

ABHILASH B & Co

Chartered Accountants

No.302, Baldota Spring Woods, Kodigehalli, Bangalore - 560097

KARNATAKA REAL ESTATE REGULATORY AUTHORITY (Real Estate (Regulation & Development) Rules, 2017)

FORM -Reg 1 CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

31/07/2025

Project Name Manyata Ekamoi.
Promoter Name Manyata Developers Pvt Ltd

I Abhilash B is a proprietor of the firm Abhilash B & Co a member of the Institution of Chartered Accountants of India holding a Certificate of Practice (ICAI Membership No. 231724) having an office at No.302, Baldota Spring Woods Kodigehalli, 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. Manyata Developers Private Limited** having their office at No.9/1, 2nd floor, classic court, Richmond Road, Bangalore - 560025 being the promoter of the Real Estate Project "Manyata Ekamoi"
2. The Promoter of the proposed real estate project is a Company. I have verified the ownership document of the entity and present owners and details of the entity are as below



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Nature of Entity	Name of the Owners of the entity	% of Ownership in the entity	Total Capital contributed by the owners/members as on 31/03/20
individual / Proprietorship	NA	NA	
Partnership Firm or LLP	NA	NA	
Company	1. Reddy Veeranna 2. Suguna Reddy 3.Group of share holders	71.38% 16.71 % 11.91 % TOTAL 100 %	Rs. 46,40,00,000/- Rs. 10,86,00,000/- Rs. 7,74,00,000/- TOTAL 65,00,00,000
Society	NA	NA	
Others	NA	NA	

3. Additional Details of the Promoter

SI No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN in case of Individual)	U45201KA2008PTC047296
2	Date of Birth / Date of incorporation as per the Certificate	25/07/2008
3	GST Registration (if applicable)	29AAFCM7472A1ZF
4	List of Designated Partners in case of LLP as on date	NA
5	List of Directors (as per ROC) as on date	Attached
6	Total Value of the Assets as per latest Balance Sheet (31/03/2024)	Rs. 1202,68,29,000/-
7	Total Net worth of the Promoter as per latest Balance Sheet	Rs. -435,88,08,000/-



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4. The Project being developed is plotted development, The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Neriga Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban
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%)

- a. Name of the Account Holder: MDPL MANYATA EKAMOI COLLECTION ESCROW ACCOUNT
- b. Account Number: 57500001788602
- c. Bank Name: HDFC Bank Ltd
- d. IFSC Code: HDFC0004075
- e. Branch Name: MANYATA TECH PARK

RERA Designated Account (70%)

- a. Name of the Account Holder: MANYATA DEVELOPERS PVT LTD RERA DESIGNATED ESCROW ACCOUNT FOR MANYATA EKAMOI
- b. Account Number: 57500001788680
- c. Bank Name: HDFC Bank Ltd
- d. IFSC Code: HDFC0004075
- e. Branch Name: MANYATA TECH PARK

RERA Current Account of the Builder (30%)

- a. Name of the Account Holder: MDPL MANYATA EKAMOI 30% ESCROW ACCOUNT
- b. Account Number: 57500001788628
- f. Bank Name: HDFC Bank Ltd
- c. IFSC Code: HDFC0004075
- d. Branch Name: MANYATA TECH PARK

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.



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SI No	Estimated Cost of	Amount in INR	Remarks
1	Land Cost of the Project	30,70,03,125/-	Higher of acquisition cost or guidance value (ASR) as on 30/07/2025 (nearest date of RERA registration application date)
2	Estimate cost of Various approvals and NOC's of the Project – a. Plan Approval b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Fire Clearance h. Others TOTAL	87,99,814/-	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	21,47,18,700/-	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)	53,05,21,639/-	



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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)	The Company has availed project loan from Asset Reconstruction Company (India) Ltd Where the land mortgaged and receivables are hypothecated. However, the quantification would not be possible as it a composite loan on various other projects in the same location.
	a. Name of the lender	
	b. Amount	
2	Mortgage Details (If Applicable)	
	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 detail of this certificate is p 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.

Yours Faithfully,

B. Abhilash



Signature of the Chartered Accountant

Name: Abhilash B

Membership Number: 231724

Address: No.302, Baldota Spring Woods
Kodigehalli, Bangalore - 560097

UDIN No: **25231724BMGRGJ6965**

Date: 01/08/2025

Place: Bangalore