

**[Kerala REAL ESTATE REGULATORY AUTHORITY
(Real Estate (Regulation & Development) Rules, 2017)]
CHARTERED ACCOUNTANT'S CERTIFICATE**

Date: 14-04-2025

KRERA Registration Number: **K-RERA/PRJ/ERN/020/2022**

Project Name: **Provident Winworth Phase 1**

Promoter Name: Purva Realities Private Limited

Address: No, 41/199A, Padivattom NH47 bypass,
Kochi, Ernakulam, Kerala, 682024

Sir,

Subject: Certificate of Chartered Accountant under Section 4(2)(1)(D) of the Act for withdrawal of money from the separate account opened for the Real Estate Project registered with the Authority bearing registration number **K-RERA/PRJ/ERN/020/2022**

We **V D S R & CO LLP**, Chartered Accountants 70/5, 3rd floor Suvarna Towers, nagarabhavi main road, CHBCS layout, Vijayanagar 21st cross, Bangalore- 560040, have undertaken assignment of certifying cost incurred for the above-mentioned project.

Sl. No	Particulars	Estimated Amt in Rs.	Revised Estimated Amt in Rs.	Incurred Amt as at 31st March 2025 in Rs.
1	i. Land Cost: a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	42,98,66,346/-	42,98,66,346/-	42,98,66,346/-

	b. Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority. c. Acquisition cost of TDR(Transfer of developmental rights); if any d. Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and e. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. f. Under Rehabilitation scheme: i. Estimated construction cost of redeveloped/rehab building including site development and infrastructure for the same as certified by Engineer ii. Actual Cost of construction of rehab building incurred as per	2,63,37,441 /-	2,63,37,441 /-	2,63,37,441 /-
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	the books of accounts as verified by the CA Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered) iii. Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, iv. Fee, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.			
Sub - Total Land Cost		45,62,03,787 /-	45,62,03,787 /-	45,62,03,787 /-
	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	2,24,25,40,810 /-	2,24,25,40,810 /-	1,28,21,04,294/-

	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 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. Principal sum and interest payable to financial institutions, scheduled banks, non- banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	38,83,54,751/-	38,83,54,751/-	9,41,27,615/-
		23,15,18,809 /-	32,24,51,915/-	28,15,27,941 /-
Sub – Total Development Cost		2,86,24,14,370 /-	2,95,33,47,476/-	1,52,32,40,005 /-

	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 and paid on Land Cost and construction cost to the Total Estimated Cost (Sl. No. 3/2) 6. Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportion of cost incurred and paid (Sl. Number 2 X Sl. Number 5)		Rs. 3,40,95,51,263 /- Rs. 2,11,39,63,636.91 /- Refer Architect certificate 62.00 % Rs. 2,11,39,63,637 /-
	7. Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement. 8. Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		Rs. 1,99,49,43,792 /- Rs. 11,90,19,845/-

Note:

- A. This project involves small portion of joint development and other land owner is entitled for revenue share of 2%. The land cost incurred includes the share of revenue given to the other land owner who has given the land joint development basis.
- B. The promoters are advised to update the estimated cost in the RERA portal as indicated in the certificate.
- C. The promoter opened a new designated account and filed the request for bank change with the Kerala RERA authority with acknowledgement number T1/OL/CO/036/2023, which is under process as on the date of the certificate.