

D. BUBNA & ASSOCIATES
CHARTERED ACCOUNTANTS

**[KARNATAKA REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
FORM – Reg 1
CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)**

Date: 04/09/2025

Project Name: WORLD OF GARDENS
Promoter Name: Mrs.Lakshmi Prasanna Ramireddy.
M/s.RLP TRENDSQUARES PROJECTS PVT LTD.
UNIT NO.1012,TOWER – B, BRIGADE SIGNATURE TOWERS,
HOSKOTE MAIN ROAD,KATAMANALLUR,
BANGALORE – 560 067.

I Deepak Bubna, is a proprietor of the firm D.Bubna & Associates, Chartered Accountants and am a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No.106743) having office at No951,1st Floor, 9E Main,3rd Cross, HRBR Layout, 1st Block, Kalyan Nagar, Bangalore-560043. 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.

This is to certify the details of M/s. RLP TRENDSQUARES PROJECTS PVT LTD, situated at " Site No. 26/3, 27/1P, 27/3P, 29/1A, 33/1, 33/2, 34/4P, 34/5, 34/6, 36/1, 36/2, 40/1, 40/3, 40/4, 40/5, 41/3, SADARAMANGALA VILLAGE, K.R.PURAM HOBLI, HUDI WARD NO.54,District PIN 560067 admeasuring 47651.03 sq.mts, being the promoter of the Real Estate Project RLP TRENDSQUARES PROJECTS PVT LTD WORLD OF GARDENS.

1. The Promoter of the proposed real estate project is Pvt Ltd Company I have verified the ownership document of the entity and present owners and details of the entity are as below –



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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
PVT LTD	Lakshmi Prasanna Rami Reddy	Rami Reddy Lakshmi Prasanna - 95%	
	Rami Reddy Rajasekhar Reddy	Rami Reddy Rajasekhar Reddy - 5%	

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

2. Additional Details of the Promoter -

Sl. No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN no in case of Individual)	U68100KA2023PTC172376
2	Date of Incorporation	18/04/2023
3	GST Registration (if applicable)	29AAMCR5968H1ZK
4	List of Designated Directors in case of LLP as on date	NA
5	List of Directors (as per ROC) as on date	1 R LAKSHMI PRASANNA 2 R RAJASEKHAR REDDY
6	Total Value of the Assets as per latest Balance Sheet (31.03.2024 – Audited)	
7	Total Net worth of the Promoter as per latest Balance Sheet (as on 31.03.2025 – Audited)	700 CRORES

3. The project being developed as APARTMENTS. The promoter has obtained necessary sanctioned plan from the competent authorities. The project address being survey number 26/3, 27/1P, 27/3P, 29/1A, 33/1, 33/2, 34/4P, 34/5, 34/6, 36/1, 36/2, 40/1, 40/3, 40/4, 40/5, 41/3, SADARAMANGALA VILLAGE, K.R.PURAM HOBOLI, HUDI WARD NO.54, District PIN 560067 admeasuring 47651.03 sq.mts., area being developed by **The RLP TRENDSQUARES PROJECTS PVT LTD.**

4. 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%)



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Name of the Account Holder: M/s.RLP TRENDSQUARES PROJECTS PVT LTD WORLD OF GARDENS COLLECTION ACCOUNT

Account No: 259738029421
Bank Name : INDUS IND BANK LTD
IFSC Code : INDB0000008
Branch Name : M.G.ROAD BR.

RERA DESIGNATED ACCOUNT (70%)

Name of the Account Holder: M/s.RLP TRENDSQUARES PROJECT PVT LTD RERA DIGNATED A/C. WORLD OF GARDENS

Account No: 259738029422
Bank Name: INDUS IND BANK LTD
IFSC Code: INDB0000008
Branch Name: M.G.ROAD BR.

RERA CURRENT ACCOUNT OF THE BUILDERS (30%)

Name of the Account Holder: M/S.RLP TRENDSQUARES PROJECTS PVT LTD

Account No: 201032689429
Bank Name: INDUS IND BANK LTD
IFSC Code: INDB0000008
Branch Name: M.G.ROAD BR.

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	30,00,00,000/-	Higher of acquisition cost or guidance value (ASR) as on 08/04/2022 (nearest date of RERA registration application date)
	Stamp duty	2,39,86,955/-	



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Sl. No	Estimated Cost of	Amount in INR	Remarks
2	Estimate cost of Various approvals and NOC's of the Project - a. Plan Approvals (Project Approval and Registration Charges) b. Water c. Electricity d. P C B e. AAI f. BSNL/CZR g. Consultation charges h. Fire Noc i. Prop. Tax j. Labour Cess k. BBMP l. BDA ----- TOTAL	3,60,22,456/- 1,60,01,750/- 1,51,980/- 2,00,011/- 88,500/ 6,92,00,000/- 95,19,120/- 5,06,822/- 58,56,273/- 1,20,14,180/- 97,86,610/- 15,93,47,702/-	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	584,58,65,343/- 12,82,00,000/- 23,07,00,000/- 8,00,00,000/- 28,07,00,000/- 656,54,65,343/-	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.



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Sl. No	Estimated Cost of	Amount in INR	Remarks
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	704,88,00,000/-	

5. 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)	NA
	a. Name of the lender	
	b. Amount	
2	Mortgage Details (If Applicable)	NA
	a. Name of the lender	
	b. Amount	

6. The Promoter of the project follows 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.

Yours Faithfully,

For D. Bubna & Associates
Chartered Accountants

Name: Deepak Bubna
Partner : M.No. 206743
Address: 951, First Floor,
9 E Main, 3rd Cross
HRBR Layout First Block, Kalyan Nagar
Bangalore-560043
UDIN: 25106743BBIQAY1850

Place: Bangalore.
Date: 04/09/2025