

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

FORM -Reg 1

CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

Date: 07-07-2025

Project Name ROYAL NEST
Promoter Name WONE 8 ESTATES PRIVATE LIMITED

I, SHUBHAM DALMIA is a proprietor of the firm SHUBHAM DALMIA & Co. is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No. 310769) having office at LG-05, SHALIMAR ARCADE, 10TH CROSS, WILSON GARDEN, BANGALORE - 560027 issuing this certificate with respect to the real estate project being registered with Karnataka RBRA.

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. WONE 8 ESTATES PRIVATE LIMITED having their office at 4/19, 2nd Floor, 20th, Maruthi Nagar, BTM, 1st St, Madivala, Madivala, Bangalore, Bangalore South, Karnataka, India, 560068, being the promoter of the Real Estate Project ROYAL NEST.
2. The Promoter of the proposed real estate project is a 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 31/03/2024
Company	a. NYANAM THYAGARAJU	a. Shareholder 1 33.33%	Rs. 33,333/-
	b. NAVEEN KRISHNAMURTHY	b. Shareholder 2 33.33%	Rs. 33,333/-
	c. BHARATHI MOHAN	c. Shareholder 3 33.34%	Rs. 33,334/-
	Note: in case of shareholding less than 5%, can be consolidated and mentioned as group of shareholders holding less than 5%		
	TOTAL 100%		Rs. 1,00,000/-



3. Additional Details of the Promoter -

SI No	Details	Details												
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN in case of Individual)	U68200KA2023PTC182276												
2	Date of Birth / Date of incorporation as per the Certificate	14/12/2023												
3	GST Registration (if applicable)	29AADCW7026J1ZY												
4	List of Designated Partners in case of LLP as on date	NA												
5	List of Directors (as per ROC) as on date	<table> <tr> <th>Sr. No</th><th>DIN/PAN</th><th>Name</th></tr> <tr> <td>1</td><td>07894972</td><td>SAIT KUMARA RAJA</td></tr> <tr> <td>2</td><td>10428032</td><td>NYANAM THYAGARAJU</td></tr> <tr> <td>3</td><td>10428033</td><td>NAVEEN KRISHNAMURTHY</td></tr> </table>	Sr. No	DIN/PAN	Name	1	07894972	SAIT KUMARA RAJA	2	10428032	NYANAM THYAGARAJU	3	10428033	NAVEEN KRISHNAMURTHY
Sr. No	DIN/PAN	Name												
1	07894972	SAIT KUMARA RAJA												
2	10428032	NYANAM THYAGARAJU												
3	10428033	NAVEEN KRISHNAMURTHY												
6	Total Value of the Assets as per latest Balance Sheet as on 31-03-2024	1,10,090/-												
7	Total Net worth of the Promoter as per latest Balance Sheet as on 31-03-2025	70,090/-												

4. The Project being developed is group housing. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being Sy No. 67/2B & 70, Katha No. 2370/2370 Mahal Chowdenahalli Villege, Sarjapura Hobli, Anekal Taluk, Bangalore.

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: WONE8 ESTATES PVT LTD ROYAL NEST MAS COLL ESCROW ACCT
- Account Number: 57500001779705
- Bank Name: HDFC BANK
- IFSC Code: HDFC0000885
- Branch Name: 885,BTM LAYOUT

RERA Designated Account (70%)



- a. Name of the Account Holder: WONE8 ESTATES PVT LTD ROYAL NEST RERA ESCROW ACCT
- b. Account Number: 57500001781429
- c. Bank Name: HDFC BANK
- d. IFSC Code: HDFC0000885
- e. Branch Name: 885,BTM LAYOUT

RERA Current Account of the Builder (30%)

- a. Name of the Account Holder: WONE8 ESTATES PVT LTD ROYAL NEST ESCROW ACCT
b. Account Number: 57500001779694
c. Bank Name: HDFC BANK
d. IFSC Code: HDFC0000885
e. Branch Name: 885,BTM LAYOUT

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.

SI No	Estimated Cost of	Amount in INR	Remarks
1	Land Cost of the Project	8,50,00,000	
2	Estimate cost of Various approvals and NOC's of the Project – a. Plan Approval b. Water c. Electricity d. Pollution Control e. AAI f. BSNL/CZR g. Fire Clearance h. Others TOTAL	 50,00,000 9,00,00,000	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
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	 39,93,93,468 72,61,699 2,33,44,833 1,00,00,000 44,00,00,000/-	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)	53,00,00,000/-	
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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 as on 31-03-2025	
	a. Name of the lender b. Amount	Various Parties (List Attached) Rs. 1,37,28,000/-
2	Mortgage Details (If Applicable)	NA
	a. Name of the lender b. Amount	NA

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 detail of this certificate is prepared 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.

Shubham Dalmia

Signature of the Chartered Accountant

Name: SHUBHAM DALMIA

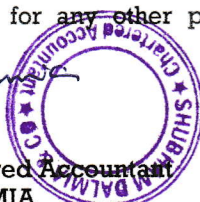
Membership Number: 310769

Address: LG-05, SHALIMAR ARCADE, 10TH CROSS, WILSON GARDEN, BANGALORE 560027

Email id: finance@shubhamdalmia.com

Website Link: www.shubhamdalmia.com

UDIN: 25310769BM9XSQ1072



Date: 03-07-2025

Place: Bangalore

