

B.J. Sharavana

Chartered Accountant

[KARNATAKA REAL ESTATE REGULATORY AUTHORITY

(Real Estate (Regulation & Development) Rules, 2017)]

FORM- Reg- 1

CHARTERED ACCOUNTANTS CERTIFICATE (Registration)

DATE: September 1, 2025

Project Name: AMBERSTONE ELANZA

Promoter Name: M/s SRIVARI VENTURES

I, **Beechi Jayakumar Sharavana, Proprietor**, Chartered Accountant in practice, is a member of institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No. 223101 having office at 43/ 101, 13th Main Road, Nagendra Block, Bangalore – 560026 issuing this certificate with respect to the real estate project being registered with Karnataka RERA.

I am undertaking to issue the Chartered Accountants certificate as mandated U/s. 4 (2) (1)(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. SRIVARI VENTURES having their registered office at No.71, Old No 26, G R Bhaskar Plaza, 8th C Main Road, Jayanagar 4th Block, Bengaluru – 560011) being the promoter of the Real Estate Project AMBERSTONE ELANZA.
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 as below:

Nature of entity	Name of the Owners of the entity	% of ownership in the entity	Total capital contributed by the owners as on March 31, 2025
Partnership firm	Kiran Kumar S Yashwanth Kumar H Umesha J Jai Prakash E J	Kiran Kumar S – 34% Yashwanth Kumar H – 21% Umesha J – 15% Jai Prakash E J – 30%	Kiran Kumar S – 2,13,00,000 Yashwanth Kumar H – 59,00,000 Umesha J – 0 Jai Prakash E J – 3,65,00,000

3. Additional Details of the Promoter:

Sl No	Details	Details
1.	Promoter Registration Number (Partnership Reg, Company Incorporation, society Reg. No. & PAN in case of Individual)	JNR-F202-2024-25
2.	Date of Birth/ Date of incorporation as per the certificate	May 31, 2024
3.	GST Registration (if applicable)	29AFIFS2036K1ZN

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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	INR 14,83,38,762 (March 31, 2025)
7.	Total Net worth of the promoter as per latest balance sheet	INR 6,36,87,952 (March 31, 2025)

4. The project being developed is a residential apartment complex. The Promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy No. 27/4 & 27/16, Anjanapura Village, Uttarahalli Hobli, Bangalore south Taluk, Karnataka – 560108.

5. The Promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below:

a.	Name Of the Account Holder	SRIVARI VENTURES (100%)
b.	Designated Account Number	8118462987
c.	Bank Name	Indian Bank
d.	IFSC Code	IDIB000J625
e.	Branch Name	J P Nagar, Sarakki Branch
f.	Account Name as per Bank records	SRIVARI VENTURES_AMBERSTONE ELANZA COLLECTION A/C

a.	Name Of the Account Holder	SRIVARI VENTURES (70%)
b.	Designated Account Number	8118464951
c.	Bank Name	Indian Bank
d.	IFSC Code	IDIB000J625
e.	Branch Name	J P Nagar, Sarakki Branch
f.	Account Name as per Bank records	SRIVARI VENTURES_RERA DESIGNATED A/C FOR AMBERSTONE ELANZA

a.	Name Of the Account Holder	SRIVARI VENTURES (30%)
b.	Designated Account Number	8118464134
c.	Bank Name	Indian Bank
d.	IFSC Code	IDIB000J625
e.	Branch Name	J P Nagar, Sarakki Branch
f.	Account Name as per Bank records	SRIVARI VENTURES_AMBERSTONE ELANZA ESCROW A/C

6. The Promoter has provided the details of the estimated cost of the real estate project. I have reviewed the estimates 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
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Sl No	Estimated Cost of	Amount in INR	Remarks
1.	Land of the Projects	13,86,45,835	Higher of acquisition cost or guidance value (ASR) as on 31/03/2025 (nearest date of area)
2.	Estimate cost of Various Approvals and NOC's of the project – a. Plan Approvals b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Fire Clearance h. Others TOTAL	 Rs 65.89.228 Rs .18.19.231 Rs. 22.35.600 Rs. 50.000 1,06,94,059	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	 Rs 60.30.00.000 Rs 1.81.95.000 Rs 2.56.89.000 Rs 5.86.43.590 Rs 3.65.00.000 Rs 74.20.27.590	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)	89.13.67.484	

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

SI No	Particulars	INR in Rs
1	Total Borrowing (If Applicable)	7,46,50,021
	G Kavitha	25,00,000
	Abhilasha	30,00,000
	Bhargavi	10,00,058
	Bothapati	15,00,010
	Chandru	50,00,000
	Geetha G	1,00,00,000
	Keerthi R	40,00,000

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	Kiran Kumar U	10,00,000
	K V Srinivasan	20,00,000
	Madhaman C	35,00,000
	Mallempatti	40,00,000
	M Prakesh	30,00,000
	Nagarjuna	55,00,000
	Nandish	18,99,953
	Neelakantam	20,00,000
	Radha K	6,00,000
	Sai Rupa	66,50,000
	Shaan Enterprises	5,00,000
	Shantha Kumar	50,00,000
	Srinivas	20,00,000
	Swathi H A	10,00,000
	Vankadar	30,00,000
	Yashwanth Kumar	50,00,000
	Dabbara	10,00,000
2	Mortgage Details (If Applicable)	NA
	a. Name of lender	NA
	b. Amount	NA

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 in the sale of 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 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.

Yours faithfully



Chartered Accountant

Date: September 1, 2025

Place: Bangalore

UDIN: 25223101BNQKYA2123