estimate cost of Various approvals and NOC's of the Project – a. Plan Approval b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Fire Clearance h. Others TOTAL	a. 28,70,300 b. Nil c. Nil d. Nil e. Nil f. Nil g. Nil h. Nil 28,70,300	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
3	Development Cost — a. Estimate of development cost as certified by the Engineer. b. Architects, Engineer, Consultants Fees etc Administrative Costs Taxes, Cess or levy Interest on borrowings TOTAL	18,00,00,000 1,93,40,000 19,93,40,000	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)	44,09,72,860	

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



SLNo	Particulars	INR in Rs.
1	Total Borrowings (If Applicable)	
	a. Name of the lender b. Amount	Nil
2	Mortgage Details (If Applicable)	Nil
	a. Name of the lender b. Amount	Nil

7. The Promoter of the project is in compliance with the Section 3(I) 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 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 : K Subhash Chandra Babu

Membership No : 203187

Address : B -3 I Floor Unity Buildings

J C Road, Bangalore-560002

UDIN : 25203187BMGYUS6974



Date: 24/07/2025

Place: Bengaluru

- Fill all the details in this certificate, mention Not Applicable, do not leave blank.
- The details of CA mentioned on the website shall be the same CA, who undertake to issue this certificate
- 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)(I)(d) of the RERA Act
- CA shall issue this certificate in accordance with ICAI Standards