



# **Jagadeesh Hebbar & Co.,**

Chartered Accountant

FORM -Reg 1

## **CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)**

Date: 24<sup>th</sup> April, 2025

Project Name: **TRILOK PREMIUM APARTMENTS**

Promoter Name: **Naresh Kumar H**

I **Jagadeesh Anant Hebbar** is a proprietor of the firm **Jagadeesh Hebbar & Co., Chartered Accountant** (full name of the firm as per ICAI records) is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No: 242573 having office at No: 525, Anugraha, 1<sup>st</sup> Floor, 19<sup>th</sup> Cross, Poorna Prajna Layout, Behind BMTC Bus Stop, Uttarahalli, Bengaluru – 560 061 (full office address) issuing this certificate with respect to the real estate project being registered with Karnataka RBRA.

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.

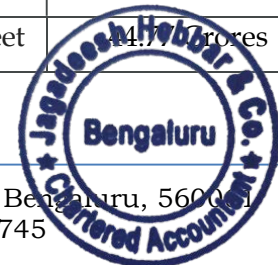
1. This is to certify the details of Mr. **NARESH KUMAR H** residing at: No. 53, Khadi Commission, HBCS Layout, Vivekanandanagar, Kattriguppe Main Road, Bangalore – 560085 being the promoter of the Real Estate Project “**TRILOK PREMIUM APARTMENTS**”.

2. The Promoter of the proposed real estate project is a proprietor. 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 ownership in the entity | Total Capital Contributed as on 31st March 2024 |
|------------------|--------------------|------------------------------|-------------------------------------------------|
| Proprietorship   | Naresh Kumar H     | 100%                         | 44.77 Crores                                    |

3. Additional Details of the Promoter -

| S. No. | Details                                                      | Details         |
|--------|--------------------------------------------------------------|-----------------|
| 1      | Promoter PAN No in case of Individual                        | ABGPJ5503L      |
| 2      | Date of Birth / Date of incorporation as per the Certificate | 25-06-1972      |
| 3      | GST Registration (if applicable)                             | 29ABGPJ5503L1ZH |
| 4      | Total Value of the Assets as per latest Balance Sheet        | 74.98 Crores    |
| 5      | Total Net worth of the Promoter as per latest Balance Sheet  | 44.77 Crores    |



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4. The project being developed is For Residential Layout (Sites), The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy No. 29/15B & 29/14 situated at Kenchenahalli Village, RR Nagar, Bengaluru -560098
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: NARESH KUMAR H "RERA Designated Account Trilok Premium Apartments"
  - b. Designated Account Number: 44010289559
  - c. Bank Name: STATE BANK OF INDIA
  - d. IFSC Code: SBIN0016222
  - e. Branch Name: Girinagar 3<sup>rd</sup> Phase Bengaluru.
  - f. Account Name as per Bank Records: NARESH KUMAR H (based on pass sheet / pass book etc)
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, information and workings provided by the promoter.

| S. No. | Estimated Cost of                                                                                                                                                                                                                                                                                     | Amount in INR      | Remarks                                                                                                                                                                                                                            |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| L      | Land of the Project                                                                                                                                                                                                                                                                                   | 1.07 Crores        |                                                                                                                                                                                                                                    |
| 2      | Estimate cost of Various approvals and NOCs of the Project - <ol style="list-style-type: none"> <li>a. Plan Approvals</li> <li>b. Water</li> <li>c. Electricity</li> </ol> TOTAL                                                                                                                      | 1.04 Crores        | Promoter has calculated these estimates based on the sanctioned plan. May vary from time to time                                                                                                                                   |
| 3      | Construction Cost – <ol style="list-style-type: none"> <li>a. Estimate of construction cost as certified by the Engineer.</li> <li>b. Architects, Engineer, Consultants Fees etc</li> <li>c. Administrative Costs</li> <li>d. Taxes, Cess or levy</li> <li>e. Interest on borrowings</li> </ol> TOTAL | 6.00 Crores        | 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      | <b>Total estimated cost of the project</b>                                                                                                                                                                                                                                                            | <b>8.11 Crores</b> |                                                                                                                                                                                                                                    |

7. The Promoter of the Project has borrowed money from the following parties for the purpose of



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real estate project being registered -

| S. No | Particulars                      | Amount in INR  |
|-------|----------------------------------|----------------|
| 1     | Total Borrowings (If Applicable) | Nil as on date |
|       | a. Name of the lender            |                |
|       | b. Amount                        |                |
| 2     | Mortgage Details (If Applicable) | Nil as on date |
|       | a. Name of the lender            |                |
|       | b. Amount                        |                |

8. The Promoter of the project is in compliance with the Section 3(l) 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 details of this certificate is and based on details, documents, information, undertaking provided by the promoter, This certificate shall not be used for any other purposes other than mentioned herein. We do not accept or assume responsibility for any other purpose or to any other person to whom this report is shown or into whose hands it may come save where expressly agreed by our clear consent in writing don't hold any liability if this certificate is used any other purpose.

Date: 24<sup>th</sup> April, 2025  
Place: Bengaluru

Jagadeesh Hebbar & Co.,  
Chartered Accountant  
F. R. No. 021634S  
Bengaluru  
Jagadeesh Hebbar  
Membership Number: 25242573  
e-mail: cahebbbar@gmail.com  
UDIN - 25242573BMHVXP8236

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.