



VENKATRAMANA P & CO.,
Chartered Accountants

CA VENKATRAMANA P
Proprietor B.Com., F.C.A

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**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]**
FORM – Reg 1
CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

Date: 18.09.2025

Project Name : NEIGHBOURHOOD TREE PARK
Promoter Name : M/S. NEIGHBOURHOOD ESTATES

I VENKATRAMANA P is a proprietor/partner of the firm VENKATRAMANA P & Co., is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No. 228408) having office at NO.4, KVS COMPLEX, 3RD FLOOR, DOUBLE ROAD, NRI LAYOUT, BANGALORE – 560016. 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. NEIGHBOURHOOD ESTATES having their office at SY. No. 2/2, Flat No G-001, Keerthi Heights, 3rd Main Road, Belathur, Bidarahalli, Bangalore - 560067. being the promoter of the Real Estate Project **NEIGHBOURHOOD TREE PARK**

2. The Promoter of the proposed real estate project is an Partnership Firm. 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
Partnership Firm			
	1. S. PRADEEP	40%	6,09,73,735
	2. J. MANOHAR NAIDU	20%	4,46,70,093
	3. K. BABU NAIDU	15%	2,78,57,000
	4. V. RAMESH BABU	15%	3,28,75,000
	5. D. LOKESWAR REDDY	10%	1,75,50,000
	TOTAL	100%	18,39,25,828

1. Additional Details of the Promoter –

SI No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN No in case of Individual)	SJN-F892-2022-23
2	Date of Birth / Date of incorporation as per the certificate	16/12/2022
3	GST Registration (if applicable)	29AAUFN7800R1Z6
4	List of Designated Partners in case of LLP as on date	NA
X15	List of Directors (as per ROC) as on date	NA
6	Total Value of the Assets as per latest Balance Sheet as on 31.03.2024	28,02,04,050/-
7	Total Net worth of the Promoter as per latest Balance Sheet as on 31.03.2024	18,39,25,828/-

The project being developed is villa project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address is Sy. No. 4/1, 4/2, 4/3, 4/4 (Old Sy. No. 4), Bommenahalli village, Bidrahalli Hobli, Bangalore East Taluk, Bangalore – 560 049.

1. 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%)

Name of the Account Holder: **NEIGHBOURHOOD ESTATES - NEIGHBOURHOOD TREE**

PARK - COLLECTION ACCOUNT

Designated Account Number: 09860210003367

Bank Name: UCO BANK

IFSC Code: UCBA0000986.

Branch Name: Indiranagar Branch, BENGULURU



RERA Project Designated Account (70%)

Name of the Account Holder: NEIGHBOURHOOD ESTATES - RERA
DESIGNATED ACCOUNT FOR NEIGHBOURHOOD TREE PARK
Designated Account Number: 09860210003374
Bank Name: UCO BANK
IFSC Code: UCBA0000986.

Branch Name: Indiranagar Branch, BENGULURU

RERA Project Current Account (30%)

Name of the Account Holder: NEIGHBOURHOOD ESTATES
Designated Account Number: 09860210003381
Bank Name: UCO BANK
IFSC Code: UCBA0000986.

Branch Name: Indiranagar Branch, BENGULURU

2. 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 Cost of the Project	25,21,56,360	Land Purchase cost
2	Estimate cost of Various approvals and NOC's of the Project – a. Plan Approvals b. BWSSB c. BESCOM d. Pollution Control Board e. SEIAA (Environment) f. Building License g. Others TOTAL	47,12,984 0 0 50,000 0 0 17,60,000 ----- 65,22,984	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	162,75,18,656 4,50,00,000 35,28,37,715 0 20,50,00,000 ----- 223,03,56,371	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.



Sl No	Estimated Cost of	Amount in INR	Remarks
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	248,90,35,715	

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

SLNo	Particulars	INR in Rs.
1	Total Borrowings(If Applicable)	NIL
	a. Name of the lender	NIL
	b. Amount	
2	Construction Loan details (PROPOSED)	50 CR
	a. Name of the lender	UCO BANK
	b. Amount	

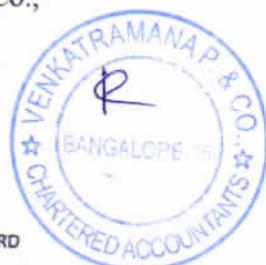
6. The Promoter of the project is in compliance with the Section 3(1) of the RERA Act and it is certified that the promoter has not entered into any agreements in the sale of plot or units and booking amount or advance amounts have not been received from any of the allottees.

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

FOR VENKATRAMANA P & Co.,
Chartered Accountants



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Membership Number: 228408
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FLOOR, DOUBLE ROAD, NRI LAYOUT,
BANGALORE - 560016.
Contact Details: 9845032389
Email id: venki_ca2007@yahoo.com
UDIN No - 25228408BMJKWC9134



Date: 18.09.2025

Place: Bangalore