



## ಕರ್ನಾಟಕ ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ

ನಂ:1/14, 2ನೇ ಮಹಡಿ, ಸಿಲ್ವರ್ ಜ್ಯೂಬಿಲಿ ಬ್ಲಾಕ್, ಯುನಿಟಿ ಬಿಲ್ಡಿಂಗ್, ಸಿ.ಎಸ್.ಐ.ಕಾಂಪೌಂಡ್,  
3ನೇ ಕ್ರಾಸ್, ಮಿಷನ್ ರಸ್ತೆ, ಬೆಂಗಳೂರು-560027



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

#### FORM - Reg 1

(On the letter head of chartered accountants who is certificate of the practice)

Date: \_\_\_\_\_

Project Name : \_\_\_\_\_  
Promoter Name : \_\_\_\_\_

I \_\_\_\_\_ (full name of the CA) is a proprietor/partner of the firm  
\_\_\_\_\_ (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 \_\_\_\_\_) having office at \_\_\_\_\_ (full office address) issuing  
this certificate with respect to the real estate project being registered with Karnataka RERA.

I have undertaken to issue the Chartered Accountants certificates 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. \_\_\_\_\_ (name of the  
promoter) having their office at \_\_\_\_\_ (full address of  
the promoter) being the promoter of the Real Estate Project  
\_\_\_\_\_ (name of the project as per application).
2. The Promoter of the proposed real estate project is an Individual/Partnership Firm /  
LLP / Company / Society / Others. I have verified the ownership document of the  
entity and present owners and details of the entity are as below –



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-2-

Nature of Entity	Name of the Owners of the entity	% Of ownership in the entity	Total Capital contributed by the owners/members as on 31/03/20XX
Individual / Proprietorship	Name of the individual or proprietor	100%	Rs. ____
Partnership Firm or LLP	a. Partner 1 b. Partner 2 c. Partner 3 d. Partner 4 e. Partner 5	a. Partner 1 - 40 % b. Partner 2 - 30 % c. Partner 3 - 20 % d. Partner 4 - 5 % e. Partner 5 - 5 % <hr/> TOTAL 100 %	Rs. ____
Company	a. Shareholder 1 b. Shareholder 2 c. Shareholder 3 d. Shareholder 4 e. Shareholder 5  Note - in case of shareholding less than 5 %, can be consolidated and mentioned as group of shareholders holding less than 5%	a. Shareholder 1 - 40 % b. Shareholder 2 - 30 % c. Shareholder 3 - 20 % d. Shareholder 4 - 5 % e. Shareholder 5 - 5 % <hr/> TOTAL 100 %	Rs. ____
Society	a. Total Number of Members in the Society b. Total Number of Shares in the society		Rs. ____
Others	Eg., KHB/HUF/AOP/BOI etc		Rs. ____

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



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-3-

### 3. Additional Details of the Promoter -

Sl No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg. No and PAN no in case of Individual)	
2	Date of Birth / Date of incorporation as per the certificate	
3	GST Registration (if applicable)	
4	List of Designated Partners in case of LLP as on date	
5	List of Directors (as per ROC) as on date	
6	Total Value of the Assets as per latest Balance Sheet	
7	Total Net worth of the Promoter as per latest Balance Sheet	

4. The project being developed is plotted development / group housing / villa project / commercial / mixed development / industrial project. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being \_\_\_\_\_ (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%)**

Name of the Account Holder-

Account Number-

Bank Name-

IFSC Code-

Branch Name-



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-4-

### RERA Designated Account (70%)

Name of the Account Holder-

Account Number-

Bank Name-

IFSC Code-

Branch Name-

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

Name of the Account Holder-

Account Number-

Bank Name-

IFSC Code-

Branch Name-

Account Name as per bank records based on pass sheet / pass book 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.

Sl No	Estimated Cost of	Amount in INR	Remarks
1	Land of the Project		Higher of acquisition cost or guidance value (ASR) as on DD/MM/YYYY (nearest date of RERA registration application date)
2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approvals 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



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-5-

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		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.
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)		

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	
	b. Amount	
2	Mortgage Details (If Applicable)	
	a. Name of the lender	
	b. Amount	

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.



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-6-

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: .....

Membership Number: .....

Address: .....

Contact Details: .....

Email id: .....

Website Link: .....

UDINo - .....

Date:

Place:

Note –

1. Fill all the details in this certificate, mention Not Applicable, do not leave blank.
2. The details of CA mentioned on the website shall be the same CA, who undertake to issue this certificate
3. Promoter shall not appoint or engage new CA without obtaining the No Objection Certificate from this CA for the purpose of withdrawal of funds from the project bank account in accordance with Sec 4(2)(I)(D) of the RERA Act
4. CA shall issue this certificate in accordance with ICAI Standards

(Approved by the Authority)

Secretary

Karnataka Real Estate Regulatory Authority