Promoter Details

Type of Firm :	Company
Promoter Name :	VRK VENTURES PRIVATE LIMITED
Main Objectives :	Poltted Development
Registration Number :	U45400KA2021PTC149376
Registration Certificate (Annexure - 1) :	CERTIFICATE OF INCORPORATION.PDF
Memorandum of Association (Annexure - 15) :	MOA VRk.pdf
Article of Association (Annexure - 16) :	AOA VRK.pdf
PAN :	AAICV1609B
PAN Card (Annexure - 2) :	Pan card r n sir.pdf
GSTIN :	29AAICV1609B1ZI
GST Certificate (Annexure - 3) :	vrkventurespvtltd gst certificate.pdf
Promoter Website :	
Promoter Address :	No Lig 65D,KHB Colony,Hoskote Town-562114,No Lig 65D,KHB Colony,Hoskote Town-562114 ,Hosakote ,Bengaluru Rural-562114
District :	Bengaluru Rural
Taluk :	Hosakote
PIN Code :	562114
Address Proof (Annexure - 4) :	CERTIFICATE OF INCORPORATION.PDF

Authorized Signatory Details



(Annexure - 6)

Name of Authorized Signatory :	SHEKAR G
Board Resolution for Authorized Signatory/Certificate of Authorization (Annexure - 5) :	Authorization latter.pdf
PAN :	CDPPS8545C
PAN Card (Annexure - 7) :	Shekar Sir Pan.pdf

Present Address	Villa No 126,Akshaya Red Stone ,Opp Shel Petrol Bunk, 100 , Bengaluru Urban , Karnataka - 560067
Permanent Address	Villa No 126,Akshaya Red Stone ,Opp Shel Petrol Bunk,White field -560076 , , Bengaluru Urban , Karnataka - 560067
Official Address	Villa No 126,Akshaya Red Stone ,Opp Shel Petrol Bunk,White field -560076 , , Bengaluru Urban , Karnataka - 560067

Chief Executive Officer / Managing Director Details



(Annexure - 12)

Name of CEO/MD : RAMESH NAIDU

Designation : MANAGING DIRECTOR

PAN : AGPPR6326R

PAN Card (Annexure - 10) : Pan card r n sir.pdf

Director Identification (DIN) Number : 06494529

Present Address	NO LIG 45, KHB COLONY, NEAR HOSKOTE POLICE STATION, HOSKOTE TOWN , Bengaluru Rural , Karnataka - 560067
Permanent Address	NO LIG 45, KHB COLONY, NEAR HOSKOTE POLICE STATION, HOSKOTE TOWN , Bengaluru Rural , Karnataka - 562114
Official Address	NO LIG 45, KHB COLONY, NEAR HOSKOTE POLICE STATION, HOSKOTE TOWN , Bengaluru Rural , Karnataka - 562114

Organization Structure

Number of Directors : 4

Organization Structure (Annexure - 14) : organation starture.pdf

Director Details

Sl No.	Name	Type	Director with other Company?	DIN Number	Address	PAN (Annexure-17)	Photo (Annexure-19)
1	RAMESH NAIDU	Independent	NO	06494529	Present : NO LIG 45, KHB COLONY, NEAR HOSKOTE POLICE STATION, HOSKOTE TOWN , Bengaluru Rural , Karnataka - 562114 Permanent : NO LIG 45, KHB COLONY, NEAR HOSKOTE POLICE STATION, HOSKOTE TOWN , Bengaluru Rural , Karnataka - 562114 Official : NO LIG 45, KHB COLONY, NEAR HOSKOTE POLICE STATION, HOSKOTE TOWN , Bengaluru Rural , Karnataka - 562114	AGPPR6326R	
2	Shekar G	Independent	NO	07051422	Present : Villa No126, Akshaya Redstone, Opp ShellPetrol Bunk,Seegehalli , , Bengaluru Urban , Karnataka - 560067 Permanent : Villa No126, Akshaya Redstone, Opp ShellPetrol Bunk,Seegehalli , , Bengaluru Urban , Karnataka - 560067 Official : Villa No126, Akshaya Redstone, Opp ShellPetrol Bunk,Seegehalli , , Bengaluru Urban , Karnataka - 560067	CDPPS8545C	

Sl No.	Name	Type	Director with other Company?	DIN Number	Address	PAN (Annexure-17)	Photo (Annexure-19)
3	NALLAGAMPALLI VIKRAM PAPUDESI	Independent	NO	07094120	Present : Villa No 82,Akshaya Red Stone,Opp Shell Petrol Bunk,Seegehalli,Bengalore , Bengaluru Urban , Karnataka - 560067 Permanent : Villa No 82,Akshaya Red Stone,Opp Shell Petrol Bunk,Seegehalli,Bengalore , Bengaluru Urban , Karnataka - 560067 Official : Villa No 82,Akshaya Red Stone,Opp Shell Petrol Bunk,Seegehalli,Bengalore , Bengaluru Urban , Karnataka - 560067	ABSPV3654J	
4	KISHORE R	Independent	NO	09236713	Present : No. LIG 45, KHB Colony Near Police Station Hoskote , , Bengaluru Rural , Karnataka - 562114 Permanent : No. LIG 45, KHB Colony Near Police Station Hoskote , , Bengaluru Rural , Karnataka - 562114 Official : No. LIG 45, KHB Colony Near Police Station Hoskote , , Bengaluru Rural , Karnataka - 562114	EUKPK1255H	

Project Head Details

Sl No.	Name	Address	Photo (Annexure - 23)
1	Kishore R	NO LIG 45, KHB COLONY, NEAR HOSKOTE POLICE STATION, HOSKOTE TOWN , NO LIG 45, KHB COLONY, NEAR HOSKOTE POLICE STATION, HOSKOTE TOWN , Bengaluru Rural , Karnataka - 562114	

