

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

Date:21-07-2025

Project Name: GRAVITY SMERA GARDENS
Promoter Name: GRAVITY PROPERTIES

I NAVEEN KUMAR G is a proprietor/partner of the firm MNBK & Associates is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No:236173) having office at #424, 2nd floor, 19th B Cross, Jayanagar 3rd Block, Bangalore - 560011, 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.

1. This is to certify the details of **M/s. GRAVITY PROPERTIES** having their office at NO 18/B,Bharath Apartments, 3rd Floor, 5th Main, 39th Cross Road Jayanagar, Bangalore - 560041 being the promoter of the Real Estate Project **GRAVITY SMERA GARDENS**.
2. 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 contributed by the owners/members as on 30/06/2025
Partnership Firm	a. Partner 1 b. Partner 2	a. Partner 1 - 70% b. Partner 2 - 30 % TOTAL 100 %	Rs.10,000/- Rs.10,000 /- TOTAL Rs.20,000/-



3. Additional Details of the Promoter -

Sl No	Details	Details
1	Promoter Registration Number (Partnership-Form C)	JNR-F150-2024-25
2	Date of incorporation as per the certificate	14/05/2024
3	GST Registration (if applicable)	29ABBFG2906R1ZX
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	Nil
7	Total Net worth of the Promoter as per latest Balance Sheet	N C Surya: -4,30,86,333 NamithaB: -5,09,29,922

4. The project being 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 Residential Row House Building at STRRPAKhatha No: 150200101700320799Sy No.30/1,30/2/30/3,30/4,30/6,30/10,30/12,30/13,30/14,32/223/4/32/5,32/6,36/1,36/2, 37/2B Manchanahalli Village, AttibeleHobli, AnekalTaluk, Bangalore.
5. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below –
- Name of the Account Holder: **GRAVITY PROPERTIES GRAVITY SMERA GARDENS RERA DESI AC**
 - Designated Account Number: 1) 10189420617 (70%) 2) 10189420639 (100%). 3)10189420662 (30%)
 - Bank Name:**IDFC First Bank**
 - IFSC Code:**IDFB0080151**
 - Branch Name:**RESIDENCY ROAD**
 - Account Name as per Bank Records: **GRAVITY PROPERTIES GRAVITY SMERA GARDENS RERA DESI AC**
6. 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.



Sl No	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project	29,49,87,980/-	Higher of acquisition cost or guidance value (ASR) as on 17/07/2025 <u>Land Cost Calculation:</u> Land Cost per Acre – 5cr (As per Market Value) Total Plot Area-23,876 sq.mtr., Market value per sq.mtr. -Rs. 12,355/- Total Cost of land – 29,49,87,980/-
2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approvals b. Stamp Duty c. Transfer Charges d. Registration Charges e. Commencement Certificate f. KSPCB g. Water NOC h. Electricity NOC i. Other NOC j. Consultation Charges TOTAL	 Rs. 37,63,100/- Rs. 27,15,000/- Rs. 13,61,045/- Rs.17,86,500/- Rs. 6,00,000/- Rs.45,00,000/- Rs.50,00,000/- Rs.20,00,000/- Rs.50,00,000/- Rs.2,67,25,645/-	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. On-site expenditure-Salaries of workers c. On-site expenditure-Consultants Fees d. On-site expenditure Cost of Services(Water, Electricity, Sewage) e. Payment of Taxes f. Payment of cess g. Principal sum and interest payable to financial institutions-Non Banking financial institution	 Rs.94,39,11,241/- Rs.12,42,22,301/- Rs.1,16,45,000/- Rs.2,67,25,645/- Rs.16,56,56,422/- Rs.51,91,512/-	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.



Sl No	Estimated Cost of	Amount in INR	Remarks
	(NBFC)		
	TOTAL	Rs.1,27,73,52,121/-	
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	Rs.1,59,90,65,746/-	

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

8. 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.

For MNBK & Associates

Chartered Accountants

F.R.N: 013363S

NAVEEN KUMAR G



NAVEEN KUMAR G

Partner

Membership Number:236173

Address:#424, 2nd floor, 19th B Cross

Jayanagar,3rd Block, Bangalore - 560011

UDIN No. **25236173BMHSIV4441**

Date: 17-07-2025

Place: Bangalore

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

