



D.No. 2-3-44/1, Near Sindhu School, Barampet, Narasaraopet, GNT Dist.,
A.P - 522601

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

Date: 10/02/2025

Project Name : SIZZLE EAST COAST phase 4
Promoter Name : Harsha S

I M/s. TEJO RAM & ASSOCIATES is a partner of the firm is a Member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No: 023665S) office at 2-3-44/1,NEAR SINDHU SCHOOL, BARAMPET MAIN ROAD, NARASARAOPET, Andhra Pradesh, Guntur, , 522601 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.Harsha S having their office at Sy. No. 6/1, Kodagihalli Village, Bidarahalli Hobli, Bengaluru East Taluk, Bengaluru Urban District 560049 being the promoter of the Real Estate Project SIZZLE EAST COAST phase 4
2. The Promoter of the proposed real estate project is a 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 31/03/2023 (As Per Partnership Deed)
Proprietorship	a. Harsha S	Profit Share %	Capital Contribution
		100 %	16,87,95,805
Total		100 %	16,87,95,805

For TEJORAM & ASSOCIATES
Chartered Accountants
FRN: 023665S

X. *[Signature]*
(CA. K. TEJORAM)
Proprietor - M.No:250704





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3. Additional Details of the Promoter –

SI No.	Details	Details
1	Proprietorship/Partnership / LLP Registration Number	23/27/CE/0293/2025
2	Proprietorship/Partnership / LLP Registration Date	08/12/2025
3	GST Registration (if applicable)	29ACWPH1450P1ZC
4	List of Designated Partners in case of LLP as on date	NA
5	List of Directors (as per ROC) as on date	NA
6	Total Value of the Assets as per latest Balance Sheet 31.03.2025.	₹ 2,18,50,146
7	Total Net worth of the Promoter as per latest Balance Sheet as on 31.03.2025	₹ 90,79,276

4. The project being developed is . The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being .
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 : Master Collection Account - SIZZLE EAST COAST phase 4
Account Number : 925020032600656
Bank Name : Axis Bank
IFSC Code : UTIB0000734
Branch Name : Axis Bank

RERA Project Collection Account (70%)

Name of the Account Holder : Harsha SRERA DESIGNATED ACCOUNT FORSIZZLE EAST COAST phase 4
Account Number : 925020015761743
Bank Name : Axis Bank
IFSC Code : UTIB0000734
Branch Name : Master Collection Account - SIZZLE EAST COAST phase 4

RERA Project Collection Account (30%)

Name of the Account Holder : SIZZLE EAST COAST phase 4
Account Number : 925020015761756
Bank Name : Axis Bank
IFSC Code : UTIB0000734
Branch Name : Master Collection Account - SIZZLE EAST COAST phase 4

For TEJORAM & ASSOCIATES
Chartered Accountants
FRN:023665S

(CA. K. TEJORAM)
Proprietor - M.No:250704





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6 The promoter has provided the details of the estimated cost of the real estate project. II / 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 Project	Amount in INR	Remarks
1	Land of the Project	₹ 8,53,21,035	Higher of acquisition cost or guidance value (ASR) as on 02/09/2025 Sub Registrar Guidance Value of Land: Rs.5,11,30,838/- (3 Acre 4 Guntas*Rs.1,65,00,000/-) Actual Cost Of Acquisition : Rs.8,53,20,535/-
2	Estimate cost of Various approvals and NOC's of the Project - <ul style="list-style-type: none"> a. Plan Approvals ₹ 12,05,587 b. Water ₹ 0 c. Electricity ₹ 10,18,000 d. Pollution Control ₹ 0 e. AAI ₹ 0 f. BSNL/CZR ₹ 0 g. Fire Clearance ₹ 0 h. Others ₹ 5,00,000 TOTAL ₹ 27,23,587		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"> a. Estimate of construction cost as certified by the Engineer. ₹ 6,26,75,684 b. Architects, Engineer, Consultants Fees etc ₹ 94,84,950 c. Administrative Costs ₹ 1,70,72,910 d. Taxes, Cess or levy ₹ 0 e. Interest Cost ₹ 0 e. Other Cost ₹ 1,23,30,435 TOTAL ₹ 10,15,63,979		
	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	18,96,08,601	

For TEJORAM & ASSOCIATES
Chartered Accountants
FRN: 023665S

K. Tejoram
(CA. K. TEJORAM)
Proprietor - M.No: 250704





TEJORAM & ASSOCIATES

Chartered Accountants

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A.P - 522601

CA Tejoram Kalva

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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)	NA
	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 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.

Yours Faithfully,

For TEJORAM & ASSOCIATES
Chartered Accountants
FRN: 023665S


(CA. K. TEJORAM)
Proprietor - M.No: 250704



Contact Details: 9886016763
Email id: reraworks1@gmail.com

UDIN: **25250704BMISCI1977**

Place: Bengaluru
Date: 01-10-2025