Project Land Owner / Co-promoter Details

Sl No.	Land Owner Name	Land Owner Share	Survey Number	Present Address	Communication Address
1	VRK VENTURES PRIVATE LIMITED	100.0	SY No 26/4	Villa No 126,Akshaya Red Stone , Opp Shel Petrol Bunk,White field , Villa No 126,Akshaya Red Stone , Opp Shel Petrol Bunk,White field , Bengaluru Urban, Karnataka - 560067	Villa No 126,Akshaya Red Stone , Opp Shel Petrol Bunk,White field , Villa No 126,Akshaya Red Stone , Opp Shel Petrol Bunk,White field , Bengaluru Urban, Karnataka - 560067
2	Muniraju H	60.0	SY NO 26/6	Nimbekayipura Village , Bidarahalli Hobli , Bengaluru Urban, Karnataka - 560049	Nimbekayipura Village , Bidarahalli Hobli , Bengaluru Urban, Karnataka - 560049
3	MANJULA S	60.0	SY NO 26/7	Nimbekayipura Village , Nimbekayipura Village , Bengaluru Urban, Karnataka - 560049	Nimbekayipura Village , Nimbekayipura Village , Bengaluru Urban, Karnataka - 560049
4	Lakshmi	60.0	SY NO 26/7	Attibele , Bangalore , Bengaluru Urban, Karnataka - 562107	Attibele , Bangalore , Bengaluru Urban, Karnataka - 562107
5	Lingamma	40.0	SY NO 26/8	Nimbekayipura Village , Hoskote , Bengaluru Urban, Karnataka - 560049	Nimbekayipura Village , MV Extension , Bengaluru Urban, Karnataka - 560049

Sl No.	Land Owner Name	Land Owner Share	Survey Number	Present Address	Communication Address
6	NARAYANAMMA	60.0	SY No 32(Part1)	Nimbekayipura Village , Bidarahalli Hobli,Bangalore East Taluk , Bengaluru Urban, Karnataka - 560047	Nimbekayipura Village , Bidarahalli Hobli,Bangalore East Taluk , Bengaluru Urban, Karnataka - 560047
7	Devaraju	40.0	SY No 32(PART 2)	Nimbekayipura Village , Bidarahalli Hobli,Bangalore East Taluk , Bengaluru Urban, Karnataka - 560047	Nimbekayipura Village , Bidarahalli Hobli,Bangalore East Taluk , Bengaluru Urban, Karnataka - 560047
8	Devaraju	40.0	SY NO 32(PART 3)	NIMBEKAYIPURA VILLAGE , Bidarahalli Hobli,Bangalore East Taluk , Bengaluru Urban, Karnataka - 560047	NIMBEKAYIPURA VILLAGE , Bidarahalli Hobli,Bangalore East Taluk , Bengaluru Urban, Karnataka - 560047
9	M ISMAIL KHAN	62.0	SY No 35 II	Nimbekayipura Village , Bidarahalli Hobli,Bangalore East Taluk , Bengaluru Urban, Karnataka - 560047	Nimbekayipura Village , Bidarahalli Hobli,Bangalore East Taluk , Bengaluru Urban, Karnataka - 560047

RERA Registration Details : Other States / UT

Is there any RERA Registrations in other State / UT ? : NO

List of Projects Registered in Karnataka RERA (As per K-RERA Records)

No Previous Projects for this Promoter.

List of Projects Launched in Past 5 Years (As per Promoter)

Is there any Projects Launched In The Past 5 Years in Karnataka ? : NO

Land Survey Details

Number of Survey No./CMC No./CTS No./PID No. : 8

For Survey Number SY No 26/4

Survey Number	Type of Land	Tenure of Land	No. of Land Owners	Extent of Land	Guidance Value	RTC (Annexure-43)	Mutation (Annexure-44)	En (Ar
SY No 26/4	Own Land	Partition	1	18.75 Guntas	4500			

Is Conversion/Alienation Done ?	Conversion/Alienation Order Number	Conversion/Alienation Date	Conversion/Alienation Authority	Conversion/Alienation Type	Conversion/Alienation Order (Annexure-40)	Extent of Land as per Conversion/Alienatio
YES	APP 708384	18/12/2024	Deputy Commissioner, Bangalore Urban	Residential		18.75 Guntas

Is Sale/Title/Gift Deed Executed ?	Sale Deed Number	Deed Execution Date	Sub Registrar Office	Sale/Title/Gift Deed (Annexure-41)	Extent of Land as per Deed	Deed Executed From	De To
YES	BDH-1-0268-2024-25	19/06/2006	BIDARAHALLI		18.75 Guntas	Lakshmi And Others	VR PV

Is JDA Registered ?	JDA Registered Date	Sub Registrar Office	JDA (Annexure-42)	Extent of Land as per
NO				

Khatha Number	Khatha Date	Khatha Issuing Authority	Type of Khatha	Extent of Land as per Khatha	Khatha (Annexure-45)
T18/2024-25	19/12/2024	Revenue Department		18.75 Guntas	

Land Owner / Co-promoter Details For Survey Number SY No 26/4

Sl No.	Land Owner Name	Land Owner Share	Present Address	Communication Address
1	VRK VENTURES PRIVATE LIMITED	100.0	Villa No 126,Akshaya Red Stone , Opp Shel Petrol Bunk,White field , Villa No 126,Akshaya Red Stone , Opp Shel Petrol Bunk,White field , Bengaluru Urban, Karnataka - 560067	Villa No 126,Akshaya Red Stone , C Petrol Bunk,White field , Villa No 1 Red Stone , Opp Shel Petrol Bunk,\ Bengaluru Urban, Karnataka - 560(

