

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

FORM-Reg 1

CHARTERED ACCOUNTANT'S CERTIFICATE (Registration)

Date: 22-09-2023

Promoter Name: PURAVANKARA LIMITED

Project Name: PROVIDENT DEANSGATE PHASE-1

I Venkatesh Kamath S V is a partner of the firm V D S R & Co LLP is a member of Institute of Chartered Accountants of India holding Certificate of practice (ICAI Membership No 202626) having office at SF No.4, Karuna Complex, No.337, Sampige Road, Malleswaram, Bangalore-560003 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)(1)(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 M/s. PURAVANKARA LIMITED having their office at 130/1 Ulsoor Road, Bangalore -560042 being the promoter of the Real Estate Project PROVIDENT DEANSGATE.
2. The Promoter of the proposed real estate project is a Company. I have verified the ownership document of the entity and present owners and details of the entity are as below -

Individual /Proprietorship	Name of the individual or proprietor	100%	Rs.
	a. Partner 1		
	b. Partner 2		Not Applicable
	c. Partner 3		
	d. Partner 4		
	e. Partner 5		

Company		a. Promoters - 75%	Rs.88,93,11,32/-
		b. Others - 25 %	Rs.29,64,37,110/-
		TOTAL 100%	Rs.118,57,48,430/-
Society	Total Number of Members in the Society	Not Applicable	
	Total Number of Shares in the Society		
Others	Eg.,HUF/AOA/BOI Etc	Not Applicable	

3. Additional Details of the Promoter-

SL.No	Details	Details
1	Promoter Registration Number (Partnership Reg, Company Incorporation, Society Reg No and PAN no. in case of Individual)	L45200KA1986PLC051571
2	Date of Birth I Date of incorporation as per the Certificate	03/06/1986
3	GST Registration (if applicable)	29AAACP2550R1ZX
4	List of Designated Partners in case of LLP as on Date	NA
5	List of Directors (as per ROC) as on date	1.Ravi Puravankara 2.Ashish Ravi Puravankara 3.Nani R Choksey 4.Anup Shah Sanmukh 5.Abbhishek Nirankar Kapoor 6.Kulumani Gopalrtnam Krishnamurthy 7.Shailaja Jha 8.Mr. Sanjeeb Chaudhuri
6	Total Value of the Assets as per the latest Balance Sheet	Rs. 64,48,12,47,228 /-
7	Total Net worth of the Promoter as per the latest Balance Sheet	Rs. 17,99,09,67,500 /-

4. The project being developed is plotted development project. The promoter has obtained the necessary sanctioned plan from the competent authorities.

The project address being Sy No.36/3,36/4,37/2,37/4,38/1,38/5,39/8,40,41/1,43/3, Uganavadi Village, KASABA Hobli, Devanahalli Taluk, Bangalore Rural.

5. The promoter of the project has opened the RERA Designated bank account for the proposed project and details are as below-

A	Name of the Account Holder:	PURAVANKARA LIMITED
B	Designated Account Number:	777705752023
C	Bank Name:	ICICI Bank Limited
D	IFSC Code:	ICIC0000002
E	Branch Name:	ICICI TOWERS, 1 COMMISSARIAT ROAD, BANGALORE,560025
F	Account Name as per Bank Records based on pass sheet/pass book etc)	PURAVANKARA LIMITED - PROVIDENT DEANSGATE PH 1 RERA RETENTION ACCOUNT

6. The promoter has provided the details of the estimated cost of the real estate project. 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.

SL. No	Estimated Cost of	Amounts in INR	Remarks
1	Land of the Project	36,66,75,166/-	Higher of acquisition cost or guidance value (ASR) as on 31.03.2023 (nearest date of RERA registration application date) including Registration and Statutory payments for Land/JD agreement
2	Estimate cost of Various approvals and NOC's of the Project-		Promoter to calculate these estimates based on the sanctioned plan. May vary from time to time
	a. Plan Approvals	8,97,66,208/-	
	b. Water	-	
	c. Electricity	-	

	d. Pollution Control	-	
	e. AAI	-	
	f. BSNL/CZR	-	
	g. Fire Clearance	-	
	h. Others	-	
	TOTAL	8,97,66,208/-	
	Construction Cost		
	-		
	a. Estimate of construction cost as certified by the Engineer.	1,31,88,26,994/-	
	b. Architects, Engineer, Consultants Fees etc	1,56,69,414/-	
3	c. Administrative Costs	11,97,35,433/-	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
	d. Taxes, Cess or levy	-	
	e. Interest on borrowings	24,87,90,537/-	
	TOTAL	1,70,30,22,378/-	
4	TOTAL ESTIMATED COST OF THE PROJECT (1+2+3)	2,15,94,63,752/-	

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)	-
	a. Name of the lender	-
	b. Amount	-
2	Mortgage Details (If Applicable)	-
	a. Name of the lender	-
	b. Amount	-

8. The Promoter of the project is in compliance with the Section 3(1) 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 prepared 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 V D S R & Co LLP.,
Chartered Accountants,
FRN No.: 001626S/S200085

Venkatesh Kamath S V
Partner
Membership No: 202626
Address: SF No.4, Karuna Complex,
No.337, Sampige Road,
Malleswaram, Bangalore-560003

Contact Details:
Email id: kamath@vdsr.co.in
Website Link: vdsr.co.in
Place: Bengaluru
Date: 22-09-2023

(This document is certified using the UDIN facility of ICAI and can be verified at www.udin.icai.org with reference no. 23202626BGVTHM3028)