

**MNS & Co.**

CHARTERED ACCOUNTANTS

CA. RAMESH BABU LANKIPALLIB.Sc., F.C.A. DISA (ICAI)
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FORM -Reg 1
CHARTERED ACCOUNTANT'S CERTIFICATE
(Pre-Registration)

Date: 23-09-2025**Project Name: Mythri Street****Promoter Name: Mythri Builders**

I Ramesh Babu Lankipalli is a partner of the firm MNS & CO is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No:219229) having office at L-89, 3rd A Main, 14th B Cross, VI Sector, HSR Layout Bangalore -560102 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 having their office at **#2802, Broadway Building, 27th Main Road, Sector 1, HSR Layout Bangalore-560102.**, being the promoter of the Real Estate Project.
2. The Promoter of the proposed real estate project is a Partnership Firm. 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 23-09-2025
Partnership Firm	a. S Anil Kumar Reddy	a. Partner 1 - 16.67%	TOTAL - 100.00%
	b. A Kiran Kumar	b. Partner 2 - 16.66%	
	c. T Kishore Babu	c. Partner 3 - 16.66%	
	d. M Sushmita	d. Partner 4 - 16.66%	
	e. A Anuradha	e. Partner 5 - 16.66%	
	f. G Asha	f. Partner 6 - 16.66%	
		TOTAL 100%	



3. Additional Details of the Promoter -

<u>SI No</u>	<u>Details</u>	<u>Details</u>
1	Promoter Registration Number	SJN - F654 - 2019-20
2	Date of Birth / Date of incorporation as per the Certificate	17-09-2019
3	GST Registration (if applicable)	29ABMFM5690D6ZP
4	Total Value of the Assets as per latest Balance Sheet	Rs. 1,60,58,13,628
5	Total Net worth of the Promoter as per latest Balance Sheet	Rs. 6,50,62,537

4. The Project being developed is **RESIDENTIAL APARTMENT** group housing the promoter has obtained necessary sanctioned plan from the competent authorities. The project address being
5. The promoter of the project has opened the RERA bank accounts for the proposed project and details are as below -

RERA COLLECTION ACCOUNT (100%)

- a. Name of the Account Holder: Mythri Builders RERA Collection Account for Mythri Street
- b. Account Number : 777705941123
- c. Bank Name : ICICI Bank Ltd
- d. IFSC Code : ICIC0001075
- e. Branch Name : Bellandur Branch

RERA Designated Account (70%)

- f. Name of the Account Holder: Mythri Builders RERA Designated Account for Mythri Street
- g. Account Number : 777705942123
- h. Bank Name : ICICI Bank Ltd
- i. IFSC Code : ICIC0001075
- j. Branch Name : Bellandur Branch

RERA Current Account (30%)

- a. Name of the Account Holder: Mythri Builders
- b. Account Number : 777705943123
- c. Bank Name : ICICI Bank Ltd
- d. IFSC Code : ICIC0001075
- e. Branch Name : Bellandur Branch

Account Name as per bank records based on pass sheet/pass book 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.

<u>Sl No</u>	<u>Estimated Cost of</u>	<u>Amount in INR</u>	<u>Remarks</u>
<u>1</u>	Land Cost of the Project	Rs. 16,71,75,630/-	Promoter has acquired the property through Out-Right, Higher of acquisition cost or guidance value (ASR) as on 23-09-2025
<u>2</u>	Estimate cost of Various approvals and NOCs of the Project - a. Plan Approval b. Water c. Electricity d. Pollution Control e. AAI f. BSNL / Airport g. Fire Clearance h. MOEF i. Others	1,43,63,260/- 75,000/- 88,500/- 29,73,240/- 2,00,000/- 2,30,00,000/-	Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
	TOTAL	Rs. 4,07,00,000/-	
<u>3</u>	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	135,98,85,000/- 2,13,75,000/- 5,13,00,000/- 28,50,000/-	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.
	TOTAL	Rs. 143,54,10,000/-	
<u>4</u>	<u>TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)</u>	Rs. 164,32,85,630/-	



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

8. The Promoter of the project is in compliance with the Section 3(l) 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 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 MNS & Co.,
Chartered Accountants
Firm Reg No:003968S



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UDIN: 25219229BMIXLO4690

Date: 23-09-2025
Place: Bengaluru