For Survey Number SY NO 26/6

Survey Number	Type of Land	Tenure of Land	No. of Land Owners	Extent of Land	Guidance Value	RTC (Annexure-43)	Mutation (Annexure-44)	En Ce (Ar
SY NO 26/6	JDA Land	Partition	1	18.75 Guntas	4500			

Is Conversion/Alienation Done ?	Conversion/Alienation Order Number	Conversion/Alienation Date	Conversion/Alienation Authority	Conversion/Alienation Type	Conversion/Alienation Order (Annexure-40)	Extent of Land as per Conversion/Alienatio
YES	APP708378	18/12/2024	Deputy Commissioner, Bangalore Urban	Residential		18.75 Guntas

Is Sale/Title/Gift Deed Executed ?	Sale Deed Number	Deed Execution Date	Sub Registrar Office	Sale/Title/Gift Deed (Annexure-41)	Extent of Land as per Deed	Deed Executed From	De To
YES	KRI-1-20406-2006-07	18/09/2006	Krishnarajapura		18.75 Guntas	Hanumanthappa	Mu Ot

Is JDA Registered ?	JDA Registered Date	Sub Registrar Office	JDA (Annexure-42)	Extent of Land as per
YES	11/12/2023	KRISHNARAJAPURA		18.75 Guntas

Khatha Number	Khatha Date	Khatha Issuing Authority	Type of Khatha	Extent of Land as per Khatha	Khatha (Annexure-45)
H11/2024-25	07/12/2024	Revenue Department		18.75 Guntas	

Land Owner / Co-promoter Details For Survey Number SY NO 26/6

Sl No.	Land Owner Name	Land Owner Share	Present Address	Communication Address
1	Muniraju H	60.0	Nimbekayipura Village , Bidarahalli Hobli , Bengaluru Urban, Karnataka - 560049	Nimbekayipura Village , Bidarahall Bengaluru Urban, Karnataka - 560(

For Survey Number SY NO 26/7

Survey Number	Type of Land	Tenure of Land	No. of Land Owners	Extent of Land	Guidance Value	RTC (Annexure-43)	Mutation (Annexure-44)	En Ce (Ar
SY NO 26/7	JDA Land	Partition	2	18.75 Guntas	4500			

Is Conversion/Alienation Done ?	Conversion/Alienation Order Number	Conversion/Alienation Date	Conversion/Alienation Authority	Conversion/Alienation Type	Conversion/Alienation Order (Annexure-40)	Extent of Land as per Conversion/Alienatio
YES	APP 708377	18/12/2024	Deputy Commissioner, Bangalore Urban	Residential		18.75 Guntas

Is Sale/Title/Gift Deed Executed ?	Sale Deed Number	Deed Execution Date	Sub Registrar Office	Sale/Title/Gift Deed (Annexure-41)	Extent of Land as per Deed	Deed Executed From	De To
YES	KRI-1-20406-2006-07	18/09/2006	KRISHNARAJAPURA		18.75 Guntas	Hanumanthappa	Ma Lal

Is JDA Registered ?	JDA Registered Date	Sub Registrar Office	JDA (Annexure-42)	Extent of Land as per
YES	04/11/2023	Bidarahalli		18.75 Guntas

Khatha Number	Khatha Date	Khatha Issuing Authority	Type of Khatha	Extent of Land as per Khatha	Khatha (Annexure-45)
T13/2024-25	19/12/2024	Revenue Department		18.75 Guntas	

Land Owner / Co-promoter Details For Survey Number SY NO 26/7

Sl No.	Land Owner Name	Land Owner Share	Present Address	Communication Address
1	MANJULA S	60.0	Nimbekayipura Village , Nimbekayipura Village , Bengaluru Urban, Karnataka - 560049	Nimbekayipura Village , Nimbekay Bengaluru Urban, Karnataka - 560(
2	Lakshmi	60.0	Attibele , Bangalore , Bengaluru Urban, Karnataka - 562107	Attibele , Bangalore , Bengaluru U Karnataka - 562107

For Survey Number SY NO 26/8

Survey Number	Type of Land	Tenure of Land	No. of Land Owners	Extent of Land	Guidance Value	RTC (Annexure-43)	Mutation (Annexure-44)	En Ce (Ar

SY NO 26/8	JDA Land	Partition	1	18.75 Guntas	4500			
Is Conversion/Alienation Done ?	**Conversion/Alienation Order Number**	**Conversion/Alienation Date**	**Conversion/Alienation Authority**	**Conversion/Alienation Type**	**Conversion/Alienation Order (Annexure-40)**		**Extent of Land as per Conversion/Alienatio**	
YES	APP708376	18/12/2024	Deputy Commissioner, Bangalore Urban	Residential			18.75 Guntas	
Is Sale/Title/Gift Deed Executed ?	**Sale Deed Number**	**Deed Execution Date**	**Sub Registrar Office**	**Sale/Title/Gift Deed (Annexure-41)**	**Extent of Land as per Deed**		**Deed Executed From**	**De To**
YES	KRI-1-20406-2006-07	18/09/2006	KRISHNARAJAPURA		18.75 Guntas		Hanumanthappa	Lin
Is JDA Registered ?	**JDA Registered Date**		**Sub Registrar Office**		**JDA (Annexure-42)**		**Extent of Land as per**	
YES	11/12/2023		KRISHNARAJAPURA				18.75 Guntas	
Khatha Number	**Khatha Date**	**Khatha Issuing Authority**	**Type of Khatha**		**Extent of Land as per Khatha**		**Khatha (Annexure-45)**	
T14/2024-25	19/12/2024	**Revenue Department**			18.75 Guntas			

Land Owner / Co-promoter Details For Survey Number SY NO 26/8

Sl No.	Land Owner Name	Land Owner Share	Present Address	Communication Address
1	Lingamma	40.0	Nimbekayipura Village , Hoskote , Bengaluru Urban, Karnataka - 560049	Nimbekayipura Village , MV Extens Bengaluru Urban, Karnataka - 560(

