

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

Form- Reg 1

Chartered Accountant's Certificate (Registration)

Date: 17 May 2025

Project Name: PSN Misty Woods

Promoter Name: P S N Developers

I K B Sandeep Kumar, proprietor of the firm KBSK & Associates is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No_274794) having office at No.37/E, New No. 12 & 13, 3rd Floor, South End Road, Basavangudi, Bengaluru 560004 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 P S N Developers, having their office at Second Floor, No. 48, Manjunatha Towers, Huskur Main Road, Bengaluru 560100 being the promoter of the Real Estate Project 'PSN Misty Woods'.
2. The Promoter of the proposed real estate project is a Partnership Firm and I have verified the ownership document of the entity and present owners and details of the entity are as below –

Nature of the Entity	Name of the Owners of the Entity	% of Ownership in the Entity	Total Capital Contributed by the owners as on 31.03.2024
Partnership Firm	Mr. Suresh Babu	34%	1,02,000/-
	Mr. K. Papanna	33%	99,000/-
	Mr. G. Nagaraj	33%	99,000/-

3. Additional details of the promoter

Sl. No	Details	Details
1	Promoter Registration Number (Partnership Registration Number)	BSD-F453-2022-23
2	Date of Incorporation as per the certificate	03-03-2023
3	GST Registration	29ABEFP1901G1ZF

Sl. No	Details	Details
4	List of Designated Partners in case of LLP as on date	Not Applicable
5	List of Directors (as per ROC) as on date	Not Applicable
6	Total value of the Assets as per the latest Balance sheet 31-03-2024	Rs.3,33,89,336/-
7	Total Net worth of the Promoter as per the latest balance sheet 31-03-2024	Rs.(60,665)

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 38/1, 38/2, 38/3, 38/4, 38/5, 45/1, 45/2, 45/3, 45/4 and 45/5 of Harohalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore 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 : PSN DEVELOPERS PSN MISTY WOODS MASTER COLLECTION A/C
- b. Designated Account Number : 50200109589801
- c. Bank Name : HDFC Bank Limited
- d. IFSC Code : HDFC0010805
- e. Branch Name : Ambedkar Nagar, Sarjapur

RERA Designated Account (70%)

- a. Name of the Account Holder : PSN DEVELOPERS PSN MISTY WOODS RERA A/C
- b. Designated Account Number : 50200109896292
- c. Bank Name : HDFC Bank Limited
- d. IFSC Code : HDFC0010805
- e. Branch Name : Ambedkar Nagar, Sarjapur

RERA Current Account of the Builder (30%)

- a. Name of the Account Holder : PSN DEVELOPERS PSN MISTY WOODS
- b. Designated Account Number : 50200109191434
- c. Bank Name : HDFC Bank Limited
- d. IFSC Code : HDFC0010805
- e. Branch Name : Ambedkar Nagar, Sarjapur

6. The promoter has provided the details of the estimated cost of the real estate project. I 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	Amount in INR	Remarks
1	Land cost of the Project	10,93,33,125	Higher of acquisition cost or guidance value (ASR) as on the date of the certificate
2	Estimated cost of various Approvals & 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	49,19,030 5,000 5,000 - - - - -	Promoter has calculated these estimates based on the sanctioned plan
	Total	49,29,030	
3	Construction Cost- a. Estimated Cost of Construction as certified by Engineer b. Architect, Engineer, Consultant Fees etc. c. Administrative costs d. Taxes cess or levy e. Interest on Borrowings	8,30,49,525 5,00,000 60,00,000 1,49,48,915	Promoter has Calculated these costs based on the present Sanction plan, specifications in the project, proposed facility, amenities in the project to the allottees in the project.
	Total	10,44,98,440	
4	Total Estimated Cost of the Project (1+2+3)	21,87,60,595	

7. The promoter of the project has not borrowed money for the purpose of real estate project being registered.
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.

This certificate is issued to the promoter of the project for the purpose of RERA Registration.

The details 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 KBSK & Associates.,
Chartered Accountant
Firm Registration No. 028195S

K B Sandeep Kumar
Proprietor
Membership No.274794
ICAI UDIN: 25274794BMIQMC6656

Place: Bangalore
Date: 17-05-2025