

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

Date: 21-08-2025

Project Name : **EESHANYA AAROHA**
Promoter Name : **EESHANYA INFRA LLP**

I CA KAMBALA VINEETH REDDY a partner of the firm K VINEETH REDDY & CO LLP is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 253437) having office at No 7/3, ASK Towers, ITPL Main Road, Bangalore-560037. 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)(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. **EESHANYA INFRA LLP** having their registered office at Fourth Floor, SR Square, Nallurahalli Main Road, Bangalore -560066 "**EESHANYA AAROHA**".
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 Entity	Name of the Owners of the entity	% Of ownership in the entity	Total Capital contributed by the owners/members as on 31/03/2025
LLP	a. RICHARD STEPHEN SHARATH KUMAR b. KAMBALA NARASIMHULU c. NERUGATTI VENU REDDY d. MARPURI RAKES e. JABBISHETTY SURESH Note – in case of shareholding less than 5 %, can be consolidated and mentioned as group of shareholders holding less than 5%	a. 1 st Partner - 20 % b. 2 nd Partner – 20 % c. 3 rd Partner – 20 % d. 4 th Partner – 20% e. 5 th Partner – 20% TOTAL 100 %	Rs.2,58,54,910

(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 (Partnership Reg, Company Incorporation, Society Reg No and PAN in case of Individual)	AAKFE5409K
2	Date of Birth / Date of incorporation as per the certificate	27/07/2023
3	GST Registration (if applicable)	29AAKFE5409K1Z2
5	Total Value of the Assets(Current+Fixed) as per Balance Sheet as on 31-03-2025	13,99,19,241
6	Total Net worth of the Promoter as per Balance Sheet as on 31-03-25	5,42,20,330

K. Vineeth Reddy
 K VINEETH REDDY & CO LLP
 CHARTERED ACCOUNTANTS
 BANGALORE - 560037

4. The project being developed is construction of residential apartments. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being at Sy No.26/1 & 26/4, situated at Vagata Village Panchayat, Kancharakanahalli village, Jadigenahalli Hobli, Hoskote Taluk, Bangalore Rural District 562114. The promoter of the project has opened the RERA bank accounts for the proposed project and details are as below –

a) **RERA Collection Account**

- | | |
|-------------------------------------|---|
| a. Name of the Account Holder: | EESHANYA INFRA LLP |
| b. Designated Account Number: | 925020037853350 |
| c. Bank Name: | AXIS BANK |
| d. IFSC Code: | UTIB0005492 |
| e. Branch Name: | NALLURAHALLI |
| f. Account Name as per Bank Records | EESHANYA INFRA LLP
COLLECTION ACCOUNT EESHANYA AROHA |



b) RERA Designated Account

- a. Name of the Account Holder: EESHANYA INFRA LLP
- b. Designated Account Number: 925020037485575
- c. Bank Name: AXIS BANK
- d. IFSC Code: UTIB0005492
- e. Branch Name: NALLURAHALLI
- f. Account Name as per Bank Records **EESHANYA INFRA LLP RERA DESIGNATED EESHANYA AAROHA A/C**

c) RERA Current Account

- a. Name of the Account Holder: EESHANYA INFRA LLP
- b. Designated Account Number: 925020036182583
- c. Bank Name: AXIS BANK
- d. IFSC Code: UTIB0005492
- e. Branch Name: NALLURAHALLI
- f. Account Name as per Bank Records EESHANYA INFRA LLP

- d) 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	Land of the Project(1 Acres 16 guntas	8,40,00,000	Cost of acquisition is considered
2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approvals b. Water c. Electricity	Rs. 77,57,610	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time

K. Vineeth Reddy


Sl No	Estimated Cost of	Amount in INR	Remarks
	d. Pollution Control e. AAI f. BSNL/CZR g. Others ----- - TOTAL	Rs 77,57,610	
3	Construction Cost – a. Estimate of construction cost as certified by the Engineer. b. Architects, Engineer, Consultants Fees etc c. Administrative Costs(Salaries, and other project over heads d. Taxes, Cess or levy e. Other onsite expenses ----- - TOTAL	61,20,00,000 38,50,000 54,00,000 6,58,14,652 9,85,000 68,80,49,652	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)	779807262	

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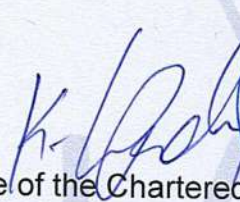


- e) The Promoter of the Project has borrowed money from the following parties for the purpose of real estate project being registered -

Sl.No	Particulars	INR in Rs.
1	Total Borrowings (If Applicable)	78,00,000
	a. Name of the lender	PABBATHI JOHN
	b. Amount	IGNATIUS
2	Mortgage Details (If Applicable)	NA
	a. Name of the lender	NA
	b. Amount	

- f) The Promoter of the project is in compliance with the Section 3(1) of the RERA Act.

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: CA KAMBALA VINEETH REDDY
Membership Number: 253437
Address: No 7/3, 3rd Floor, ASK Towers, ITPL
Main Road, Bangalore-560037
Contact Details: 8884449446
Email id: cavineeth@cakvr.com
Website Link: www.cakvr.com
UDIN NO - 25253437BMTDGA2806



Date: 19-06-2025
Place: BANGALORE