

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY  
(Real Estate (Regulation & Development) Rules, 2017)]  
FORM-Reg 1**

Date: September 16, 2025

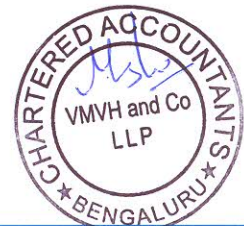
Project Name : **Fortius Good Earth**  
Promoter Name : **RS-GK Real Estates LLP**

I, **Meenakshi**, is a Partner of the firm **V M V H AND CO LLP**, Chartered Accountants, who is a Member of the Institute Of Chartered Accountants of India holding Certificate of Practice (ICAI Membership No. **216264**) having office at **No. 458 & 459, 2nd Floor, MP Arcade, 18th Main Road, 4th T Block, Jayanagar, Bengaluru- 560041** am issuing this certificate with respect to the real estate project being registered with Karnataka RERA.

I am undertaking to issue the Chartered Accountants certificate as mandated U/s. 4(2)(I)(d) of the Real estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation & Development) 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. **RS-GK Real Estates LLP** having their office at **Level 4, Raheja Paramount, 138-Residency Road, Bangalore- 560025** being the promoter of the real estate project - **Fortius Good Earth**
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
RS-GK Real Estates LLP	a. Gopikrishnan K.Y b. Rajesh R Bajaj c. Sharon Rodrigues	a. 80.25 % b. 12.78 % c. 6.97 %  ..... TOTAL 100 %	Rs 80,250. Rs 12,780. Rs. 6,970.  ..... Total Rs.1,00,000



3. Additional Details of the promoter –

Sl No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN No in case of Individual)	AAB-0725
2	Date of Birth/ Date of incorporation as per the certificate	17-Aug-2012
3	GST registration (If applicable)	29AAOFR7287E2ZH
4	List of Designated Partners in case of LLP as on date	1. Gopi Krishnan 2. Rajesh R Bajaj 3. Sharon Rodrigues
5	List of Directors (as per ROC) as on date	Not Applicable
6	Total value of the asset as per latest Balance sheet (31.3.2025)	Rs. 3,12,73,202
7	Total Net worth of the Promoter (Capital) as per latest Balance sheet (31.3.2025)	Rs. 1,00,000

4. The project being developed is plotted development. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being **Sy. No. 28/2, 107/2, 108/4, Hegganahalli and Kamenahalli Village, Kundana Hobli, Devanahalli Taluk, Bangalore – 562110**

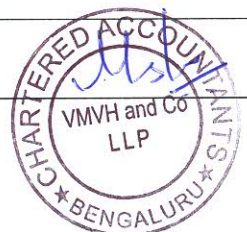
5. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below:

- 1) Name of the Account Holder - **RS-GK R E LLP Fortius Good Earth RERA AC**  
Designated Account Number – **99990844065004 (RERA account)**  
Bank Name – **HDFC Bank**  
IFSC Code – **HDFC0000009**  
Branch Name – **Kasturba Road Branch, Bengaluru.**  
Account name as per Bank records based on pass sheet/ passbook etc) – **RS-GK R E LLP Fortius Good Earth RERA AC**
- 2) Name of the Account Holder– **RS-GK R E LLP Fortius Good Earth M Collection A/c**  
Designated Account Number – **99991844065004 (RERA account)**  
Bank Name – **HDFC Bank**  
IFSC Code – **HDFC0000009**  
Branch Name – **Kasturba Road Branch, Bengaluru.**  
Account name as per Bank records based on pass sheet/ passbook etc) – **RS-GK R E LLP Fortius Good Earth M Coll**



- 3) Name of the Account Holder – RS-GK REAL ESTATES LLP GOOD E  
Designated Account Number – 50200114215340 (Current account)  
Bank Name – HDFC Bank  
IFSC Code – HDFC0000009  
Branch Name – Kasturba Gandhi Marg  
Account name as per Bank records based on pass sheet/ passbook etc) –  
RS-GK Real Estates LLP
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	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project	42,64,31,550	Higher of acquisition cost or guidance value (ASR) as on FY 2024-25 (nearest date of RERA registration application date) – Guidance value being higher has been stated.
2	Estimate cost of Various approval and NOC's of the project – <ul style="list-style-type: none"> <li>a. Plan approvals</li> <li>b. Water</li> <li>c. Electricity</li> <li>d. Pollution Control</li> <li>e. AAI</li> <li>f. BSNL/ CZR</li> <li>g. Fire Clearance</li> <li>h. Other</li> </ul> <p style="text-align: right;">..... TOTAL</p>	21,76,010 5,000 35,000 20,000 15,000 30,000 - 3,95,000 ..... 26,76,010	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time.
3	Construction Cost – <ul style="list-style-type: none"> <li>a. Estimate of construction cost as certified by the Engineer.</li> <li>b. Architect, Engineer, Consultant Fees etc</li> <li>c. Administrative Costs</li> <li>d. Taxes, Cess or levy</li> <li>e. Interest on borrowings</li> </ul> <p style="text-align: right;">..... TOTAL</p>	13,00,00,000 35,00,000 10,00,00,000 - - ..... 23,35,00,000	Promoter has calculated these costs base on the present sanctioned plan, specifications in the Project, proposed facility, amenities in the project to complete the development work.
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	66,26,07,560	





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

SI No	Particulars	INR in Rs.
1	Total Borrowings (if applicable)	Not applicable
	a. Name of the lender	Not applicable
	b. Amount	
2	Mortgage Details (if applicable)	
	a. Name of the lender	Not applicable
	b. Amount	

8. The promoter of the projects is in compliance with the section 3(1) of the RERA Act and it is certified that the promoter has not entered into any agreement in the sale of plot or units and booking amount or advance amount 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 prepared based on details, documents, information, undertaking provided by the promoter. This certificate shall not be used for any other purpose other than mentioned herein.

Yours Faithfully,



Signature of the Chartered Accountant

Name: **Meenakshi,**

Membership Number: **216264**

Partner,

**V M V H AND CO LLP.,**

**Chartered Accountants**

Firm Registration No.022309S

Address: No 458 & 459, 2<sup>nd</sup> Floor, MP Arcade,  
18<sup>th</sup> Main Road, 4<sup>th</sup> T Block, Jayanagar,  
Bengaluru- 560041.

Contact Details: +919845012432

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Website Link: www.vmvh.in

UDIN: 25216264BMLXJL5479

Date: September 16, 2025

Place: Bengaluru.