For Survey Number SY No 32(Part1)

Survey Number	Type of Land	Tenure of Land	No. of Land Owners	Extent of Land	Guidance Value	RTC (Annexure-43)	Mutation (Annexure-44)	En Ce (Ar
SY No 32(Part1)	JDA Land	Partition	1	1 Acres 16.50 Guntas	4500			
Is Conversion/Alienation Done ?	**Conversion/Alienation Order Number**	**Conversion/Alienation Date**	**Conversion/Alienation Authority**	**Conversion/Alienation Type**	**Conversion/Alienation Order (Annexure-40)**		**Extent of Land as per Conversion/Alienatio**	
YES	APP NO 708380	21/07/2023	Deputy Commissioner, Bangalore Urban	Residential			1 Acres 16.50 Guntas(Acres 33 Guntas)	
Is Sale/Title/Gift Deed Executed ?	**Sale Deed Number**	**Deed Execution Date**	**Sub Registrar Office**	**Sale/Title/Gift Deed (Annexure-41)**	**Extent of Land as per Deed**		**Deed Executed From**	**De To**
YES	KRI-1-20406-2006-07	05/09/2012	KRISHNARAJAPURA		1 Acres 16.50 Guntas (out Of 2 Acres 33 Guntas)		Hanumanthappa	NA
Is JDA Registered ?	**JDA Registered Date**		**Sub Registrar Office**		**JDA (Annexure-42)**		**Extent of Land as per**	
YES	21/07/2023		KRISHNARAJAPURA				1 Acres 16.50 Guntas Acres 33 Guntas)	
Khatha Number	**Khatha Date**	**Khatha Issuing Authority**	**Type of Khatha**		**Extent of Land as per Khatha**		**Khatha (Annexure-45)**	
T17/2024-25	19/12/2024	**Revenue Department**			1 Acres 16.50 Guntas (out Of 2 Acres 33 Guntas)			

Land Owner / Co-promoter Details For Survey Number SY No 32(Part1)

Sl No.	Land Owner Name	Land Owner Share	Present Address	Communication Address
1	NARAYANAMMA	60.0	Nimbekayipura Village , Bidarahalli Hobli,Bangalore East Taluk , Bengaluru Urban, Karnataka - 560047	Nimbekayipura Village , Bidarahall Hobli,Bangalore East Taluk , Benga Karnataka - 560047

For Survey Number SY No 32(PART 2)

Survey Number	Type of Land	Tenure of Land	No. of Land Owners	Extent of Land	Guidance Value	RTC (Annexure-43)	Mutation (Annexure-44)	En Ce (Ar
SY No 32(PART 2)	JDA Land	Partition	1	1 Acres (out Of 2 Acres 33 Guntas)	4500			
Is Conversion/Alienation Done ?	**Conversion/Alienation Order Number**	**Conversion/Alienation Date**	**Conversion/Alienation Authority**	**Conversion/Alienation Type**	**Conversion/Alienation Order (Annexure-40)**		**Extent of Land as per Conversion/Alienatio**	
YES	APP 708380	18/12/2024	Deputy Commissioner, Bangalore Urban	Residential			1 Acres (out Of 2 Acre	

Is Sale/Title/Gift Deed Executed ?	Sale Deed Number	Deed Execution Date	Sub Registrar Office	Sale/Title/Gift Deed (Annexure-41)	Extent of Land as per Deed	Deed Executed From	De To
YES	KRI-1-20406-2006-07	09/09/2025	KRISHNARAJAPURA		1 Acres (out Of 2 Acres 33 Guntas)	Hanumanthappa	De

Is JDA Registered ?	JDA Registered Date	Sub Registrar Office	JDA (Annexure-42)	Extent of Land as per
YES	29/05/2023	Bidarahalli		1 Acres (out Of 2 Acre

Khatha Number	Khatha Date	Khatha Issuing Authority	Type of Khatha	Extent of Land as per Khatha	Khatha (Annexure-45)
T17/2024-25	19/12/2024	Revenue Department		1 Acres (out Of 2 Acres 33 Guntas)	

Land Owner / Co-promoter Details For Survey Number SY No 32(PART 2)

Sl No.	Land Owner Name	Land Owner Share	Present Address	Communication Address
1	Devaraju	40.0	Nimbekayipura Village , Bidarahalli Hobli,Bangalore East Taluk , Bengaluru Urban, Karnataka - 560047	Nimbekayipura Village , Bidarahall Hobli,Bangalore East Taluk , Benga Karnataka - 560047

For Survey Number SY NO 32(PART 3)

Survey Number	Type of Land	Tenure of Land	No. of Land Owners	Extent of Land	Guidance Value	RTC (Annexure-43)	Mutation (Annexure-44)	En Ce (Ar
SY NO 32(PART 3)	Own Land	Partition	1	16.50 Guntas (out Of 2 Acres 33 Guntas)	4500			

Is Conversion/Alienation Done ?	Conversion/Alienation Order Number	Conversion/Alienation Date	Conversion/Alienation Authority	Conversion/Alienation Type	Conversion/Alienation Order (Annexure-40)	Extent of Land as per Conversion/Alienatio
YES	APP No 708380	18/12/2024	Deputy Commissioner, Bangalore Urban	Residential		16.50 Guntas (out Of Guntas)

Is Sale/Title/Gift Deed Executed ?	Sale Deed Number	Deed Execution Date	Sub Registrar Office	Sale/Title/Gift Deed (Annexure-41)	Extent of Land as per Deed	Deed Executed From	De To
YES	BDH-1-01493-2023-24	29/05/2023	Bidarahalli		16.50 Guntas (out Of 2 Acres 33 Guntas)	Hanumanthappa	De

Is JDA Registered ?	JDA Registered Date	Sub Registrar Office	JDA (Annexure-42)	Extent of Land as per
NO				

