

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

**FORM Reg-1**

**Project Name** SUMADHURA SOLACE PHASE -I  
**Promoter Name** SUMADHURA INFRACON PRIVATE LIMITED

I Pranay Kumar Chirukonda is proprietor of the firm Pranay & Co, Chartered Accountants of India holding certificate of practice (ICAI Membership No: 232419) having office at No.440, 1st Floors, 2nd Building, SH Krishnappa Layout, Varthur Main Road, Siddapura Village, Whitefield, Bangalore- 560066. Issuing this certificate with respect to the real estate project being registered with Karnataka RERA.

I have undertaken 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 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. Sumadhura Infracon Private Limited having their office at Sy. No. 108/2, Millenia Building, 1<sup>st</sup> Main, MSR Layout, Munnekollala Village, Marathahalli Outer Ring Road, Bangalore – 560037. Being the promoter of the Real Estate Project “SUMADHURA SOLACE PHASE-I”.

2. The promoter of the proposed real estate project is company. I have verified the ownership document of the entity and present owners and details of the entity are as below

Name of the 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
SUMADHURA INFRACON PRIVATE LIMITED	MR. GUNDA MADHUSUDHANN	56.32%	1,90,00,000
	MRS. GUNDA SWAPNA	11.68%	
	MR. KALAKUNTALA VENKATA RAMA RAO	20.00%	
	MR. KANDUKURI BHARAT KUMAR	6.00%	
	MR. GUNDA NAVEEN KUMAR	6.00%	
<b>TOTAL</b>		<b>100.00%</b>	<b>1,90,00,000</b>

3. Additional details of Promoter

Sl No	Details	Details
1	Promoter Registration Number (Pvt Ltd)	CIN: U45200KA2012PTC062071
2	Date of Incorporation as per the Certificate	16-01-2012
3	GST Registration	29AAQCS9641A1ZZ
4	List of Designated Partners in case of LLP as on date	Not applicable
5	List of Directors (as per ROC) as on date	MR. GUNDA MADHUSUDHANN MRS. GUNDA SWAPNA MR. KALAKUNTALA VENKATA RAMA RAO MR. KANDUKURI BHARAT KUMAR MR. GUNDA NAVEEN KUMAR MR. KANDUKURI RAHUL MR. MORAMCHETTY SRINIVAS
6	Total Value of the assets as per the latest Balance Sheet	Rs. 1,567,37,98,000/-
7	Total Net worth of the promoter as per latest Balance sheet	Rs. 380,48,06,000/-

4. The project being developed is group housing. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy No.31/3, 32/3,48/2A, 48/3A & 48/4, Thubarahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore-560066.



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%)**

Name of the Account Holder:	SUMADHURA INFRACON PRIVATE LIMITED
Designated Account Number:	57500001842529
Bank Name:	HDFC BANK LTD
IFSC Code:	HDFC0000523
Branch Name:	RICHMOND ROAD

**RERA Designated Account (70%)**

Name of the Account Holder:	SUMADHURA INFRACON PRIVATE LIMITED
Designated Account Number:	57500001842084
Bank Name:	HDFC BANK LTD
IFSC Code:	HDFC0000523
Branch Name:	RICHMOND ROAD

**RERA Current Account of the Builder (30%)**

Name of the Account Holder:	SUMADHURA INFRACON PRIVATE LIMITED
Designated Account Number:	57500001841387
Bank Name:	HDFC BANK LTD
IFSC Code:	HDFC0000523
Branch Name:	RICHMOND ROAD

6. The promoter has provided the details of the estimated cost of the real estate project. 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	1,51,51,83,150	Promoter has calculated this value as per guidance value of Land for the area of 23,310.51 Sq Mtrs @ 65K per Sq.Mtr
2	<b>Estimated Cost of Various approvals and NOCs of the project.</b>		Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
	JD reg Charges	3,50,585	
	Conversion Charges	3,50,585	
	Development Charges	61,62,198	
	BGA ECC Plan Charges	3,04,28,903	
	Labour Cess	1,66,97,220	
	Bwssb Noc Charges	1,21,97,656	
	Fire Noc Charges	69,64,935	
	MoeF Noc Charges	2,24,833	
	Kspcb Noc Charges	2,10,781	
	Bescom Noc Charges	28,835	
	Kptcl Noc Charges	663	
	Bsnl Noc Charges	49,744	
	AAI Noc Charges	-	
	HAL Noc Charges	99,488	
	Commencement Certificate	5,48,030	
	Occupancy Certificate	36,95,687	
	KSPCB CFO Noc Charges	3,09,145	
	LIFT Noc Charges	1,96,729	
	Betterment Charges	66,83,573	
	Property Tax	18,78,255	
	E-Katha	70	
	RERA Fee	1,99,539	
	<b>Total</b>	<b>8,72,77,453</b>	





3	<b>Construction Cost –</b>		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.
	a. Estimate of construction cost as certified by the Engineer	4,67,91,90,000	
	b. Architects, Engineer, Consultants Fees etc.	5,52,14,442	
	c. Administrative Costs	58,57,20,300	
	d. Taxes, Cess or Levy	39,85,52,700	
	e. Interest on Borrowings	0	
	<b>Total</b>	<b>5,71,86,77,442</b>	
4	<b>Total Estimated Cost of the Project (1+2+3)</b>	<b>7,32,11,38,045</b>	

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)	Nil (as of date)
	a. Name of the Lender	NA
	b. Amount	NA
2	Mortgage Details (if Applicable)	NA
	a. Name of the Lender	NA
	b. Amount	NA

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 bookings 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 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 purposes other than mentioned herein.

  
 Signature of the Chartered Accountants  
 PRANAY KUMAR CHIRUKONDA  
 Membership Number: 232419  
 Address: Siddapura, Bangalore  
 Contact Details: 8095811156  
 Email Id: Pranayraofca@gmail.com  
 UDIN: 25232419BMJGDZ7750



Date: 08-11-2025  
Place: Bangalore