



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

Date: 12th September 2025

Project Name : SNN Estates Duomont

Promoter Name : SNN Estates LLP

I Janardhan V is a Partner of the firm "M/s. Janardhan & Co" is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No.203091) having office at No.1694, 1st Floor, BEML, 5th Stage, Rajarajeshwarinagar, Bagalore-560098 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 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.SNN Estates LLP" having their office at 3rd Floor, Potential House, No. 35/B, First Main Road, 3rd Phase, JP Nagar, Bangalore – 560078 being the promoter of the Real Estate Project "SNN Estates Duomont"
2. The Promoter of the proposed real estate project is an LLP. 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 31/03/2025
LLP	RAMESH CHANDRA AGARWAL	18%	18,000
	ARUNA AGARWAL	16%	16,000
	NITIN AGARWAL	18%	18,000
	MERU AGARWAL	15%	15,000
	NIKHIL AGARWAL	18%	18,000
	RUCHI AGARWAL	15%	15,000
	Total	100%	1,00,000



3. Additional Details of the Promoter-

Sl No	Details	Details
1	Promoter Registration Number (LLP Identification Number)	ABC-4283
2	Date of incorporation as per certificate	14th September 2022
3	GST Registration	29AEUFS7951N1ZP
4	List of Partners as on date	a. Ramesh Chandra Agarwal b. Aruna Agarwal c. Nitin Agarwal d. Meru Agarwal e. Nikhil Agarwal f. Ruchi Agarwal
5	Total Value of the Assets as per latest Balance Sheet (As on 31/03/2025)	Rs. 1,32,49,10,134.00
6	Total Net worth of the Promoter as per latest Balance Sheet(As on 31/03/2025)	Rs. 6,48,714.00

4. The project being developed is group housing. The promoter has obtained necessary sanction plan from the competent authorities. The project address is Sy.no.49/3, having BBMP Khata No. 2054/49/3, situated at Hongasandra Village, Begur Hobli, Bangalore South Taluk, and Bangalore.
5. The promoter of the project has opened the RERA Designated bank account for the Proposed project and details are as below-

70% Account

- Name of the Account Holder: SNN Estates LLP-RERA Designated Account for SNN Estates Duomont.
- Designated Account Number: 44464576455
- Bank Name: State Bank of India
- IFSC Code: SBIN0006959
- Branch Name: SME Jayanagar
- Account Name as per Bank Records based on pass sheet I pass book etc): SNN ESTATES LLP DUOMONT RERA

30% Account

- Name of the Account Holder: SNN Estates LLP-RERA
- Account Number: 44464579739
- Bank Name: State Bank of India
- IFSC Code: SBIN0006959
- Branch Name: SME Jayanagar
- Account Name as per Bank Records based on pass sheet I pass book etc): SNN ESTATES LLP DUOMONT RERA



100% Account

- a. Name of the Account Holder: SNN Estates LLP-RERA
- b. Account Number: 44464578113
- c. Bank Name: State Bank of India
- d. IFSC Code: SBIN0006959
- e. Branch Name: SME Jayanagar
- f. Account Name as per Bank Records based on pass sheet I pass book etc): SNN ESTATES LLP DUOMONT RERA

6. 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	Estimate Cost of	Amount in INR	Remarks .
1	Land of the Project (100393 sqft)	Rs.139,90,05,000/-	As per Guidance Value
2	Estimate cost of Various approvals and NOC's of the Project- a. Plan Approvals b. Betterment Charges c. BWSSB d. Pollution Control e. Fire Clearance f. KRSRAC g. MOU Charges h. BESCOM TOTAL	a. Rs.3,39,81,418/- b. Rs.39,46,927/- c. Rs. 45,01,100/- d. Rs.50,000/- e. Rs.25,36,680/- f. Rs. 1,77,000/- g. Rs. 50,000/- h. Rs. 20,000/- Rs.4,52,63,125/-	
3	Construction Cost- a. Estimate of construction cost as certified by the Engineer. b. Architect, Engineer, Consultants fess etc c. Administrative Costs d. Taxes, Cess or levy e. Interest on borrowings TOTAL	a. Rs.210,00,00,000/- b. Rs.1,57,00,000/- c. Rs.2,50,31,875/- d. Rs.50,00,000 e. Rs.35,00,00,000 Rs.249,57,31,875/-	
4	TOTAL ESTIMATED COST OF THE PROJECT(1+2+3)	Rs.394,00,00,000/-	

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)	Not Applicable
	a. Name of the lender b. Amount	-----
2	Mortgage Details (If Applicable)	Not Applicable
	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 and it is certified that the promoter has not entered into any agreements in 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 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,

FOR JANARDHAN & CO.,
Chartered Accountants




JANARDHAN V
Partner
M No:203091

Email Id:-jana@janardhanandco.com

UDIN No: 25203091BMHTWM2651

Place: Bangalore