Khatha Number	Khatha Date	Khatha Issuing Authority	Type of Khatha	Extent of Land as per Khatha	Khatha (Annexure-45)
T17/2024-25	19/12/2024	Revenue Department		16.50 Guntas (out Of 2 Acres 33 Guntas)	

Land Owner / Co-promoter Details For Survey Number SY NO 32(PART 3)

Sl No.	Land Owner Name	Land Owner Share	Present Address	Communication Address
1	Devaraju	40.0	NIMBEKAYIPURA VILLAGE , Bidarahalli Hobli,Bangalore East Taluk , Bengaluru Urban, Karnataka - 560047	NIMBEKAYIPURA VILLAGE , Bidara Hobli,Bangalore East Taluk , Benga Karnataka - 560047

For Survey Number SY No 35 II

Survey Number	Type of Land	Tenure of Land	No. of Land Owners	Extent of Land	Guidance Value	RTC (Annexure-43)	Mutation (Annexure-44)	En Ce (Ar
SY No 35 II	JDA Land	Partition	1	9.50 Guntas	4500			

Is Conversion/Alienation Done ?	Conversion/Alienation Order Number	Conversion/Alienation Date	Conversion/Alienation Authority	Conversion/Alienation Type	Conversion/Alienation Order (Annexure-40)	Extent of Land as per Conversion/Alienatio
YES	APP No 512192	13/09/2023	Deputy Commissioner, Bangalore Urban	Residential		9.50 Guntas

Is Sale/Title/Gift Deed Executed ?	Sale Deed Number	Deed Execution Date	Sub Registrar Office	Sale/Title/Gift Deed (Annexure-41)	Extent of Land as per Deed	Deed Executed From	De To
YES	Docoment No 1672/1983-84	15/02/1983	HOSKOTE		9.50 Guntas	C K Abdul Khan	Ra

Is JDA Registered ?	JDA Registered Date	Sub Registrar Office	JDA (Annexure-42)	Extent of Land as per
YES	17/11/2022	Bidarahalli		9.50 Guntas

Khatha Number	Khatha Date	Khatha Issuing Authority	Type of Khatha	Extent of Land as per Khatha	Khatha (Annexure-45)
T12/2023-24	11/12/2023	Revenue Inspecter		9.50 Guntas	

Land Owner / Co-promoter Details For Survey Number SY No 35 II

Sl No.	Land Owner Name	Land Owner Share	Present Address	Communication Address
1	M ISMAIL KHAN	62.0	Nimbekayipura Village , Bidarahalli Hobli,Bangalore East Taluk , Bengaluru Urban, Karnataka - 560047	Nimbekayipura Village , Bidarahall Hobli,Bangalore East Taluk , Benga Karnataka - 560047

Land Litigation Details

Is there any Litigations on Land/Property/Khatha? : NO

Affidavit (Annexure - 49) : declaration for non litigation form the promoter.pdf

Project Details

Registration/Extensions	Start Date	Proposed Completion Date	Certificate/Order
At the time of Registration	01-08-2025	30-12-2027	

Project Name : SIDVIN HORIZEN BY THE LAKE 2

Project Description : POLLTED DEVELOPMENTS

Project Type : Plotted Development

Project Status : Ongoing

Project Ongoing Status

Extent of development carried till date : 0 %

Extent of development pending : 100 %

Total amount of money used for development of project : 125412

Project Start Date : 01-08-2025

Proposed Completion Date : 30-12-2027

Project Address

Project Address : SY NO 26/4,26/6,26/7,26/8,32,35(II) Nimbekayipura Village,Bidarahalli Hobli, Bangalore East Taluk , SY NO 26/4,26/6,26/7,26/8,32,35(II) Nimbekayipura Village,Bidarahalli Hobli, Bangalore East Taluk , Bengaluru East , Bengaluru Urban, Karnataka - 560047

District : Bengaluru Urban

Taluk : Bengaluru East

Pin Code : 560047

Latitude : 13.054519912155587

Longitude : 77.75406623919356

Plan Details

Approving Authority : BDA - Bangalore Development Authority

Approved Plan Number : BDA/TPM/PRL/1060/2024-25

Plan Approval Date : 29-05-2025

Landuse Analysis (Sq Mtr), RERA Fees will be calculated on Total Area Of Land

Total Number of Sites/Plots	73	Total Covered Area (Residential or Commercial)	A	11869
Total Number of Parks and open spaces	3	Total Area of Parks and Open Spaces	B1	2626
Total Number of CA Sites	0	Total Area of CA Sites	B2	0
		Total Area of Roads	B3	5487
		Total Open Area (Parks and open spaces, CA sites, Roads, public utilities)	B=B1+B2+B3	8113
		Total Area Land	A+B	19982

Cost Details (INR)

Cost of Land (INR) (C1) (As Certified by CA in Form 1) :	125637499
Cost of Layout Development (INR) (C2) (As Certified by CA in Form 1) :	100542400
Total Project Cost (INR) (C1+C2) :	226179900
Certificate issued by CA Form 1 (Annexure - 59) :	FORM 1 VRK.pdf
Certificate issued by Engineer Form 3 (Annexure - 60) :	sidvin HORIZEN by the lake.pdf

Source of Water

Source of Water : BoreWell,Local Authority,

Local Authority : GRAMA PANCHAYATHI,Manduru

Development Details (Plot Dimension wise break up)

Sl No.	Plot Type (Site Dimension in Mtr)	Number of Sites	Total Area (in Sq.Mtr)
1	9.14 MTRS X 18.29 MTRS	8	1783
2	ODD Sites	32	5488
3	9.14 MTRS X15.24 MTRS	33	4597
4	TOTAL	73	11868

