



# N J P & CO

## Chartered Accountants

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

FORM - Reg 1

(On the letter head of chartered accountants who is certificate of the practice)

Date: 29-07-2025,

Project Name : FELICITY OASIS  
Promoter Name : BUILD 4U INFRA PRIVATE LIMITED

I JOHN PETER NARISSETTY is a proprietor/partner of the firm M/s. N J P & CO is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 223174) having office at No. A-409, 4th Floor, A Wing, Mittal Towers, MG Road, Bangalore-560037 issuing this certificate with respect to the real estate project being registered with Karnataka RERA.

I have undertaken to issue the Chartered Accountants certificates as mandated U/s. 4(2) (I)(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 back account based on the percentage of completion of the Project.

This is to certify the details of M/s. BUILD 4U INFRA PRIVATE LIMITED (name of the promoter) having their office at 85/A, 11th Main, 14th Cross, 6th Sector HSR Layout, Bangalore, Bangalore, Karnataka, India, 560102 being the promoter of the Real Estate Project **FELICITY OASIS**.

1. 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.

Nature of Entity	Name of the Owners of the entity	% Of ownership in the entity	Total Capital contributed by the owners/members as on 31/03/2024
Company	a. Nagarjuna Reddy Chagamreddy	37%	Rs. 37,000
	b. Sai Abhishek Velukuru	41%	Rs. 41,000
	c. Peram Vinayaka Reddy	13%	Rs. 13,000
	d. Madduri Phanindra Reddy	9%	Rs. 9,000
		100%	



2. Additional Details of the Promoter -

St No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg. No and PAN no in case of Individual)	U45403KA2017PTC101235
2	Date of Birth / Date of incorporation as per the certificate	09/03/2017
3	GST Registration (if applicable)	29AAHCB1206B1ZA
4	List of Designated Partners in case of LLP as on date	
5	List of Directors (as per ROC) as on date	SAI ABHISHEK VELUKURU NAGARJUNAREDDY CHAGAMREDDY
6	Total Value of the Assets as per latest Balance Sheet	8,69,99,031
7	Total Net worth of the Promoter as per latest Balance Sheet	29,87,978

The project being developed is plotted development / group housing / villa project commercial / mixed development / industrial project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy no:- 97/2,97/3, Felicity Oasis, Ittangur Village, Sarajapura Hobli, Anekal taluk, Bangalore-562125.

3. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below —

**RERE Project Collection Account (100%)**

Name of the Account Holder- Build 4U Infra Private Limited

Account Number- 5925020018905355

Bank Name- Axis Bank Ltd

IFSC Code- UTIB0002928

Branch Name- Panathur

**RERA Designated Account (70%)**

Name of the Account Holder- Build 4U Infra Private Limited

Account Number- 925020019233440

Bank Name - Axis Bank Ltd

IFSC Code- UTIB0002928

Branch Name- Panathur



RERA Current Account of the Builder (30%)

Name of the Account Holder- Build 4U Infra Private Limited

Account Number- 923020059907754

Bank Name - Axis Bank Ltd

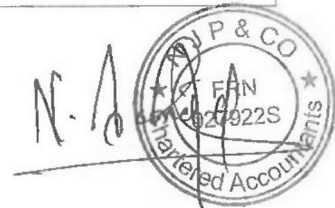
IFSC Code- UTIB0002928

Branch Name- Panathur

Account Name as per bank records based on pass sheet / passbook etc)

4. 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.

SI No	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project		Higher of acquisition cost or guidance value (ASR) (nearest date of RERA registration application date)
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	 7,19,000 1,00,000 2,81,000      11,00,000	Promoter to calculate these estimates based on the sanctioned plan. May vary firm time to lime
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	 19,84,50,000 93,10,000 3,72,40,000  24,50,00,000	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)	24,61,00,000	

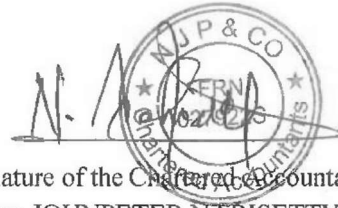


5. The Promoter of the Project has borrowed money from the following parties for the purpose of real estate project being registered -

Sl.No	Particulars	INR in Rs.
1	Total Borrowings (If Applicable)	NA
	n. Name of the lender	
	b. Amount	
2	Mortgage Details (If Applicable)	NA
	a. Name of the lender	
	b. Amount	

6. 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, underrating provided by the promoter. This certificate shall not be used for any other purposes other than mentioned herein.



Signature of the Chartered Accountant

Name: JOHNPETER NARISSETTY

Membership Number: 223174

Address: No. A-409, 4th Floor, A Wing, Mittal  
Towers, MG Road, Bangalore-560037

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Website Link:

UDIN No - 25223174BMJHXY2637

Date: 29.07.2025

Place: Bangalore