

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.



SI. No.	Par	rticulars	Estimated Cost (in Rs.)	Amount incurred and paid as on 31/12/2024 (in Rs.)
	1)	Land Cost a) Cost of land or development rights. lease premium, lease rent, interest cost incurred or payable on Land cost and legal cost: b) Amount payable to obtain development rights, additional FSI, and any other incentive under DR from Local Authority or State Government or any statutory authority, if any c) Acquisition cost of TDR (Transfer of Development Rights), if any, d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central	43,32,370.00	
		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 redevelopment /		
	(rehabilitation scheme: i) Estimated construction cost of redeveloped/rehab building including site development infrastructure for the same as certified by engineer (Column A); ii) Actual cost of redeveloped/rehab building incurred as per the books of accounts as verified by the CA (Column B): Note(For total cost of construction incurred, minimum of (i) or (ii) is to be considered),		Beens

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iii) Cost towards clearance of landof 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).	19,04,37,485.00	19,04,29,955.00
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		38,86,670.28
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,		Trivandration of the second

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sewerage, drainage, layou 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 et to any statutory authority c) Interest payable to financial institutions, scheduled banks, non-banking institutions on construction funding or money borrowed for construction.	2,08,23,612.29 tc.	1,81,46,253.01
Sub Total (of developmental cost)	21,12,61,097.29	21,24,62,878.29

- Total Estimated cost of the Real Estate Project (1(1) + 1(II) of Estimated cost) Column A Rs. 21,80,41,912.54/-
- Total cost incurred and paid on the Real Estate Project as on 31.12.2024(1 (1) +1(II)) of incurred and paid Column B Rs. 21,92,43,693.54 /-
- Percentage of completion of construction Work (as per Project Architect's Certificate on completion of project) 100%
- 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.)
- 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 /-
- 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 /-
- 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/-

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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: 25238571BMLYEL5200

Date: 15-01-2025

Place: Thiruvananthapuram