Number of Plots : 73

Sl No.	Plot No.	Plot Type	Plot Size	Plot Area	North Schedule	South Schedule	East Schedule	West Schedule
1	1	ODD	ODD	125.52	9.14M ROAD	SITE.NO-3	SY.NO:26/3	SITE.NO-2
2	2	ODD	ODD	120.17	9.14M ROAD	SITE.NO-3	SITE.NO-1	12.19M ROAD
3	3	ODD	ODD	240.2	SITE.NO- 1 & 2	SITE.NO-4	SY.NO:26/3	12.19M ROAD
4	4	ODD	ODD	252.08	SITE.NO-3	SITE.NO-5	SY.NO:26/3	12.19M ROAD
5	5	ODD	ODD	263.97	SITE.NO-4	SITE.NO-6 &7	SY.NO:26/3	12.19M ROAD
6	6	ODD	ODD	198.16	SITE.NO-5	9.14M ROAD	SITE.NO-7	12.19M ROAD
7	7	ODD	ODD	148.58	SITE.NO-5	9.14M ROAD	SY.NO:26/3	SITE.NO-6
8	8	ODD	ODD	151.04	9.14M ROAD	SITE.NO-11	SY.NO:26/3	SITE.NO-9
9	9	ODD	ODD	148.6	9.14M ROAD	SITE.NO-10	SITE.NO-8	12.19M ROAD
10	10	ODD	ODD	160.18	SITE.NO-9	9.14M ROAD	SITE.NO-11	12.19M ROAD
11	11	ODD	ODD	151.35	SITE.NO-8	9.14M ROAD	SY.NO:26/3	SITE.NO-10
12	12	ODD	ODD	211.65	9.14M ROAD	SY.NO:31	SY.NO:26/3	SITE.NO-13
13	13	ODD	ODD	200.9	9.14M ROAD	SY.NO:31	SITE.NO-12	12.19M ROAD
14	14	ODD	ODD	221.88	SITE.NO-15	SY.NO:31	12.19M ROAD	SITE.NO-38 & 37
15	15	EVEN	9.14*18.29	222.95	SITE.NO-16	SITE.NO-14	12.19M ROAD	SITE.NO-36 & 37
16	16	EVEN	9.14*18.30	222.95	SITE.NO-17	SITE.NO-15	12.19M ROAD	SITE.NO-35 & 36
17	17	EVEN	9.14*18.31	222.95	SITE.NO-18	SITE.NO-16	12.19M ROAD	SITE.NO-33 & 34
18	18	EVEN	9.14*18.32	222.95	SITE.NO-19	SITE.NO-17	12.19M ROAD	SITE.NO-32 & 33
19	19	EVEN	9.14*18.33	222.95	SITE.NO-20	SITE.NO-18	12.19M ROAD	SITE.NO-31 & 32
20	20	EVEN	9.14*18.34	222.95	SITE.NO-21	SITE.NO-19	12.19M ROAD	SITE.NO-29 & 30
21	21	EVEN	9.14*18.35	222.95	SITE.NO-22	SITE.NO-20	12.19M ROAD	SITE.NO-28 & 29
22	22	EVEN	9.14*18.36	222.95	SITE.NO-23 & 24	SITE.NO-21	12.19M ROAD	SITE.NO-27 & 28

