

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

Date: 10/11/2025

Project Name : Mana Verdant Terraces
Promoter Name : Mana Projects Pvt Ltd , Bangalore.

I Krishna Reddy Gundluri (full name of the CA) is a partner of the firm K B L & Associates (full name of the firm as per ICAI records) is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 234238 having office at No.34/9, 2nd Floor, 2nd Cross, 31st Main, BTM 2nd Stage, Bangalore -560 076. (full office address) 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. Mana Projects Pvt Ltd (name of the promoter) having their office at Sy No.20/7, 3rd Floor, Swamy Legato, Kadubisanahalli, Outer Ring Road, Bangalore – 560 103. (full address of the promoter) being the promoter of the Real Estate Project **MANA VERDANT TERRACES** (name of the project as per application).
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 —



| L Nature of Entity | Name of the Owners of the entity | % of Ownership in the entity | Total Capital contributed by the Owners/Member s as on |
|--------------------|---|--|---|
| Company | a. Shareholder 1 D.Kishore Reddy b. Shareholder 2 D Neeraja Reddy Note — in case of shareholding less than 5% , can be consolidated and mentioned as group of shareholders holding less than 5% | a. Shareholder 1 - 93 % b. Shareholder 2 - 7% TOTAL -100% | Rs.22,59,26,190/- Rs.1,70,73,810/- Rs.24,30,00,000/- |

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

3. Additional Details of the Promoter -

| SI No | Details | Details |
|-------|--|--|
| 1 | Promoter Registration Number (Company Incorporation) | CIN:U45202KA2009PTC049111 |
| 2 | Date of incorporation as per the Certificate | 11/02/2009 |
| 3 | GST Registration (if applicable) | 29AAFCM8997G1ZN |
| 4 | List of Designated Partners in case of LLP as on | |
| 5 | List of Directors (as per ROC) as on date | Mr. D Kishore Reddy - Director Mrs.D Neeraja Reddy - Director |
| 6 | Total Value of the Assets of the Promoter as per latest Balance Sheet as on 31.03.2025 | Rs.11226 Lacs |
| 7 | Total Net worth of the Promoter as per latest Balance Sheet | Rs.11226 Lacs |



4. The project being developed is Residential group housing project, The promoter has obtained necessary sanctioned plan from the competent authorities License SL No. **BBMP/CC/10594/2025-26**, LP No. **BBMP/Addl Dir/JDNORTH/0031/25-26** Project No: **PRJ/0320/25-26 dated.04/11/2025**). The project address being Survey SY NO's 21/2A, 21/2B, 21/3, 21/4, 21/6, 21/7, 21/8,161&162 OF DODDAKANNANAHALLI VILLAGE, VARTHUR HOBLI, WARD NO 150,BENGALURU., PIN 560 035, admeasuring **35649.48** sq.mts and area being developed by M/s. Mana Projects Private Limited. (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

RERA Project Collection Account (100%)

- a. Name of the Account Holder: Mana Projects Pvt Ltd
- b. Collection Account Number: 925020024498988
- c. Bank Name: Axis Bank Ltd
- d. IFSC Code: UTIB0001541
- e. Branch Name: Corporate Banking Branch, Bangalore
- f. Account Name as per Bank Records:
**MANA PROJECTS PRIVATE LIMITED RERA
COLLECTION BANK AC FOR MANA
VERDANT TERRACES** (based on Statement
of Bank Account)

RERA Designated Account (70%)

- g. Name of the Account Holder: Mana Projects Pvt Ltd
- h. Designated Account Number: **923020024498962**
- i. Bank Name: Axis Bank Ltd
- j. IFSC Code: UTIB0001541
- k. Branch Name: Corporate Banking Branch, Bangalore
- l. Account Name as per Bank Records:
**MANA PROJECTS PRIVATE LIMITED RERA
DESIGNATED BANK AC FOR MANA
VERDANT TERRACES** (based on Statement
of Bank Account)



