

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

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

Date: 18/03/2022

Project Name : GREEN VISTA
Promoter Name : M/S. BEST PROPERTIES

I J. SESHA CHALAPATHI is a proprietor of the firm J. SESHACHALAPATHI & CO is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 217690) having office at #581, 1ST Floor, 23rd Main, 21st cross, HSR Layout, Bengaluru (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. BEST PROPERTIES having their office at #114, CMR Complex, 2nd Floor, Chandapura, Bengaluru – 560099 being the promoter of the Real Estate Project GREEN VISTA.
2. The Promoter of the proposed real estate project is an Individual/Partnership Firm/LLP/Company/Society / Others. 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 31/03/2022
Individual / Partnership	Name of the individual or proprietor	100%	Rs. NA



Nature of Entity	Name of the owners of the entity	% of ownership in the entity	Total capital contributed by the owners/members as on 31/03/2022
Partnership Firm or LLP	a. Partner 1 b. Partner 2	a. Partner 1 – 30% b. Partner 2 – 70% <hr/> TOTAL 100%	Rs. 2,10,00,000/- Rs. 4,90,00,000/- <hr/> Rs. 7,00,00,000/-
Company	a. Shareholder 1 b. Shareholder 1 c. Shareholder 1 d. Shareholder 1 e. Shareholder 1 Note – in case of shareholding less than 5%, can be consolidated and mentioned as group of shareholders holding less than 5%	a. Shareholder 1 b. Shareholder 1 c. Shareholder 1 d. Shareholder 1 e. Shareholder 1 <hr/> TOTAL 100%	N/A
Society	a. Total number of members in the society b. Total number of shares in the society		N/A
Others	Eg., KHB/HUF/AOA/BOI etc		N/A

(Please mention the relevant details based on the type of promoter entity)

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	Firm/JNR/368/2016-17
2	Date of birth / date of incorporation as per the certificate	01/07/2016
3	GST Registration (if applicable)	N/A
4	List of designated partners in case of LLP as on date	N/A



5	List of directors (as per ROC)	N/A
6	Total value of the assets as per latest balance sheet	NIL
7	Total net worth of the promoter as per latest balance sheet	NIL

4. 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 43/2, 43/3, 43/4, 51/4, 51/5 of Iggaluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District (mention full address as mentioned in the sanctioned plan).
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: **BEST PROPERTIES RERA DESIGNATED ACCOUNT FOR GREEN VISTA**
 - b. Designated account number: **9402000100040801**
 - c. Bank name: **KARNATAKA BANK**
 - d. IFSC code: **KARB0000940**
 - e. Branch name: **CHANDAPURA**
 - f. Account name as per the bank records
based on the pass sheet / pass book etc.
6. 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.

Sl. No	Estimated cost of	Amount in INR	Remarks
1	Land of the project (Including land & Stamp Duty & Others)	2,83,80,800/-	Higher of acquisition cost of guidance value (ASR) as on DD/MM/YYYY (nearest date of rera registration application date)
2	Estimate cost of various approvals and NOC's of the project – <ul style="list-style-type: none"> a. Plan approvals b. Water c. Electricity d. Pollution control e. AAI f. BSNL/CZR g. Fire clearance h. Others 	16,19,900/- - - - - - - -	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time.



	<u>TOTAL</u>		16,19,200/-
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		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. 4,00,00,000/- - - - -
	<u>TOTAL</u>		4,00,00,000/-
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)		7,00,00,000/-

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)	NIL
	a. Name of the lender b. Amount	NIL
2	Mortgage details (if applicable)	NIL
	a. Name of the lender b. Amount	NIL



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 purpose other than mentioned herein.

(Signature and Stamp/Seal of the Signatory CA)

For J. SESHACHALAPATHI & CO.
CHARTERED ACCOUNTANTS




(J. Seshachalapathi)
Proprietor
M. No: 217690
Firm Reg No. 011398S
UDI No. 22217690AFEGPZ2755

Date: 18/03/2022

Place: Bangalore

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)(1)(d) of the RERA Act.
4. CA shall issue this certificate in accordance with ICAI Standards.

(Approved by the Authority)