Sl No.	Plot No.	Plot Type	Plot Size	Plot Area	North Schedule	South Schedule	East Schedule	West Schedule
23	23	ODD	ODD	120.29	9.14M ROAD	SITE.NO-22	12.19M ROAD	SITE.NO-24
24	24	ODD	ODD	120.35	9.14M ROAD	SITE.NO-22	SITE.NO-23	SITE.NO-25
25	25	ODD	ODD	100.78	9.14M ROAD	SITE.NO-27	SITE.NO-24	SITE.NO-26
26	26	ODD	ODD	106.94	9.14M ROAD	SITE.NO-27	SITE.NO-25	9.14M ROAD
27	27	EVEN	139.29	139.29	SITE.NO-25 & 26	SITE.NO-28	SITE.NO-22	9.14M ROAD
28	28	EVEN	139.29	139.29	SITE.NO-27	SITE.NO-29	SITE.NO-21 & 22	9.14M ROAD
29	29	EVEN	139.29	139.29	SITE.NO-28	SITE.NO-30	SITE.NO-20 & 21	9.14M ROAD
30	30	EVEN	139.29	139.29	SITE.NO-29	SITE.NO-31	SITE.NO-20	9.14M ROAD
31	31	EVEN	139.29	139.29	SITE.NO-30	SITE.NO-32	SITE.NO-19	9.14M ROAD
32	32	EVEN	139.29	139.29	SITE.NO-31	SITE.NO-33	SITE.NO-18 & 19	9.14M ROAD
33	33	EVEN	139.29	139.29	SITE.NO-32	SITE.NO-34	SITE.NO-17 & 18	9.14M ROAD
34	34	EVEN	139.29	139.29	SITE.NO-33	SITE.NO-35	SITE.NO-17	9.14M ROAD
35	35	EVEN	139.29	139.29	SITE.NO-34	SITE.NO-36	SITE.NO-16	9.14M ROAD
36	36	EVEN	139.29	139.29	SITE.NO-35	SITE.NO-37	SITE.NO-15 & 16	9.14M ROAD
37	37	EVEN	139.29	139.29	SITE.NO-36	SITE.NO-38	SITE.NO-14 & 15	9.14M ROAD
38	38	ODD	ODD	144.77	SITE.NO-37	SY.NO:31	SITE.NO-14	9.14M ROAD
39	39	ODD	ODD	125.13	SITE.NO-40	SY.NO:31	9.14M ROAD	SITE.NO-65
40	40	EVEN	139.29	139.29	SITE.NO-41	SITE.NO-39	9.14M ROAD	SITE.NO-64
41	41	EVEN	139.29	139.29	SITE.NO-42	SITE.NO-40	9.14M ROAD	SITE.NO-63
42	42	EVEN	139.29	139.29	SITE.NO-43	SITE.NO-41	9.14M ROAD	SITE.NO-62
43	43	EVEN	139.29	139.29	SITE.NO-44	SITE.NO-42	9.14M ROAD	SITE.NO-61
44	44	EVEN	139.29	139.29	SITE.NO-45	SITE.NO-43	9.14M ROAD	SITE.NO-60
45	45	EVEN	139.29	139.29	SITE.NO-46	SITE.NO-44	9.14M ROAD	SITE.NO-59
46	46	EVEN	139.29	139.29	SITE.NO-47	SITE.NO-45	9.14M ROAD	SITE.NO-58
47	47	EVEN	139.29	139.29	SITE.NO-48	SITE.NO-46	9.14M ROAD	SITE.NO-57
48	48	EVEN	139.29	139.29	SITE.NO-49	SITE.NO-47	9.14M ROAD	SITE.NO-56
49	49	EVEN	139.29	139.29	SITE.NO-50	SITE.NO-48	9.14M ROAD	SITE.NO-55
50	50	EVEN	139.29	139.29	SITE.NO-51 & 52	SITE.NO-49	9.14M ROAD	SITE.NO-54
51	51	ODD	ODD	177.66	9.14M ROAD	SITE.NO-50	9.14M ROAD	SITE.NO-52
52	52	ODD	ODD	166.67	9.14M ROAD	SITE.NO-50 & 54	SITE.NO-51	SITE.NO-53
53	53	ODD	ODD	155.68	9.14M ROAD	SITE.NO-54	SITE.NO-52	9.14M ROAD
54	54	EVEN	139.29	139.29	SITE.NO-53 & 52	SITE.NO-55	SITE.NO-50	9.14M ROAD
55	55	EVEN	139.29	139.29	SITE.NO-54	SITE.NO-56	SITE.NO-49	9.14M ROAD
56	56	EVEN	139.29	139.29	SITE.NO-55	SITE.NO-57	SITE.NO-48	9.14M ROAD
57	57	EVEN	139.29	139.29	SITE.NO-56	SITE.NO-58	SITE.NO-47	9.14M ROAD
58	58	EVEN	139.29	139.29	SITE.NO-57	SITE.NO-59	SITE.NO-46	9.14M ROAD
59	59	EVEN	139.29	139.29	SITE.NO-58	SITE.NO-60	SITE.NO-45	9.14M ROAD
60	60	EVEN	139.29	139.29	SITE.NO-59	SITE.NO-61	SITE.NO-44	9.14M ROAD
61	61	EVEN	139.29	139.29	SITE.NO-60	SITE.NO-62	SITE.NO-43	9.14M ROAD
62	62	EVEN	139.29	139.29	SITE.NO-61	SITE.NO-63	SITE.NO-42	9.14M ROAD
63	63	EVEN	139.29	139.29	SITE.NO-62	SITE.NO-64	SITE.NO-41	9.14M ROAD
64	64	EVEN	139.29	139.29	SITE.NO-63	SITE.NO-65	SITE.NO-40	9.14M ROAD
65	65	ODD	ODD	148.5	SITE.NO-64	SY.NO:31	SITE.NO-39	9.14M ROAD
66	66	ODD	ODD	216.79	SITE.NO-67	SY.NO:31	9.14M ROAD	SY.NO:31
67	67	ODD	ODD	188.78	SITE.NO-68	SITE.NO-66	9.14M ROAD	SY.NO:31
68	68	ODD	ODD	184.01	SITE.NO-69	SITE.NO-67	9.14M ROAD	SY.NO:31
69	69	ODD	ODD	179.24	SITE.NO-70	SITE.NO-68	9.14M ROAD	SY.NO:31
70	70	ODD	ODD	174.48	SITE.NO-71	SITE.NO-69	9.14M ROAD	SY.NO:31
71	71	ODD	ODD	169.71	SITE.NO-72	SITE.NO-70	9.14M ROAD	SY.NO:31
72	72	ODD	ODD	164.94	SITE.NO-73	SITE.NO-71	9.14M ROAD	SY.NO:31

Sl No.	Plot No.	Plot Type	Plot Size	Plot Area	North Schedule	South Schedule	East Schedule	West Schedule
73	73	ODD	ODD	248.86	3M PATH WAY	SITE.NO-72	9.14M ROAD	SY.NO:31

Project Schedule

Civil Works

Sl No	Project Work	Is Applicable ?	Estimated From Date	Estimated To Date
1	Formation Of Plots	Yes	01-11-2025	30-12-2026
2	Formation Of Road, Footpath, drainange, erection of Electrical poles	Yes	01-08-2025	30-12-2026
3	Power Supply Work(Transformer & Substation)	Yes	01-11-2025	31-12-2026
4	Plantation Work	Yes	01-06-2026	30-06-2027
5	Other Miscellaneous Work	Yes	01-06-2025	30-12-2027

Associated Vendor Details

Project Chartered Accountant

Sl No.	Chartered Accountant Name	Chartered Accountant Address	Year of Establishment	ICAI Member Id (Annexure-53)
1	Venkataramana p	KVS Complex,Kalkere , KVS Complex,Kalkere , KVS Complex,Kalkere , KVS Complex,Kalkere , Bengaluru Urban , Karnataka - 560016	2012	228408

Project Engineer

Sl No.	Engineer Name	Engineer Address	Year of Establishment	Local Authority Licence Number (Annexure-55)
1	VINAYKUMAR M V	MV Extension , Hoskote , Bengaluru Rural , Karnataka - 562114	2023	BCCL/BL-3.6/E-0176/23-24

