



FORM 4
(See Rule 5 (1) (a) (ii))
CHARTERED ACCOUNTANT'S CERTIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Goa RERA Registration Number : PRGO02190645

Project Name : Adora De Goa Phase 10

Cost of Real Estate Project : 126,90,02,919/-

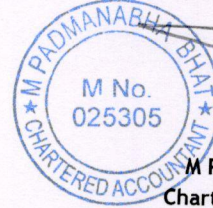
Sl. No	Particulars	Estimated Cost	Incurred Cost up to 30-06-2021
1	<p>i. Land Cost:</p> <p>a. Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost</p> <p style="text-align: center;">OR</p> <p>Value of Land as ascertained from ASR prepared under the provisions of the Applicable Act applicable on the date of registration realestate project or as ascertained by Registered Valuer (Incase due to inheritance, gift or otherwise, is not required to incur any cost towards acquisition of ownership or title to land)</p> <p>b. Amount of Premium payable to obtain development rights, FAR, additional FAR, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority</p> <p>c. Acquisition cost of TDR (if any)</p> <p>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</p>	<p>25,14,99,627</p> <p>-</p> <p>-</p> <p>-</p> <p>2,36,80,627</p>	<p>25,14,99,627</p> <p>-</p> <p>-</p> <p>-</p> <p>2,36,80,627</p>
Sub - Total Land Cost		27,51,80,254	27,51,80,254
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	83,82,49,281	20,49,71,552
	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.	4,26,22,845	4,88,27,449
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;	11,29,50,539	4,76,27,562
Sub - Total Development Cost		99,38,22,665	30,14,26,563
2	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of estimated Column.		1,26,90,02,919
3	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column.		57,66,06,816
4	Percentage of completion of construction work (as per Project Architect's Certificate)		16.05%
5	Proportion of the Cost incurred on Land Cost to the Total Estimated Cost.		21.68%
6	Proportion of the Cost incurred on Construction Cost /to the Total Estimated Cost.		23.75%



7	Amount which can be withdrawn from Designated Account (Total Estimated Cost as * Proportion of cost incurred as per (2 & 5)	57,66,06,816
8	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	40,09,28,405
9	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.	17,56,78,411

This certificate is being issued for compliance under the Real Estate(Regulation and Development)Act 2016 for **PROVIDENT HOUSING LIMITED** and is based on the records and documents produced before me and explanations provided to me by the management of the Company

Place: Bangalore
Date:22.09.2021



M Padmanabha Bhat
Chartered Accountant
Membership No:025305
UDIN:21025305AAABEC6139