M/S G A D & ASSOCIATES
Shop no. 19, Upper Ground Floor, Mahaveer Market,
Shyam Chowk, Amravati - 444601
Mob. No. +91 9420076355 email id - cagadassociates@gmail.com

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

To,

Anil Laxmichand Bothra

Shop no 101, First Floor, Laxmi Palace, Opp. Samarth School, Badnera Road, Devrankar Nagar, Rajapeth, Amravati - 444605

Sub.:- Certificate of Financial Progress of Work of ROYAL TOWER having MahaRERA Registration Number P50300052769 being developed by ANIL LAXMICHAND BOTHRA

Sir,

This certificate is being issued for RERA compliance for the ROYAL TOWER having MahaRERA Registration Number P50300052769 being developed by ANIL LAXMICHAND BOTHRA and is based on the records and documents produced before me and explanations provided to me by the management of the Company(promoter).

(Certificate as on 31/03/2025)

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Amount in Rs.
		Estimated Cost (At the time of Registration of project)
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement iof Rates (ASR).	72,00,000
	b) Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	49,70,885
	c) Estimated Acquisition cost of TDR (if any)	22,36,000
	d) Estimated Amounts payable to State Government/UT administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	5,52,540
	e) Estimated 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 rehab building including site development and infrastructure for the same as certified by Engineer.	-
	(ii)Estimated 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,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	1,49,59,425
	Development Cost/ Cost of Construction of Building:	
	(a) Estimated Cost of Construction as certified by Engineer	
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	6,52,23,000
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	20,00,000
	(d). Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	e. Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	6,72,23,000
	Total Cost of The project (Estimated)	**8,21,82,425**

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Table B - Actual Cost Incurred on the Project (as on 31/03/2025)

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	72,00,000
	b) Incurred expenditure on Premiums payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	49,70,885
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	22,36,000
	d) Amounts paid to State Government/UT administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc ; and	5,52,540
	e) Land Premium paid for redevelopment of land owned by public authorities.	-
	f) Under Rehabilitation Scheme :	-
	(i)Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered. (a) Cost Incurred for construction of rehab building including site development and infrastruture for the same as certified by Engineer. (b) Incurred Expediture for construction of rehab building as per the books of accounts as verfied by the CA.	- - -
	(ii) Incurred Expenditure 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,amounts payable to slum dwellers,tenants, apartment owners or appropraite authority of government or concessionaire which are not refundable and so on.	-
	(iii) Incurred Expenditure towsrds ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation.	-
	(iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	-
	Sub-Total of LAND COST	1,49,59,425
	Development Cost/ Cost of Construction of Building:	

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	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for thEstimated Cost of Construction as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verfied by the CA	1,58,26,494
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultant fees, site overheads, development works, cost of services (incluindg water, electricity, sewerage, drainage, layout roads etc.) aborbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables, etc.	3,60,000
	(iv) Incurred Expenditure towrds Taxes, cess, fees, charges, premiums, interest etc. payable to any statutory Authority.	-
	(v) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding on money borrowed for construction :-	-
	Sub-Total of DEVELOPMENT COST	1,61,86,494
3	Total Cost of The project (Actual incurred as on date of certificate)	**3,11,45,919**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	37.90
5	Amount which can be withdrawn from the Designated Account.	3,11,45,919
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,11,45,919



Table C (ROYAL TOWER)

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

Sold Inventory

Sr. No.	Flat No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
(1)	(2)	(3)	(4)	(5)	(6)
NIL					
	TOTAL		-	-	-

Unsold Inventory Valuation

Ready Reckoner Rate as on the date of Certificate of the Residential/Commercial premises :-

Type	Ready Reckoner Rates
Commercial Ground Floor	34600
Commercial First Floor & Above	30600
Residential	26600

