



JAYAKUMAR GEORGE & ASSOCIATES

CHARTERED ACCOUNTANTS

FORM No.4

[See Regulation 4(3)]

CHARTERED ACCOUNTANT'S CERTIFICATE

No. VFIVE AMRUTHA/03/2024-25

Date: 15-01-2025

To

VFIVE HOMES PRIVATE LIMITED

TC 15/1161, AL-BAYTH, OPP.COTTON HILL PRE.PRIMARY SCHOOL

VAZUTHACAUD

THIRUVANANTHAPURAM -695014

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 VFIVE AMRUTHA registered with the Authority bearing registration number
K-RERA/PRJ/345/2020.

I CA Saju K R; FCA, have undertaken assignment of certifying cost incurred for the
above-mentioned project as on 31st December 2024.



	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 (in Rs.)	67,80,815.25	67,80,815.25
	II) Development cost/cost of construction a) i) Estimated cost of construction as certified by Engineer (Column A). ii) Actual cost of construction incurred and paid as per the books of accounts as verified by the CA (Column B). Note. (For adding total cost of construction incurred, minimum of (i) or (ii) is to be considered). iii) On-site expenditure development of for 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,	19,04,37,485.00	19,04,29,955.00 38,86,670.28



	sewerage, drainage, layout roads etc.) cost of machineries and equipment including hire and maintenance costs, consumables etc. all costs directly incurred to complete the construction of the entire project registered.		
	b) Payment of taxes, cess, fees, charges. Premiums. interest etc. to any statutory authority	2,08,23,612.29	1,81,46,253.01
	c) Interest payable to financial institutions, scheduled banks, non-banking institutions on construction funding or money borrowed for construction.		
	Sub Total (of developmental cost)	21,12,61,097.29	21,24,62,878.29

2. Total Estimated cost of the Real Estate Project (1(I) + 1(II) of Estimated cost) Column A Rs. 21,80,41,912.54/-

3. Total cost incurred and paid on the Real Estate Project as on 31.12.2024(1 (I) +1(II)) of incurred and paid Column B Rs. 21,92,43,693.54 /-

4. Percentage of completion of construction Work (as per Project Architect's Certificate on completion of project) 100%

5. Proportion of the cost incurred and paid on Land Cost and construction cost to the Total Estimated Cost (Sl. No. 3/2) 100.55% (Since common project expense is not considered while calculating estimated cost of the project, total cost incurred exceeds the total estimated cost.)

6. Amount which can be withdrawn from the Designated Account Total Estimated Cost X Proportion of cost incurred and paid (Sl. Number 2 X Sl. Number 5) Rs. 21,92,43,693.54 /-

7. Less: Amount withdrawn till 31/12/2024 as per the Books of Accounts and Bank statement (Designated and Other Bank account). Rs. 23,68,85,186.06 /-

8. Net Amount which can be withdrawn from the Designated Bank Account under the certificate. Rs.0



Details of separate account for the project

Bank Name: State Bank of India

Branch Name: SBI Thiruvananthapuram

Account No:00000039814542157

IFSC Code: SBIN0007211

Opening Balance (as on 01st October 2024): Rs. 8,322.00/-

Deposit during the period 01/10/2024 to 31/12/2024: Rs.71,91,053.00/-

Withdrawals during the period 01/10/2024 to 31/12/2024: Rs. 71,99,000.00/-

Closing Balance (as on 31st December 2024): Rs. 375.00/-

This certificate is being issued as required under Section 4(2)(1)(D) of the Act for VFIVE HOMES PRIVATE LIMITED and project VFIVE AMRUTHA bearing Authority registration number K-RERA/PRJ/345/2020 and is based on the records and document as produced before me and explanations provided to me by the management of the company; based on the verification of books of accounts till 31st December 2024.

Yours Faithfully,

For M/s Jayakumar George & Associates
Chartered Accountants


CA SAJU.K. R; FCA
Proprietor
M.No:238571
UDIN: 25238571BMLVEL5200



Date: 15-01-2025

Place: Thiruvananthapuram