



M/s. RAGHU. G & ASSOCIATES.,

Chartered Accountants.

KARNATAKA REAL ESTATE REGULATORY AUTHORITY [(Real Estate (Regulation & Development) Rules, 2017)]

FORM - Reg 1

CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

Project Name: "AAKRITI EMERALD"

Promoter Name: M/s. AAKRITI PROJECTS

I CA.Raghu Nadha Mandadi.G is a proprietor of the firm M/s.RAGHU.G AND ASSOCIATES., is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No.207846) having office at No.56, Sumukha plaza, Subbarama chetty Road, Basavanagudi, Bengaluru - 560 004., issuing this certificate with respect to the real estate project being to register 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. AAKRITI PROJECTS.,** having their office at No. 257, Samruddhi Nilaya, Chikkabanahalli Main Road, Bengaluru, Karnataka, 560067., being the promoter of the Real Estate Project "AAKRITI EMERALD."
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 below

| Nature of Entity | Name of the Ownersof the entity | ownership in the entity | Total Capital contributed by the partners as on 31/03/2025 |
|-----------------------------|---------------------------------|-------------------------|--|
| individual / Proprietorship | Not Applicable | Not Applicable | Not Applicable |



H.o: #56, III Floor, Sumukha Plaza, Subbarama Chetty Road, Basavanagudi, Bengaluru - 560 004.

Branch off : No.2, KHB Layout, Huskur village, Bidarahalli hobli, Bengaluru East - 562 129.

Tel No. 080 22425941 | E-mail : raghumandadi@gmail.com

| Nature of Entity | Name of the Owners Of the entity | % Of owner ship in the entity | Total Capital Contribution Rs. |
|------------------|----------------------------------|-------------------------------|--------------------------------|
| Partnership Firm | 1. G.Balasubramanyam | 40.00 | 94,99,000/- |
| | 2. Ramesh Naidu | 20.00 | 20,00,000/- |
| | 3. Shekar.G | 15.00 | 10,00,000/- |
| | 4. Venkatadri | 15.00 | 8,25,000/- |
| | 5. Smt.Saishree | 10.00 | 21,75,000/- |
| | | 100.00 | 1,54,99,000/- |
| Company | Not applicable | Not applicable | Not applicable |
| Society | Not applicable | Not applicable | Not applicable |
| Others | Not applicable | Not applicable | Not applicable |

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

3. **Additional Details of the Promoter:-**

| SI No | Details | Details |
|-------|--|-------------------|
| 1 | Partnership Registration Number(Partnership Reg,) | SJN-F206-2024-25 |
| 2 | Date of incorporation as per the partnership deed | 03/05/2024 |
| 3 | GST Registration (if applicable) | 29ACFFA7272H1Z5 |
| 4 | List of Designated Partners in case of LLP as on | Not applicable |
| 5 | List of Directors (as per ROC) as on date | Not applicable |
| 6 | Total Value of the Assets as per the latest Balance Sheet as on 31.03.2025 (Provisional) | Rs.1,54,99,000/- |
| 7 | Total Net worth of the Promoter as per the latest Balance Sheet as on 31.3.2025(Provisional) | Rs. 1,54,99,000/- |



4. The project being developed is group housing project. The promoter has obtained the necessary sanctioned plan from the competent authorities. The project address is Sy. No 2/4 & 3/2, Varadapura Village, Kasaba Hobli, Hoskote Taluk, Bangalore Rural District- 562 114.
5. The promoter of the project has opened the RERA Designated bank account for the proposed project the details are as below –

RERA Project Collection Account (100%)

- Name of the Account Holder : AAKRITI PROJECTS- AAKRITI EMERALD.
- Designated Account Number : 44332160380
- Bank Name : STATE BANK OF INDIA
- IFSC Code : SBIN0007986.
- Branch Name : BANASWADI.

RERA Designated Account (70%)

- Name of the Account Holder : AAKRITI PROJECTS- AAKRITI EMERALD.
- Designated Account Number : 44332071148
- Bank Name : STATE BANK OF INDIA
- IFSC Code : SBIN0007986
- Branch Name : BANASWADI.

RERA Current Account of the Builder (30%)

- Name of the Account Holder : AAKRITI PROJECTS- AAKRITI EMERALD
- Designated Account Number : 44332076204
- Bank Name : STATE BANK OF INDIA
- IFSC Code : SBIN0007986
- Branch Name : BANASWADI.



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 the details are as below. These values are based on the supporting documents provided by the promoter.

| Sl.No | Estimated Cost | Amount Rs. 31.03.25 | Remarks |
|-------|---|---------------------------|--|
| 1. | Land of the Project. | 27,51,165/- | Registration Charges of JD. |
| 2. | Estimate cost of Various approvals and NOC's of the Project - <ul style="list-style-type: none"> a. Plan Approvals b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Fire Clearance | 35,76,232/- | Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time |
| 3. | Construction Cost - <ul style="list-style-type: none"> 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 | 53,16,72,603/- | 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) | 53,80,00,000/- | |



7. The Promoter of the Project has borrowed money from the following parties for the purpose of real estate project being registered – as on 31.03.2025.

| Sl.No | Particulars | INR in Crores |
|-------|---|----------------|
| 1 | Total Borrowings(If Applicable) | Nil |
| | a. Name of the lender: b. Amount sanctioned c. Amount Utilized d. Un secured Loans | Not Applicable |
| 2 | Mortgage Details (If Applicable) | Not Applicable |
| | a. Name of the lender b. Amount | Not Applicable |

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

Date :22.08.2025,
Place : Bengaluru.



Name: CA.RAGHU NADHA MANDADI.G
Membership Number: 207846
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