

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

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

Date: 21-07-2025

Project Name Varnam Phase 1A

Promoter Name One Bangalore Luxury Projects LLP

I, Mutra Rajasekhar Reddy, is a proprietor/partner of the firm M/s R A M And Associates is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 245001) having office at NO.993,5AC, Second Floor, 3rdFloor, SR 'R'Cade, 1st Block, HRBR Layout, Kalyan Nagar, Bengaluru, Karnataka, India- 500042, 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. One Bangalore Luxury Projects having their office at E Block, Voltas Premises, T B Kadam Marg Chinchpokli, Mumbai City, Mumbai, Maharashtra, India, 400033 being the promoter of the Real Estate Project Varnam Phase 1A.
2. The Promoter of the proposed real estate project is an LLP. 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 or LLP	a. M.S.Ramaiah Realty LLP b. Tata Housing Development Company Limited	a. 49% b. 51% ----- TOTAL 100%	Rs.49,000/- Rs. 74,58,32,000/-

3. Additional Details of the Promoter -

SI No	Details	Details
1	Promoter Registration Number (Partnership Reg)	AAE-8922
2	Date of Birth / Date of incorporation as per the Certificate	09/10/2015
3	GST Registration (if applicable)	29AAEFO5442Q1ZL
4	List of Designated Partners in case of LLP as on date	1. MATHIKERE RAMAIAH SEETHARAM 2. ANISH CHOWDHURY
5	List of Directors (as per ROC) as on date	NA
6	Total Value of the Assets as per latest Balance Sheet	INR 55938.56 Lakhs
7	Total Net worth of the Promoter as per latest Balance Sheet	INR 7458.81 Lakhs

4. The Project being developed is plotted development, The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being SY NO.37/1(P),37/2(P),37/4(P),37/5,37/7(P),37/10(P),37/13, 37/16(P) OF AKKALENAHALLI-MALLENAHALLI VILLAGE IN KASABA HOBLI, DEVANAHALLI TALUK, Bangalore, Karnataka.

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: OBLP LLP RERA Collection A/c Varnam Phase 1A
- b. Account Number: 777705029901
- c. Bank Name: ICICI Bank Ltd
- d. IFSC Code: ICIC0007429
- e. Branch Name: Residency Road, Bangalore

RERA Designated Account (70%)

- a. Name of the Account Holder: OBLP LLP RERA Designated A/c Varnam Phase 1A
- b. Account Number: 777705029902
- c. Bank Name: ICICI Bank Ltd
- d. IFSC Code: ICIC0007429
- e. Branch Name: Residency Road, Bangalore

RERA Current Account of the Builder (30%)

- a. Name of the Account Holder: OBLP LLP RERA Operative A/c Varnam Phase
- b. Account Number: 777705029903
- c. Bank Name: ICICI Bank Ltd
- d. IFSC Code: ICIC0007429
- e. Branch Name: Residency Road, Bangalore

Account Name as per bank records based on pass sheet/passbook etc)

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	12,46,47,087/-	Guidance value (ASR) as on 21/07/2025
2	Estimate cost of Various approvals and NOC's of the Project – a. Plan Approval b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Fire Clearance h. Others TOTAL		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	74,35,53,746/- 4,73,22,395/- 6,22,05,894/- 86,85,095/- 91,59,413/- 87,09,26,542/-	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. Administrative Cost include PMC cost
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	100,44,25,462/-	

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 Rs.
1	Total Borrowings (If Applicable)	
	a. Name of the lender*	ICICI Bank
	b. Amount	INR 110 Crores
2	Mortgage Details (If Applicable)	NIL
	a. Name of the lender	NIL
	b. Amount	

*Borrowing availed for funding Larger project being developed in multiple phases by LLP out of which part proceeds may be used for this RERA project as per requirement.

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 p 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.

Signature of the Chartered Accountant



M. Rajasekhar Reddy

Name: Mutra Rajasekhar Reddy
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 UDINo: 25245001BMKWXM9541

Date: Bangalore
 Place: 21-07-2025.