

M O J & Associates

Chartered Accountants

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

FORM -Reg 1

CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

Date : October 27, 2025

Project Name: Sattva Aaranya

Promoter Name: Sattva Resi Private Limited

I Avneep L Mehta is a partner of the firm M O J & ASSOCIATES is a member of Institute of Chartered Accountants of India holding Certificate of practice ICAI Membership No 225441 having office at No 4/1, M O J & Associates, Brunton road, opp old passport office, off M G Road – 560025 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. Sattva Resi Private Limited having their office at Salarpuria Windsor, 4th Floor, No. 3, Ulsoor Main Road, Ulsoor, Bangalore – 560042 being the promoter of the Real Estate Project Sattva Vasant Sky.
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:

Nature of Entity	Name of the owners of the entity	% Of ownership in the entity	Total Capital contributed by the owners as on 31-03-2025
Company	Sattva Realty Private Limited	99.99%	Rs.99,990
	Mr. Bijay Kumar Agarwal	0.01%	Rs.10

3. Additional Details of the Promoter –

S. No	Particulars	Details
1	Promoter Registration Number	CIN: U45309KA2022PTC160813
2	Date of Incorporation	04th May, 2022
3	GST Registration Number	29ABICS4269F1ZX
4	List of Directors as on date March 31, 2025	Shivam Agarwal Pradyumna Kumar Mishra
5	Total value of the assets as per latest Balance Sheet (as at March 31, 2025)	Rs. 7,26,37,21,400
6	Total Net worth of the Promoter as per latest Balance Sheet (as at March 31, 2025)	Rs. (18,12,76,064)

4. The project being developed is residential building. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address land bearing Survey Nos. 15/2, 15/3, and 16/1 of Kenchanahalli Village, Kengeri Hobli, Bengaluru South Taluk, Bengaluru Urban District.
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: Sattva Resi Private Limited - Collection Account for Sattva Aaranya
- b. Account Number: 002264500000245
- c. Bank Name: Yes Bank
- d. IFSC Code: YESB0000022
- e. Branch Name: Kasturba Road, Bangalore

RERA Designated Account (70%)

- a. Name of the Account Holder: Sattva Resi Private Limited RERA Designated Account for Sattva Aaranya
- b. Account Number: 002264500000255
- c. Bank Name: Yes Bank
- d. IFSC Code: YESB0000022
- e. Branch Name: Kasturba Road, Bangalore

RERA Current Account of the Builder (30%)

- a. Name of the Account Holder: Sattva Resi Private Limited - Sattva Aaranya
- b. Account Number: 002264500000265
- c. Bank Name: Yes Bank
- d. IFSC Code: YESB0000022
- e. Branch Name: Kasturba Road, Bangalore

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	Amount (In Rs.)	Remarks
1.	Land Cost of the Project Note: the project is Joint Development between the Promoter and the landowner with 67:33 (Promoter: Landowner). Accordingly, the cost of the land is arrived at @33% of the total estimated revenue of the project as per promotor's estimation.	4,69,31,00,000	Land of the Project Cost is considered as Deemed acquisition cost has been considered as per promotor's estimation which is based on Landowners share of estimated revenue.
2.	Estimate cost of various approvals and NOC's of the Project- a. Project Approval + Modified plan b. Water c. Environment & Pollution Control d. Others Total	12,67,00,000	The amount has been considered as per the estimation made by the Promoter, and which is subject to change from time to time.
3.	Construction Cost — a. Estimate of construction cost as certified by the engineer. b. On-site Expenditure-Site Overhead. c. Interest on borrowings Total	4,44,28,00,000 6,66,00,000 13,33,00,000 4,64,27,00,000	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.
Total Estimated Cost of the Project (1+2+3)		9,46,25,00,000	

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	Amount in Rs.
1	Total Borrowings	
	a. Name of the lender b. Amount	Not Applicable Nil
2	Mortgage Details	
	a. Name of the lender b. Amount	Not Applicable Nil

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 and 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 M O J & ASSOCIATES
Chartered Accountants
Firm Regn No: 015425S

Avneep L Mehta
Partner
Membership number: 225441
UDIN : 25225441BMHZRF3899

Place: Bengaluru
Date : October 27, 2025