

## FORM – Reg 1

Project Name : PRAMUK MM MGNUS  
Promoter Name : PRAMUK INFRACON LLP

I, P N RAJASHEKAR is a proprietor/partner of the firm P.N.R & CO, member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 022647, Firm Registration No:002495S), having office at 117/3, Fortune Villa, Flat T 301 & 302, S C Road, Seshadripuram, Bangalore 560020, KA issuing this certificate with respect to the real estate project being registered with Karnataka RERA.

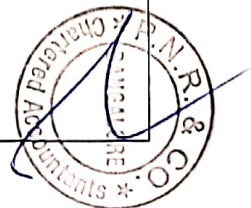
I am undertaking to issue the Chartered Accountants certificates as mandated U/s. 4(2)(L)(d) of the Real Estate (Regulation and Development) Act, 2016 read with Karnataka Real Estate (Regulation & Development Rules) 2017 to facilitate the promoter to withdraw the money from the RERA Designated bank account based on the percentage of completion of the Project.

1. This is to certify the details of M/s. PRAMUK INFRACON LLP having their office at No.425, 12<sup>th</sup> Cross, Sadshivanagar, Bangalore-560080 being the promoter of the Real Estate Project PRAMUK MM MAGNUS.
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 –

| 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 |
|---------------------|----------------------------------|------------------------------|------------------------------------------------------------------|
| PRAMUK INFRACON LLP | Name of the partners             | 100%                         | Rs.                                                              |
|                     | a. Sreekrishna Bhagavan Prasad   | a. Partner 1 - 45 %          | 1,00,000                                                         |
|                     | b. N Keshavamurthy               | b. Partner 2 - 45 %          | 1,00,000                                                         |
|                     | c. Harsha Keshavamurthy          | c. Partner 3 - 5 %           | 1,00,000                                                         |
|                     | d. Vaishnavi Prasad              | d. Partner 4 - 5 %           | 1,00,000                                                         |
|                     | Total                            | 100%                         | 4,00,000                                                         |

3. Additional Details of the Promoter -

| Sl No | Details                                                      | Details                                                                                                                                                                |
|-------|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Promoter Registration Number (LLP and PANo.                  | AAA-3977<br>PAN:AAIFP8026D                                                                                                                                             |
| 2     | Date of Birth / Date of incorporation as per the certificate | 02.02.2006                                                                                                                                                             |
| 3     | GST Registration (if applicable)                             | 29AAIFP8026D1Z5                                                                                                                                                        |
| 4     | List of Designated Partners in case of LLP as on date        | <ul style="list-style-type: none"> <li>• Sreekrishna Bhagavan Prasad</li> <li>• N Keshavamurthy</li> <li>• Harsha Keshavamurthy</li> <li>• Vaishnavi Prasad</li> </ul> |



| Sl No | Details                                                     | Details            |
|-------|-------------------------------------------------------------|--------------------|
| 5     | List of Directors (as per ROC) as on date                   | NA                 |
| 6     | Total Value of the Assets as per latest Balance Sheet       | Rs.51,91,03,341.00 |
| 7     | Total Net worth of the Promoter as per latest Balance Sheet | Rs.17,14,61,609.00 |

4. The project being developed is ~~plotted development / group housing / villa project / commercial / mixed development / industrial project~~ construction of residential building / apartments. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Khata No.45, PID No.59-82-45, M M Industrial Estate Road, 45, Ward No.167, JDTP, South Zone, Yediyur, Bangalore South, Bangalore-560070, KA.

5. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below –

**100% Account:**

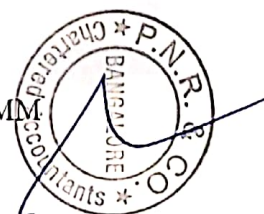
- a. Name of the Account Holder : PRAMUK INFRACON LLP
- b. Master collection Account Number : 0061202500001201
- c. Bank Name : KARNATAKA BANK LTD
- d. IFSC Code : KARB0000061
- e. Branch Name : JAYANAGAR 9<sup>TH</sup> BLOCK
- f. Account Name as per Bank Records : PRAMUK INFRACON LLP RERA  
COLLECTION AC FOR PRAMUK MM  
MAGNUS (100%) CARE 1

**70% Account:**

- a) Name of the Account Holder : PRAMUK INFRACON LLP
- b) Designated Account Number : 0061202500001301
- c) Bank Name : KARNATAKA BANK LTD
- d) IFSC Code : KARB0000061
- e) Branch Name : JAYANAGAR 9<sup>TH</sup> BLOCK
- f) Account Name as per Bank Records : PRAMUK INFRACON LLP RERA  
DESIGNATED AC FOR PRAMUK MM  
MAGNUS (70%) CARE 2

**30% Account**

- a. Name of the Account Holder : PRAMUK INFRACON LLP
- b. Occupation Account Number : 0061202500001401
- c. Bank Name : KARNATAKA BANK LTD
- d. IFSC Code : KARB0000061
- e. Branch Name : JAYANAGAR 9<sup>TH</sup> BLOCK
- f. Account Name as per Bank Records : PRAMUK INFRACON LLP RERA  
DEVELOPER AC FOR PRAMUK MM  
MAGNUS (30%) CARE 3

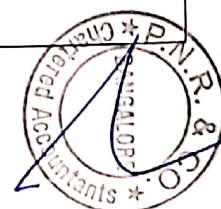


6. The promoter has provided the details of the estimated cost of the real estate project. I / We have reviewed the estimated cost of the project and details are as below. These values are based on the supporting documents provided by the promoter.

| Sl No | Estimated Cost of                                                                                                                                                                                                                                                    | Amount Rs.                                                                                                                               | Remarks                                                                                                                                       |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | Land of the Project – (under joint development)                                                                                                                                                                                                                      | 108,63,23,000/-                                                                                                                          | Higher of acquisition cost or guidance value (ASR) as on 27/07/2023 (nearest date of RERA registration application date)                      |
| 2     | Estimate cost of Various approvals and NOC's of the Project -<br>a. Plan Approvals<br>b. Water<br>c. Electricity<br>d. Pollution Control<br>e. HAL<br>f. Fire NOC<br>g. Environmental Noc<br>h. Others(JDA Registration, Change of land use, legal charges)<br>TOTAL | 75,00,000/-<br>30,78,557/-<br>17,700/-<br>65,723/-<br>1,77,000/-<br>20,11,020/-<br>50,000/-<br><br>4,27,50,000/-<br><u>5,56,50,000/-</u> | These expenses are based on expenses incurred till date and may vary from time to time.                                                       |
| 3     | Construction Cost –<br>a. Estimate of construction cost as certified by the Engineer.<br>b. Consultants Fees & professional charges.<br>c. Administrative Costs<br>d. Taxes, Cess or levy<br>e. Interest on borrowings<br>TOTAL                                      | 136,18,71,171/-<br>2,40,00,000/-<br>--<br>--<br>--<br><u>138,58,71,171/-</u>                                                             | Estimate of construction cost is based on architect and engineers estimate. Consultants fees and professional charges are based on estimates. |
| 4     | TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)                                                                                                                                                                                                                          | 252,78,44,171/-                                                                                                                          |                                                                                                                                               |

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                        | -          |



The project has received in principal approval letter from Karnataka Bank Ltd for a term loan of Rs.60,00,00,000/- vide letter dated 05.05.2025.

8. The Promoter of the project is in compliance with the Section 3(1) of the RERA Act.

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.

For **P N R & Co.,**  
Chartered Accountants  
Firm regn No.0024955

(P N Rajashekar)  
Partner  
Membership No.022647  
UDIN : 25022647BMHTIY3850  
Place : Bangalore  
Date : 14.05.2025

