



VISHWAKEERTHI P S
CHARTERED ACCOUNTANT

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

Date: 24.12.2024

Project Name : VISTARA 1

Promoter Name: Anantham Gruham Developers Private Limited

I VISHWAKEERTHI P S, is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 231032) having office at Jayanagara 1st Cross, Shimoga, issuing 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.

This is to certify the details of **Anantham Gruham Developers Private Limited.**, situated at No.369, 7th A Main, Health Layout, Srigandhadakaval, Bangalore – 560091,-, being the promoter of the Real Estate Project **VISTARA 1**.

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JAYANAGAR 1st CROSS
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1. The Promoter of the proposed real estate project is an Individual. 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 31/03/2023
Company	Anantham Gruham Developers Private Limited	1000	100000

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

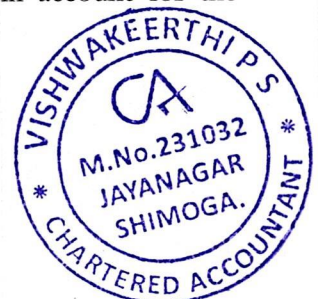
2. Additional Details of the Promoter -

Sl No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN no in case of Individual)	U70109KA2019PTC120438
2	Date of Birth /Date of Incorporation)	15/01/2019
3	GST Registration (if applicable)	YES
4	List of Designated Partners in case of LLP as on date	NA
5	List of Directors (as per ROC) as on date	NA
6	Total Value of the Assets as per latest Balance Sheet (31.03.2023 – Provisional)	852082000
7	Total Net worth of the Promoter as per latest Balance Sheet (as on 31.03.2023 – Provisional)	100000

3. The project being developed as Residential Apartment--The promoter has obtained necessary sanctioned plan from the competent authorities. The project address bearing Survey No 32/5 and 34/1 of Byregowdanahalli village and Sy no 6/1 and 6/2 of Mantanakurchi Village, Dasanapura Hobli, Nelamangala , Bangalore North Taluk , Bangalore Urban District – 562162.
4. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below –



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- a. Name of the Account Holder: **ANANTHAM GRUHAM DEVELOPESR PVT LTD COLLECTION DESIGNATED ACCOUNT FOR VISTARA 1 (100%)**
- b. Account Number : **923020071574558**
- c. Bank Name: **AXIS BANK**
- d. IFSC Code: **UTIB0003267**
- e. Branch Name: **NAGARABHAVI 2nd STAGE, OUTER RING ROAD**

- a. Name of the Account Holder: **ANANTHAM GRUHAM DEVELOPESR PVT LTD RERA DESIGNATED ACCOUNT FOR VISTARA 1 (70%)**
- b. Account Number : **923020071934589**
- c. Bank Name: **AXIS BANK**
- d. IFSC Code: **UTIB0003267**
- e. Branch Name: **NAGARABHAVI 2nd STAGE, OUTER RING ROAD**

- a. Name of the Account Holder: **ANANTHAM GRUHAM DEVELOPERS PVT LTD (30%)**
- b. Account Number : **924020006560505**
- c. Bank Name: **AXIS BANK**
- d. IFSC Code: **UTIB0003267**
- e. Branch Name: **NAGARABHAVI 2nd STAGE, OUTER RING ROAD**
(Account name as per bank records based on pass sheet/pass book etc).

The promoter has provided the details of the estimated cost of the real estate project. I 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 (According guidness value certificate Total land is 8.05 acre * 105 Lakhs * 1.65 Conversion Co-efficient = 13,94,66,250 in BYREGOWDAMANAHALLI & Total land is 6.975 acre * 41 Lakhs * 1.65 Conversion Co-efficient = 4,71,85,875 in MANTANAKURCHI	18,66,52,125	Higher of acquisition cost or guidance value (ASR) as on 27-09-2023 (nearest date of rera registration application date)



Sl No	Estimated Cost of	Amount in INR	Remarks
2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approvals (Project Approval and Registration Charges) b. Stamp duty c. Conversion d. Water e. Electricity f. Pollution Control g. AAI h. BSNL/CZR i. Consultation charges j. Others ----- TOTAL	34,11,600 39,36,275 73,47,875	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 Costs d. Taxes, Cess or levy e. Interest on borrowings TOTAL	7,60,00,000 7,60,00,000	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)	27,00,00,000	

5. 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)	
	a. Name of the lender	



	b. Amount	
2	Mortgage Details (If Applicable)	
	1. a. Name of the lender	Tumkur DCC Bank Ltd., Tumkur, Lead Bank
	b. Amount	25,00,00,000
	2. a. Name of the lender	KSC Apex Bank Ltd.,Bengaluru Member Bank
	b. Amount	40,00,00,000
	Total Amount	65,00,00,000 (Sixty Five Crore)

6. The Promoter of the project follows 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.



Vishwakeerthi P S

Seal and Signature of the Chartered Accountant

Name: Vishwakeerthi P S

Membership Number: 231032

Address: Jayanagara 1st Cross, Shimoga

Contact Details: 8147716853

Email id: vkpsca1@gmail.com

UDINo - **24231032BJZXXK4447**

Place: Shivamogga

Date: 24.12.2024

Note –

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