RERA Current Account of the Builder (30%)

- m. Name of the Account Holder: Mana Projects Pvt Ltd
- n. Account Number: 925020024498975
- o. Bank Name: Axis Bank Ltd
- p. IFSC Code: UTIB0001541
- q. Branch Name: Corporate Banking Branch, Bangalore
- r. Account Name as per Bank Records:
MANA PROJECTS PRIVATE LIMITED
ESCROW AC FOR MANA VERDANT
TERRACES (based on Statement of Bank Account)

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.

| SI No | Estimated Cost of | Amount in INR | Remarks |
|-------|---|------------------|--|
| 1 | Land Cost of the Project (Land Area-8 Acre 27.12 Guntas X Per Acre Rs. 9,90,000/- as Per Guidance Value) = 86,06,81,250/- | 86,06,81,250/- | Guidance value (ASR) as on 27/09/2023(nearest date of RERA registration application date) |



| | | | |
|---|--|---|---|
| 2 | <p>Estimate cost of Various approvals and NOC's of the Project -</p> <ul style="list-style-type: none"> a. Plan Approvals b. Water c. Stamps Duty d. Electricity e. Pollution Control f. AAI f. BSNL/CZR g. Commencement h. Fire Clearance i. Registration Charges j. Conversion and Commencement Charges <p>TOTAL</p> | <p>Rs.8,31,00,000/-</p> <p>Rs.1,50,00,000/-</p> <p>Rs.50,00,000/-</p> <p>Rs.1,00,000/-</p> <p>Rs.10,00,000/-</p> <p>Rs.1,00,000/-</p> <p>Rs.2,00,000/-</p> <p>Rs.15,00,000/-</p> <p>Rs.1,00,00,000/-</p> <p>Rs.35,00,000/-</p> <p>Rs.5,00,000/-</p> <p>Rs.12,00,00,000/-</p> | <p>Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time</p> |
| 3 | <p>Construction Cost —</p> <p>Estimate of construction cost as certified by the Engineer. Architects, Engineer, Consultants Fees etc</p> <p>Taxes, Cess or levy</p> <p>Onsite Expenditure-Salaries of Workers</p> <p>Onsite Expenditure – Site Overheads</p> <p>Onsite Expenditure – Cost of Services Water etc.\</p> <p>Interest on borrowings</p> <p>TOTAL</p> | <p>Rs.302,00,00,000/-</p> <p>Rs.7,00,00,000/-</p> <p>Rs.0/-</p> <p>Rs.5,00,00,000/-</p> <p>Rs.11,00,00,000/-</p> <p>Rs.2,50,00,000/-</p> <p>Rs.25,50,00,000/-</p> <p>Rs.353,00,00,000/-</p> | <p>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.</p> |
| 4 | <p>TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)</p> | <p>Rs.451,06,81,250/-</p> | |



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 Ra. |
|-------|----------------------------------|---|
| I | Total Borrowings (If Applicable) | Rs.80,00,00,000/- |
| | a. Name of the lender | Arka Fin Cap Ltd/OXYZO Financial Services Ltd |
| | b. Amount | Rs.80,00,00,000/- |
| 2 | Mortgage Details (If Applicable) | Arka Fin Cap Ltd/OXYZO Financial Services Ltd |
| | a. Name of the lender | Arka Fin Cap Ltd/OXYZO Financial Services Ltd |
| | b. Amount | Rs.80,00,00,000/- |

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 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.



Signature of the Chartered Accountant

Name: Krishna Reddy Gundluri

Membership Number: 234238

Address: No,34/9, 2nd Floor,31st Main,
31st Cross, BTM 2nd Stage, Bangalore
Karnataka – 560 068.

Contact No : 9108967123

Mailid : krishnareddygca@gmail.com

UDIN: **25234238BMJKJZ6742**

Place : Bangalore

Date : 10/11/2025.