

Kopalli Mallikarjuna & Co.

Chartered Accountants



KARNATAKA REAL ESTATE REGULATORY AUTHORITY

(Karnataka Real Estate (Regulation & Development) Rules, 2017 - FORM – Reg 1

Project Name : **M/s. MARUTI AKRIDA.**

Promoter Name: **M/s. MARUTI VENTURES.**

I, Mr. **Mallikarjuna Kopalli** is proprietor of the firm, **Kopalli Mallikarjuna & Co.**, is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI) Membership No.233625 having office at. No.4, 1st Floor, Above Megha Enterprises 1st Cross, 1st Main Rd, 2nd Phase, J. P. Nagar, Bengaluru, Karnataka 560078. Issuing this certificate with respect to the real estate project being registered with Karnataka RERA.

I have undertaken to issue the Chartered Accountants certificates 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 promoter to withdraw the money from the RERA Designated back account based on the percentage of completion of the Project.

This is to certify the details of **M/s. MARUTI VENTURES.** having their office at **SY NO: 269, Floor No 2, RRL Complex, Sarjapura - Attibele Main Road, Bidaraguppa, Bengaluru Karnataka 562107**, being the promoter of the Real Estate Project "**M/s MARUTI AKRIDA**" (name of the project as per application).

1. The Promoter of the proposed real estate project is an 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 (Opening and Additional Capital) contributed by the owners/members as on 31/03/2025
Partnership Firm	a. A Ramakrishna Naidu	a. Partner 1 - 28%	a. Rs. 21,52,500/-
	b. Lekkala Chakrapani	b. Partner 2 - 30 %	b. Rs. 26,00,000/-
	c. Pradeep Kumar Adusupalli	c. Partner 3 - 12 %	c. Rs. 20,50,000/-
	d. Bobba Sujith Kumar	d. Partner 4 - 10 %	d. Rs. 11,00,000/-
	e. Prathapaneni Surendra Babu	e. Partner 5 - 20 %	e. Rs. 2,61,00,000/-
		TOTAL 100 %	
Others			<u>Nil</u>



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

3. Additional Details of the Promotee

Sl. No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg.No and PAN no in case of Individual)	SJN-F 1416/2016-15
2	Date of Birth / Date of incorporation as per the certificate	18-03-2016
3	GST Registration (if applicable)	29ABEFM6872H1ZS
4	List of Designated Partners in case of LLP as on date	Not Applicable
5	List of Directors (as per ROC) as on date	Not Applicable
6	Total Value of the Assets as per latest Balance Sheet	Rs.27,89,521/-
7	Total Net worth of the Promoter as per latest Balance Sheet	NIL



1. The project be kg 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 being "Sy no.416/3,4,7 and 134/2, Telecom Layout, Bidaraguppa Village, Attibele, Hubli Alekal Taluka, Bengaluru 562107".
2. 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%)

ACCOUNT NAME: Maruti Ventures Rera Collection Account Maruti Akrida.

BANK NAME: Federal Bank.

ACCOUNT NUMBER: 21660200004907.

IFSC CODE: FDRL0002166.

MICR NO. 560049032.

BRANCH: Bilapura.

RERA Designated Account (70%)

ACCOUNT NAME: Maruti Ventures Rera Designated Account Maruti Akrida.

BANK NAME: Federal Bank.

ACCOUNT NUMBER: 21660200004915.

IFSC CODE: FDRL0002166.

MICR NO. 5600049032.

BRANCH: Billpura.

RERA Current Account of the Builder (30%)

ACCOUNT NAME: Maruti Ventures Rera Current Account Maruti Akrida.

BANK NAME: Federal Bank.

ACCOUNT NUMBER: 21660200005433.

IFSC CODE: FDRL0002166.

MICR NO. 5600049032.

BRANCH: Billpura.



3.The promoter has provided the details of the estimated cost of the real estate project.
1 / 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	Remarks
1	Land of the Project	Rs. 5,00,00,000/-	Higher of acquisition cost or guidance value (ASR) as on 13/06/2025(nearest date of RERA registration application date)
2	Estimate cost of Various approvals and NOC's of the Project -		Promoter to calculate these estimates based on the sanctioned plan. May vary firm time to time.
	a. Plan Approvals	Rs. 43,69,000/-	
	b. NOC-For ESCOMs	Rs. 1,85,818/-	
	c. Stamp Duty	Rs. 10,18,675/-	
	d. Conversion Charges	Rs. 1,66,236/-	
	e. NOC-For FIRE	Rs. 2,696,640/-	
	f. NOC-For SEIAA	Rs. 1,00,000/-	
	g. Tax	Rs.3,38,919/-	
	h. NOC-From KSPCB	Rs. 75,000/-	
	i. Registration Charges	Rs.20,32,800/-	
	J. Others I. BSNL	Rs. 88,500/-	
	Total (2)	Rs. 1,10,71,588/-	



3	Construction Cost —		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.
	a. Estimate of construction cost as certified by the Engineer.	Rs. 1,12,78,88,458/-	
	b. On-site expenditure-Salaries of workers.	Rs. 6,15,35,750/-	
	c. On-site Expenditure-Consultants Fees.	Rs. 1,35,85,000/-	
	d. On-site expenditure-Site Overhead.	Rs. 3,15,33,000/-	
	e. On-site expenditure-Cost of Services (Water, Electricity, Sewage).	Rs. 98,50,750/-	
	f. Payment of cess.	Rs. 1,12,78,884/-	
	g. Principal sum and interest payable to financial institutions-Money Lenders on construction funding or money borrowed for construction.	Rs.5,63,39,000/-	
	TOTAL (3)	Rs.1,31,20,10,842/-	
4	TOTAL ESTIMATED COST OF THE PROJECT(1+2+3)	Rs.1,37,30,82,430/-	

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



8. The Promoter of the project is in compliance with Section 3(l) 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 allottee.

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, underrating provided by the promoter. This certificate shall not be used for any other purposes other than mentioned herein.

For Kopalli Mallikarjuna & CO ,

K Mallikarjuna

**FCA Mallikarjuna Kopalli
Chartered Accountants**

Membership No: 233625

Firm Registration no: 014788S

ICAI UDIN: 25233625BMLGSB3341



Date: 10-07-2025

Place: Bengaluru