

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

FORM-4

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 07/05/2022

KRERA Registration Number: PRM/KA/RERA/1251/310/PR/210907/004299

Project Name: PURVA ORIENT GRAND

Promoter Name: Puravankara Limited

Cost of Real Estate Project: Rs.2,28,00,38,128/-

This Certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 read with the Karnataka Real Estate (Regulation and Development Rules, 2017.

The Promoter in compliance with section 4(2)(l)(D), of the Real Estate (Regulation and Development) Act, 2016 has deposited 70% of the amounts received from the allottees of this project in the following account:

Name of the Account Holder: Puravankara Limited

Designated Account Number: 000205031297

Bank Name: ICICI BANK LTD.

IFSC Code: ICIC0000002

Branch Name: Commissariat Road

I have verified the sanctioned drawing. The work is as per the sanctioned drawing given by the Competent Authority with Sanctioned Drawing No. BBMP/Addl.Dir/JDSOUTH/0031/21-22.

Sl. No	Particulars	Estimated Amt in Rs.	Incurred Amt as at 31 st Dec 2021 in Rs.
1	i. Land Cost: a. The cost incurred by the promoter for the acquisition of ownership and title of the land parcels for the project as an outright purchase lease etc. b. Amount paid for Acquisition/ purchase of TDR (if any) c. Amount paid to the Competent Authority for project approval, No Objection Certificates, stamp duty, transfer charges, Registration charges, conversion charges, change, taxes, statutory payments to state and Central Government.	Rs.95,71,39,007/- Rs.21,05,30,900/- Rs.2,61,16,250/-	Rs. 33,92,25,168 /- Rs.21,05,30,900/- Rs.2,61,16,250/-
Sub - Total Land Cost		Rs.1,19,37,86,157/-	Rs. 57,58,72,318/-
	ii. Development Cost/ Cost of Construction: a. (i) Estimated Cost of Construction as certified by Engineer (ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA Note: (for adding to total cost of construction incurred, minimum of (i) or (ii) is to be considered) (iii) On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) cost of machineries and equipment including its	Rs.65,99,34,611/- Rs.13,44,62,527/-	Rs. 2,79,32,292/- Rs. 1,70,06,268 /-

	hire and maintenance costs, consumables etc. all costs directly incurred to complete the construction of the entire phase of the project registered. b. Payment of Taxes, cess, fees, charges, premiums, interest etc., to any statutory Authority. c. interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	Rs.13,66,91,485/- Rs.15,51,63,347/-	- Rs. 6,42,15,768/-
Sub - Total Development Cost		Rs.1,08,62,51,971/-	Rs. 10,91,54,328/-
	2. Total Estimated Cost of the Real Estate Project [1(i) +1(ii)] of estimated Column. 3. Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column. 4. Percentage of completion of construction work (as per Project Architect's Certificate) 5. Proportion of the Cost incurred on Land Cost to the Total Estimated Cost. 6. Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost. 7. Amount which can be withdrawn from Designated Account (Total Estimated Cost as* Proportion of cost incurred as per (2 & 5)	Rs.2,28,00,38,128/- Rs. 66,80,20,378 /- Refer Architect certificate 25.3% 4.79% Rs. 68,50,26,646/-	
	8. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. 9. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	Rs. NIL Rs. NIL /-	
2	Borrowings / Mortgage Details (If Applicable)	NIL	

	A. Borrowing Details 1. Name of the Lender: 2. Amount Disbursed: 3. Amount pending for disbursement from Lender: 4. Amount to be repaid to lender: B. Mortgage Details 1. Mortgaged to (Name of the Entity/ Institution) : 2. Amount Disbursed: 3. Amount pending for disbursement: 4. Amount to be repaid to lender:	Rs. Rs. Rs. Rs. Rs. Rs.
3	Details of transaction in the designated RERA Bank Account (including pre RERA transaction in case of ongoing projects, where ever applicable)	
	a. Total number of units booked b. Total amount realized from sale of units during the quarter(3b) c. Total amount deposited in to the bank account out of sale proceeds during the quarter (3) d. Percentage of deposit made Reconciliation for the quarter: a. Opening balance date: b. Opening Balance as per bank statement (INR): c. Deposit during the quarter on account of sale: d. Other deposit made (if any): e. Withdrawal during the quarter from sale proceeds (INR):	NIL Rs. 0 /- Rs.0 /- NIL NIL NIL - NIL

	f. Other withdrawals made (if any): g. Closing Balance as per bank statement (INR): h. Closing Balance Date: Cumulative Reconciliation from the beginning of the project: a. Opening balance of the account (post RERA) (INR): b. Total Deposit made from sale deposit(post RERA) (INR): c. Total deposit made other than sale proceeds(post RERA) (INR): d. Total withdrawal made from sale proceeds(post RERA)(INR): e. Total withdrawals made other than those from sale proceeds(post RERA) (INR) Closing balance for the current quarter (a+b+c)-(d+e)	NIL Rs. 0/- Nil Rs. 0/- Nil Rs. 0/-
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Note:

This certificate is being issued for the project Puravankara Limited with RERA Registration No. PRM/KA/RERA/1251/310/PR/210907/004299 in compliance of the provisions of section 4(2) (l) (D) of the Act and based on the records and documents produced before me and explanations provided to me by the Management of the Company.

for V D S R & Co LLP.,
Chartered Accountants,
FRN No.: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No: 202626
Address: GF No.7 & 3rd Floor,
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Contact Details:

Email id: kamath@vdsr.co.in

Website Link: vdsr.co.in

Date: 07/05/2022

Place: Bengaluru

(Additional Information for Ongoing Projects)

1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of the Total Estimated Project cost and less Cost incurred) Rs. 1,59,50,11,482/-
2.	Balance amount of receivables from sold apartments as per Annexure A to this certificate NIL (as certified by Chartered Accountant as verified from the records and books of Accounts)
3.	(i) Balance Unsold area = 2,57,356 Sq.ft (to be certified by Management and to be verified by CA from the records and books of accounts) (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) Rs. 3,34,56,23,693/- as per Annexure A to this certificate
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii) Rs. 3,34,56,23,693/-
5.	Amount to be deposited in Designated Account - 70% or 100% IF Sl.No 4 is greater than 1, then 70 % of the balance receivables of On-going project will be deposited in designated Account.

