



SAMBASIVA & Co.,

Chartered Accountants

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[KARNATAKA REAL ESTATE REGULATORY AUTHORITY

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

FORM - REG 1

Chartered Accountant's Certificate

(Registration)

Date: 11/ 08/ 2025

Project Name : ARKA SIDDHI PINNACLE

Promoter Name : ARKA BUILD CON

I R.SAMBASIVANAIDU is a Proprietor of the firm M/s SAMBASIVA&CO is a member of Institution of Chartered Accountants of India holding Certificate of Practice having membership No 217519 having office at No 48, Kanakapura Main Road, Yediyur Circle, Basavanagudi, Bangalore-560004 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)(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 amount 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. ARKA BUILD CON having their office at Sy. No. 196, Singena Agrahara Village, Kammasandra, Sarjapura Hobli, Anekal Taluk, Bengaluru 560 100 being the promoter of the Real Estate Project: ARKA SIDDHI PINNACLE.
2. The promoter of the proposed real estate project is a Partnership Firm. I have verified the ownership documents of the entity and present owners and details of the entity are as below: -



Nature of Entity	Sl. No.	Name of the Owners of the Entity	% of the Ownership in the entity	Total Capital Contributed by the Owners as on 31/07/2025
PARTNERSHIP FIRM	1	R. Gayathri	15%	1,30,00,000
	2	R. Mohan Naidu	15%	2,30,00,000
	3	C. Suresh	15%	1,70,00,000
	4	G. Venkatesh	10%	1,30,00,000
	5	V. Dinakar Babu	15%	1,70,22,000
	6	Rekha B.	5%	58,36,000
	7	K. Kumar	5%	58,36,000
	8	G. Hari Prasad	10%	1,24,00,000
	9	V. Devi Prasad	10%	95,09,100
		Total	100%	10,49,03,100

3. Additional Details of the Promoter –

Sl. No.	Particulars	Details
1	Promoter Registration Number (Partnership Reg. No. and PAN)	BSD-F273-2022-23 ACAFA2755J
2	Date of the Incorporation as per the Certificate	24.11.2021
3	GST Registration	29ACAFA2755J1ZB
4	Total value of the Assets as per Latest Balance Sheet	Rs. 10,49,03,100/- period ending on 31.07.2025
5	Total Net Worth of the Promoter as per Latest Balance Sheet	Rs. 30,00,00,000/- period ending on 31.07.2025

4. The project being developed is Residential Apartment project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy. No. 196/1, Singena Agrahara Village, Sarjapura Hobli, Anekal Taluk, Bengaluru South, Bengaluru Urban 560 100.



5. The promoter of the project has opened the RERA Designated Bank account for the proposed project and details are as below: -

RERA Project Collection Account – 100%

Account Name : ARKA BUILD CON-RERA Collection A/c. for ARKA SIDDHI PINNACLE

Account Number : 178 102 0000 5984

Bank Name : Federal Bank

Branch Name : Banashankari, Bengaluru

IFS Code : FDRL0001781

RERA Designated Account – 70%

Account Name : ARKA BUILD CON-RERA Designated A/c. for ARKA SIDDHI PINNACLE

Account Number : 178 102 0000 5992

Bank Name : Federal Bank

Branch Name : Banashankari, Bengaluru

IFS Code : FDRL0001781

RERA Current Account of the Builder– 30%

Account Name : ARKA BUILD CON-RERA Developer A/c. for ARKA SIDDHI PINNACLE

Account Number : 178 102 0000 5976

Bank Name : Federal Bank

Branch Name : Banashankari, Bengaluru

IFS Code : FDRL0001781

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	Amount in INR	Remarks
1	Land of the Project (5,564.35 Sqm)	8,34,65,250/-	<u>Guidance Value (ASR)</u> as on Rs. 15,000/- Per Sqm. (nearest date of RERA registration application date)
2	Estimate Cost of Various Approvals and NOCs of the Project a. Plan Approvals b. Water c. Electricity d. Pollution Control e. Others Total	65,00,000/- 55,00,000/- 65,00,000/- 10,00,000/- 15,00,000/- 2,10,00,000/-	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 Fee etc., C. Administrative Cost D. Cess or Levy E. Interest on Borrowings Total	36,90,24,120/- 26,00,000/- 1,00,00,000/- 40,00,000/- 0.00 38,56,24,120/-	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)	49,00,89,370/-	



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

Sl. No.	Particulars	INR in Rs.
1	Total Borrowings (If Applicable) Name of the Lender:	Not applicable
2	Mortgage Details (If Applicable) A. Name of the Lender B. Amount	Not applicable

4. The promoter of the project is in compliance with 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 details of this certificate are prepared based on details, documents, information, undertaking provided by the promoter. This certificate shall not be used for any other purposed other than mentioned herein.

Yours faithfully,

For SAMBASIVA & CO.
Chartered Accountants
Firm Reg. No. 013516S

R. Sambasiva Naidu

R. Sambasiva Naidu
Proprietor, M.No. 217519



Udin: 25217519BMLNOH6063