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Sr. No.	Floor	Flat / Shop No.	Carpet Area (in Sq Mtrs.)	Unit Consideration as per Read Reckoner Rate (ASR)
(1)	(2)	(2)	(3)	(4)
1	Ground Floor	SHOP NO.1	15.20	5,25,920
2	Ground Floor	SHOP NO.2	18.74	6,48,404
3	Ground Floor	SHOP NO.3	18.75	6,48,750
4	Ground Floor	SHOP NO.4	18.28	6,32,488
5	Ground Floor	SHOP NO.5	18.66	6,45,636
6	Ground Floor	SHOP NO.6	22.96	7,94,416
7	Ground Floor	SHOP NO.7	19.41	6,71,586
8	Ground Floor	SHOP NO.8	28.76	9,95,096
9	Ground Floor	SHOP NO.9	18.13	6,27,298
10	Ground Floor	SHOP NO.10	17.91	6,19,686
11	Ground Floor	OFFICE 1	32.29	11,17,234
12	First Floor	SHOP NO.101	20.43	7,06,878
13	First Floor	SHOP NO.102	14.39	4,97,894
14	First Floor	SHOP NO.103	17.64	6,10,344
15	First Floor	SHOP NO.104	17.64	6,10,344
16	First Floor	SHOP NO.105	17.38	6,01,348
17	First Floor	SHOP NO.106	17.56	6,07,576
18	First Floor	SHOP NO.107	20.41	7,06,186
19	First Floor	SHOP NO.108	19.42	6,71,932
20	First Floor	SHOP NO.109	28.76	9,95,096
21	First Floor	SHOP NO.110	18.13	6,27,298
22	First Floor	SHOP NO.111	17.91	6,19,686
23	First Floor	OFFICE 2	45.03	15,58,038
24	First Floor	HALL	110.79	38,33,334
25	Second Floor	FLAT NO. 201	88.41	30,58,986
26	Second Floor	FLAT NO. 202	87.75	30,36,150
27	Second Floor	FLAT NO. 203	94.39	32,65,894
28	Second Floor	FLAT NO. 204	95.12	32,91,152
29	Third Floor	FLAT NO. 301	88.41	30,58,986
30	Third Floor	FLAT NO. 302	87.75	30,36,150
31	Third Floor	FLAT NO. 303	94.39	32,65,894
32	Third Floor	FLAT NO. 304	95.12	32,91,152
33	Fourth Floor	FLAT NO. 401	88.41	30,58,986
34	Fourth Floor	FLAT NO. 402	87.75	30,36,150
35	Fourth Floor	FLAT NO. 403	94.39	32,65,894



36	Fourth Floor	FLAT NO. 404	95.12	32,91,152
37	Fifth Floor	FLAT NO. 501	88.41	30,58,986
38	Fifth Floor	FLAT NO. 502	87.75	30,36,150
39	Fifth Floor	FLAT NO. 503	94.39	32,65,894
40	Fifth Floor	FLAT NO. 504	95.12	32,91,152
41	Sixth Floor	FLAT NO. 601	88.41	30,58,986
42	Sixth Floor	FLAT NO. 602	87.75	30,36,150
43	Sixth Floor	FLAT NO. 603	94.39	32,65,894
44	Sixth Floor	FLAT NO. 604	95.12	32,91,152
			2,422.93	**8,38,33,378**

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Table D
Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount in Rs.
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	5,10,36,506
2	Balance amount of receivables from sold apartments as per Table C of this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	2,422.93
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	8,38,33,378
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	8,38,33,378
5	Amount to be deposited in Designated Account – 70% or 100% (if 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account) (if 4 is lesser than 1, then 100 % of the balance receivables of ongoing project will be deposited in designated Account)	70.00

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details Actual Amount till Date (From start of bank account to till date)
1	Opening Balance	0.00
2	Deposits	0.00
3	Withdrawals	0.00
4	Closing Balance	0.00

I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C has been deposited in Designated RERA Bank Account.

I hereby certify that ANIL LAXMICHAND BOTHRA (ROYAL TOWER) has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construcion of this project.

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Table F (ROYAL TOWER)
Means of Finance

Sr. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed /Estimated (As on the date of this certificate (In Rs.)	Actual (As on the date of certificate)(In Rs.)
1	Own Funds	5,21,82,425	5,21,82,425	3,11,45,919
2	Total Borrowed Funds (Secured) - Drawdown availed till date	1,50,00,000	1,50,00,000	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	-
4	Customer Receipts under for Project	1,50,00,000	1,50,00,000	-
5	Total Funds for Project	8,21,82,425	8,21,82,425	3,11,45,919
6	Total Estimated Cost (As per Table A)	8,21,82,425	8,21,82,425	8,21,82,425

Table G
Any Comments / Observations of CA

1	No Adverse Comments

Yours Faithfully,
For G A D & Associates
FRN - 146550W

CA. Deepak S. Zambani
Partner
M. no. 150719
UDIN - 25150719BMJCEO5151

Agreed and accepted by:

Name:- Anil Laxmichand Bothra
Place:-Amravati
Date:- 15/04/2025

GAD & ASSOCIATES Chartered Accountants AMRAVATI