Project Agents

Is there any RERA Registered Agents for this Projects ? : NO

Project Bank (Escrow Account) Details

Account No.(100% Account) : 120035935296

Account No.(70% Account) : 120035935268

Account No.(30% Account) : 120002030520

Bank Name : Canara Bank

Branch : HOSKOTE

IFSC Code :	CNRB0005580
Pin Code :	562114
State :	Karnataka
District :	Bengaluru Rural

Financial Documents

Financial Year	2023 - 2024	2022 - 2023	2021 - 2022
Balance Sheet (Annexure - 70)	Signed Financials ITR 2024-25.pdf	AUDIT REPORT AUDITED FINANCIALS AND BOARD REPORTS.pdf	vrk ventures financials bs.pdf
Audited Profit and Loss Statement (Annexure - 71)	Signed Financials ITR 2024-25.pdf	AUDIT REPORT AUDITED FINANCIALS AND BOARD REPORTS.pdf	vrk ventures financials p&l.pdf
Income Tax Return Acknowledgement (Annexure - 72)	ACK618315311181024.pdf	ACK_AAICV1609B_2022-23_821857301261122.pdf	ACK329331721280923.pdf
Director's Report (Annexure - 73)	Directors Reoport.pdf	AUDIT REPORT AUDITED FINANCIALS AND BOARD REPORTS.pdf	Directors_Report-2021-22.pdf
Cash Flow Statement (Annexure - 74)	Signed Financials ITR 2024-25.pdf	AUDIT REPORT AUDITED FINANCIALS AND BOARD REPORTS.pdf	vrk ventures financials bs.pdf
Auditor's Report (Annexure - 75)	Audit Report.pdf	AUDIT REPORT AUDITED FINANCIALS AND BOARD REPORTS.pdf	vrk ventures financials notes to accounts 01.pdf

Project Documents

Document Name	Document	Document Name	Document
Approval Layout Order / Technical Sanction Letter (Annexure - 76)	Work order copy ph-2 (1).pdf	Approved Layout Plan/Demarcation Plan (Annexure - 77)	Nimbekaipura layout plan 2 .pdf
Project Specifications (Annexure - 84)	vrk projects specification.pdf	Brochure (Annexure - 85)	scan0667_1compressed.pdf
Relinquishment Deed (Annexure - 86)	NIMBEKEIPURA RELINQUISHMENT DEED (1).pdf		
Proforma of Agreement for Sale (Annexure - 87)	Agreement_of_Sale_Proforma new (1) (1).pdf	Proforma of Allotment Letter (Annexure - 88)	Proforma_Allotment_Letter_new (2).pdf

Notarized Affidavit cum Declarations

Document Name	Document	Document Name	Document
Declaration (Form B) (Annexure - 89)	FORM B.pdf	Section 3(1) Notarized Affidavit (Annexure - 90)	Affidavit (1).pdf
JD AFFIDAVIT CUM DECLARATION (Annexure - 91)	Joint Affidavit For VRK.pdf	Advocate Search Report (Annexure - 92)	26-4 32 Legal_compressed.pdf

NOC Documents

NOC Name	NOC	NOC Name	NOC
NOC from ESCOMs (Annexure - 95)	bescom noc sidvin.pdf	NOC for Water (Annexure - 96)	water_line_NOC_Nimbekaipura ph-2.pdf
KSPCB (If Applicable) (Annexure - 97)	NOT APPLICABLE 2.pdf	SEIAA (If Applicable) (Annexure - 98)	NOT APPLICABLE 2.pdf

Project Photo

SlNo.	Document Name	Document (Annexure - 108)
1	Project Photo	

Other Documents

SlNo.	Document Name	Document (Annexure - 113)
1	NIMBEKAIPUA------1-2Model.pdf	NIMBEKAIPUA------1-2Model.pdf
2	Village Map.pdf	Village Map.pdf
3	NIMBEKAIPUA------1-5Model (1).pdf	NIMBEKAIPUA------1-5Model (1).pdf
4	Gaideline Certificate.pdf	Gaideline Certificate.pdf
5	ZR COPY 1 .pdf	ZR COPY 1 .pdf
6	PH-2 CLU NIMBEKAIPURA.pdf	PH-2 CLU NIMBEKAIPURA.pdf
7	GPA LINGAMMA (1).pdf	GPA LINGAMMA (1).pdf
8	GPA MUNIRAJU H.pdf	GPA MUNIRAJU H.pdf
9	Rectification to GPA.pdf	Rectification to GPA.pdf
10	GPA MANJULA.pdf	GPA MANJULA.pdf
11	JDA MANJULA S_compressed.pdf	JDA MANJULA S_compressed.pdf
12	26-4 old survey Records.pdf	26-4 old survey Records.pdf
13	GPA DEVARAJU.pdf	GPA DEVARAJU.pdf
14	Survey Records .pdf	Survey Records .pdf
15	SI NO 4 SALE DEED NO 1080.pdf	SI NO 4 SALE DEED NO 1080.pdf
16	SI NO 13 GPA NO 200 _compressed (1).pdf	SI NO 13 GPA NO 200 _compressed (1).pdf
17	estimation VRK.pdf	estimation VRK.pdf
18	land cost as per gaideline value.pdf	land cost as per gaideline value.pdf
19	land calculation sheet VRK.pdf	land calculation sheet VRK.pdf
20	STP-FLOW.pdf	STP-FLOW.pdf
21	GPA M ISMAIL KHAN.pdf	GPA M ISMAIL KHAN.pdf
22	Sy No 35 Mother Deed.pdf	Sy No 35 Mother Deed.pdf

Document Name	Uploaded Date	Document
SIDVIN_AOS_FINAL	14-10-2025	SIDVIN_AOS_FINAL.pdf
LAND USE ANALYSIS VRK AND SIDVIN	14-10-2025	LAND USE ANALYSIS VRK AND SIDVIN.pdf
COST ESTIMATION	14-10-2025	COST ESTIMATION.pdf