

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

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

Date: 05-06-2025

Project Name : **ANRAI CLUSTERS**
Promoter Name : **M/s. MISI INFRAA SR PROPERTIES PRIVATE LIMITED**

I, CA BAYYA REDDY D K, is a Proprietor of the firm AVALINTE AND ASSOCIATES, is a member of institute of Chartered Accountants of India holding Certificate of Practice (ICAI Membership No. 219256) having office at No 3, Manjunatha Complex, SSA Road, Hebbal, Bangalore - 560 024, 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)(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. MISI INFRAA SR PROPERTIES PRIVATE LIMITED**, Represented by its Directors **KAVITHA YEKULA, R. MANJUNATHA and SHRUTHI. G** Registered office at 93/6, 1st Cross, B.M. Shamanna Garden, Halasahalli Road, Behind Varthur Police Station, Varthur, Bangalore-560087. Being the promoter of the Real Estate Project "**ANRAI CLUSTERS**"
2. The Promoter of the proposed real estate project is Private Limited company. 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
Individual /Proprietorship	Name of the Individual or Proprietor	NOT APPLCIABLE	NOT APPLCIABLE
NOT APPLCIABLE	NOT APPLCIABLE	NOT APPLCIABLE	NOT APPLCIABLE
Nature of Entity	Name of the Partners of the entity	% of ownership in the entity	Total Capital Contributed by the owners/members/ as on 31/03/2024
NOT APPLCIABLE	NOT APPLCIABLE	NOT APPLCIABLE	NOT APPLCIABLE
Company	1. Kavitha Yekula 2. Ramaiah Reddy Manjunatha 3. Shruthi Gopalakrishna Note- in case of shareholding less than 5% can be consolidated and mentioned as group of shareholders holding less than 5%	33.34% 33.33% 33.33% TOTAL 100%	Rs. 1,00,000.00 Rs. 1,00,000.00 Rs. 1,00,000.00
Society	a. Total number of Members in the Society b. Total Number of shares in the Society		NOT APPLICABLE
Others	Eg. KHB/HUF/AOA/BOIetc		NOT APPLICABLE

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

1. Additional Details of the Promoter:-

Sl. No.	Details	Details
1.	Promoter Registration Number (Company)	U70109KA2022PTC160106
2.	Date of Birth/ Date of incorporation as per the Certificate	18-Apr-2022
3	GST Registration (if applicable)	29AAPCM6671F1ZW
4.	List of Designated Partners in case of LLP as on date	NOT APPLICABLE
5	List of Directors (as per ROC) as on date	3
6	Total Net Worth of the Promoter as per latest Balance Sheet (as of 31-03-2024)	3,00,000.00
7	Total Net worth of the Promoter as per latest Balance Sheet (As of 31.03.2025)	15,00,000.00

2. The Project being developed is plotted development/ **Group housing/** villa project/ commercial/ mixed development/ industrial project. The promoter has obtained the necessary sanctioned plan from the competent authorities. The address is at Gonighattapura Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District.

3. The Promoter of the Project of the has opened the RERA Designated bank account for the proposed project and details are as below:-

- Name of the Account Holder: MISI INFRAA SR PROPERTIES PRIVATE LIMITED
- Designated **RERA 100%** Account Number: 2502255670398805
- Bank Name : AU SMALL FINANCE BANK LIMITED
- IFSC CODE : AUBL0002556
- Branch Name : HSR LAYOUT
- Account Name as per the Bank Records: MISI INFRAA SR PROPERTIES PRIVATE LIMITED
ANRAI CLUSTERS RERA COLLECTION ACCOUNT
(Based on pass sheet / pass book etc:-)

#3, 2nd Floor, Manjunatha Complex, 4th Main, Sumangali Seva Ashram Road, Prof. Courier Building
Hebbal, Bangalore-560024, Karnataka, India. Office Mobile No 7676404889





- a. Name of the Account Holder: MISI INFRAA SR PROPERTIES PRIVATE LIMITED
b. Designated **RERA 70%** Account Number: 2502255670399078
c. Bank Name : AU SMALL FINANCE BANK LIMITED
d. IFSC CODE : AUBL0002556
e. Branch Name : HSR LAYOUT
f. Account Name as per the Bank Records: MISI INFRAA SR PROPERTIES PRIVATE LIMITED
ANRAI CLUSTERS RERA ACCOUNT
(Based on pass sheet / passbook etc:-)

- a. Name of the Account Holder: MISI INFRAA SR PROPERTIES PRIVATE LIMITED
b. Designated **RERA 30%** Account Number: 2502255666787788
c. Bank Name : AU SMALL FINANCE BANK LIMITED
d. IFSC CODE : AUBL0002556
e. Branch Name : HSR LAYOUT
f. Account Name as per the Bank Records: MISI INFRAA SR PROPERTIES PRIVATE LIMITED
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.

Sl. No.	Estimated Cost of	Amount in INR	Remarks
1	Land of the project	50,00,000	Higher of acquisition cost or guidance Value (ASR) as on 10.-11-2023 (Nearest date of RERA Registration application date)



2.1	Estimate cost of Various approvals and Noc's of the Project:-		Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
	a. Plan Approvals	12,00,000	
		1,00,000	
	b. Water	50,000	
	c. Electricity	1,00,000	
	d. Pollution Control	NA	
		NA	
	e. AAI	NA	
	f. BSNL/CZR	NA	
	g. Fire Clearance	NA	
	h. Others	24,11,000	
	Total:	88,61,000	



3.	Construction Cost		Promoter has calculated these costs based on the present Sanction plan, Specifications in the project, proposed facility, amenities in the project to complete the development work as promised to the allottees in the project.
	a. Estimate of Construction cost as certified by the Engineer	17,16,39,000	
	b. Architects, Engineer, Consultants Fees etc:-	25,00,000	
	c. Administrative Costs	1,00,00,000	
	d. Taxes, Cess or levy	45,00,000	
	e. Interest on borrowings	25,00,000	
	TOTAL	19,11,39,000	
4	TOTAL ESTIMATED COST OF THE PROJECT (1 +2+3)	20,00,00,000/- (Twenty Crore Rupees only)	

7. The Promoter of the Project has borrowed money from the following parties forth purpose of real estate project being registered.

Sl. No	Particulars	INR in Rs.
1	Total Borrowings (if Applicable)	-NIL-
	a. Name of the lender	-NIL-
	b. Amount	-NIL-
2	Mortgage Details (if applicable)	-NIL-
	a. Name of the lender	-NIL-
	b. Amount	-NIL-

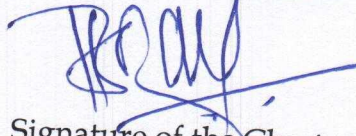


8. The Promoter of the project is in compliance with the section 3(I) of the RERA Act and it is certified that the Promoter has not entered into any agreements in the Sale of plot or units and booking amount or advance amounts have not been received from any of the allottees.

This Certificate is issued to the promoter of the Project for the purpose of RERA Registration. The detail of this Certificate is 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.

For Avalinte and Associates

Chartered Accountants



Signature of the Chartered Accountant

Name: CA BAYYA REDDY D K

Membership Number: 219256

Address: No 3, Manjunatha Complex, SSA Road,
Hebbal, Bangalore - 560 024

Contact Details: 9945222387

Email id : ca.reddy99@outlook.com

UDIN NO : 25219256BMIBVL4377

Date : 05/06/2025

Place : BANGLAORE

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)