	Rs. 2,34,19,36,585/- IF Sl.No 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account
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This certificate is being issued for RERA compliance for the Company Puravankara Limited and is based on the records and documents produced before me and explanations provided to me by the Management of the Company.

for V D S R & Co LLP.,
Chartered Accountants,
FRN No.: 001626S/S200085

Venkatesh Kamath S V
Partner
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Website Link: vdsr.co.in
Date: 07/05/2022
Place: Bengaluru

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 22202626AIPGCU8114)

Annexure A

As on 31st Dec 2021

Sold Inventory

Sl.No	Flat no	Sq fts	Unit Consideration	Amount received	Balance receivable
1				Nil	Nil

Unsold Inventory

Sl.No	Flat no(Unit No)	Sq fts	Unit Consideration as per Average selling rate
1	001	2,156	2,80,25,554
2	101	2,160	2,80,85,593
3	201	2,338	3,03,99,830
4	301	2,338	3,03,99,830
5	401	2,338	3,03,99,830
6	501	2,338	3,03,99,830
7	601	2,338	3,03,99,830
8	701	2,338	3,03,99,830
9	801	2,338	3,03,99,830
10	901	2,338	3,03,99,830
11	1001	2,338	3,03,99,830
12	1101	2,490	3,23,66,567
13	1201	2,490	3,23,66,567
14	1301	2,490	3,23,66,567
15	1401	2,490	3,23,66,567
16	1501	2,490	3,23,66,567
17	1601	2,490	3,23,66,567
18	1701	2,490	3,23,66,567
19	1801	2,490	3,23,66,567
20	1901	2,490	3,23,66,567
21	2001	2,490	3,23,66,567
22	2101	2,490	3,23,66,567
23	2201	2,490	3,23,66,567
24	2301	2,490	3,23,66,567

25	002	2,756	3,58,33,494
26	102	2,629	3,41,82,297
27	202	2,742	3,56,45,069
28	302	2,742	3,56,45,069
29	402	2,742	3,56,45,069
30	502	2,742	3,56,45,069
31	602	2,742	3,56,45,069
32	702	2,742	3,56,45,069
33	802	2,742	3,56,45,069
34	902	2,742	3,56,45,069
35	1002	2,742	3,56,45,069
36	1102	2,742	3,56,45,069
37	1202	2,742	3,56,45,069
38	1302	2,742	3,56,45,069
39	1402	2,742	3,56,45,069
40	1502	2,742	3,56,45,069
41	1602	2,742	3,56,45,069
42	1702	2,742	3,56,45,069
43	1802	2,742	3,56,45,069
44	1902	2,742	3,56,45,069
45	2002	2,742	3,56,45,069
46	2102	2,742	3,56,45,069
47	2202	2,742	3,56,45,069
48	2302	2,742	3,56,45,069
49	2402	3,214	4,17,76,560
50	103	1,903	2,47,37,955
51	203	1,992	2,58,93,254
52	303	1,992	2,58,93,254
53	403	1,992	2,58,93,254
54	503	1,992	2,58,93,254
55	603	1,992	2,58,93,254
56	703	1,992	2,58,93,254
57	803	1,992	2,58,93,254
58	903	1,992	2,58,93,254
59	1003	1,992	2,58,93,254
60	1103	2,263	2,94,13,732
61	1203	2,263	2,94,13,732
62	1303	2,263	2,94,13,732
63	1403	2,263	2,94,13,732
64	1503	2,263	2,94,13,732
65	1603	2,263	2,94,13,732
66	1703	2,263	2,94,13,732
67	1803	2,263	2,94,13,732
68	1903	2,263	2,94,13,732
69	2003	2,263	2,94,13,732
70	2103	2,195	2,85,30,561
71	2203	2,152	2,79,76,431
72	2303	2,152	2,79,76,431
73	004	3,095	4,02,37,155

74	104	3,095	4,02,37,155
75	204	3,243	4,21,58,409
76	304	3,321	4,31,69,417
77	404	3,243	4,21,58,409
78	504	3,321	4,31,69,417
79	604	3,243	4,21,58,409
80	704	3,321	4,31,69,417
81	804	3,243	4,21,58,409
82	904	3,321	4,31,69,417
83	1004	3,243	4,21,58,409
84	1104	3,321	4,31,69,417
85	1204	3,243	4,21,58,409
86	1304	3,321	4,31,69,417
87	1404	3,243	4,21,58,409
88	1504	3,321	4,31,69,417
89	1604	3,243	4,21,58,409
90	1704	3,321	4,31,69,417
91	1804	3,243	4,21,58,409
92	1904	3,321	4,31,69,417
93	2004	3,243	4,21,58,409
94	2104	3,321	4,31,69,417
95	2204	3,243	4,21,58,409
96	2304	3,321	4,31,69,417
97	2404	3,360	4,36,86,466
		2,57,356	3,34,56,23,693