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,
M/s City Empire Infra LLP
Manik Enclave, Opposite Devi Heaven Building, Kathora Road, Shegaon, Amravati - 444601 (MH)

Sub.:- Certificate of Financial Progress of Work of MILLENIUM PARK having MahaRERA Registration Number P50300054112 being developed by M/S CITY EMPIRE INFRA LLP.

Sir,

This certificate is being issued for RERA compliance for the MILLENIUM PARK having MahaRERA Registration Number P50300054112 being developed by M/S CITY EMPIRE INFRA LLP 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 31/12/2023)

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).	4,79,81,969
	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.	1,66,71,722
	c) Estimated Acquisition cost of TDR (if any)	-
	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	29,12,026
	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	6,75,65,717
	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)	26,48,35,000
	(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.	50,00,000
	(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 :-	5,00,00,000
	Sub-Total of DEVELOPMENT COST	31,98,35,000
	Total Cost of The project (Estimated)	**38,74,00,717**



Table B - Actual Cost Incurred on the Project (as on 31/12/2023)

Sr. No.	Particulars	Amount in Rs.
		Incurred
1	**Land Cost**	
	a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	2,13,25,320
	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.	1,66,71,722
	c) Incurred Expenditure for Acquisition cost of TDR (if any)	-
	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	29,12,026
	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	4,09,09,068
	Development Cost/ Cost of Construction of Building:	



	(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	75,004
	(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.	1,35,000
	(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	2,10,004
3	Total Cost of The project (Actual incurred as on date of certificate)	**4,11,19,072**
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A)	10.61
5	Amount which can be withdrawn from the Designated Account.	4,11,19,072
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	4,11,19,072



Table C (MILLENIUM PARK)

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 Lower & Ground Floor	35300
Commercial above Ground Floor	31300

GAD & ASSOCIATES Chartered Accountants AMRAVATI

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	LG FLOOR	SHOP NO.1	32.92	11,62,076
2	LG FLOOR	SHOP NO.2	30.25	10,67,825
3	LG FLOOR	SHOP NO.3	48.46	17,10,638
4	LG FLOOR	SHOP NO.4	55.20	19,48,560
5	LG FLOOR	SHOP NO.5	24.97	8,81,441
6	LG FLOOR	SHOP NO.6	24.97	8,81,441
7	LG FLOOR	SHOP NO.7	24.97	8,81,441
8	LG FLOOR	SHOP NO.8	24.97	8,81,441
9	LG FLOOR	SHOP NO.9	24.97	8,81,441
10	LG FLOOR	SHOP NO.10	24.97	8,81,441
11	LG FLOOR	SHOP NO.11	27.30	9,63,690
12	LG FLOOR	SHOP NO.12	40.84	14,41,652
13	LG FLOOR	SHOP NO.13	24.97	8,81,441
14	LG FLOOR	SHOP NO.14	24.97	8,81,441
15	LG FLOOR	SHOP NO.15	24.97	8,81,441
16	LG FLOOR	SHOP NO.16	24.97	8,81,441
17	LG FLOOR	SHOP NO.17	24.97	8,81,441
18	LG FLOOR	SHOP NO.18	24.97	8,81,441
19	LG FLOOR	SHOP NO.19	17.97	6,34,341
20	LG FLOOR	SHOP NO.20	17.97	6,34,341
21	LG FLOOR	SHOP NO.21	17.97	6,34,341
22	LG FLOOR	SHOP NO.22	17.97	6,34,341
23	LG FLOOR	SHOP NO.23	17.97	6,34,341
24	LG FLOOR	SHOP NO.24	17.97	6,34,341
25	LG FLOOR	SHOP NO.25	19.65	6,93,645
26	LG FLOOR	SHOP NO.26	17.97	6,34,341
27	LG FLOOR	SHOP NO.27	17.97	6,34,341
28	LG FLOOR	SHOP NO.28	17.97	6,34,341
29	LG FLOOR	SHOP NO.29	17.97	6,34,341
30	LG FLOOR	SHOP NO.30	17.97	6,34,341
31	LG FLOOR	SHOP NO.31	17.97	6,34,341
32	LG FLOOR	SHOP NO.32	24.59	8,68,027
33	LG FLOOR	SHOP NO.33	24.59	8,68,027
34	LG FLOOR	SHOP NO.34	24.59	8,68,027
35	LG FLOOR	SHOP NO.35	24.59	8,68,027



36	LG FLOOR	SHOP NO.36	27.03	9,54,159
37	LG FLOOR	SHOP NO.37	27.03	9,54,159
38	LG FLOOR	SHOP NO.38	27.03	9,54,159
39	LG FLOOR	SHOP NO.39	10.59	3,73,827
40	LG FLOOR	RECEPTION	47.19	16,65,807
41	LG FLOOR	DEPARTMENTAL STORE 01	240.64	84,94,592
42	1ST FLOOR	SHOP NO.101	43.13	13,49,969
43	1ST FLOOR	SHOP NO.102	30.25	9,46,825
44	1ST FLOOR	SHOP NO.103	48.46	15,16,798
45	1ST FLOOR	SHOP NO.104	55.20	17,27,760
46	1ST FLOOR	SHOP NO.105	24.97	7,81,561
47	1ST FLOOR	SHOP NO.106	24.97	7,81,561
48	1ST FLOOR	SHOP NO.107	24.97	7,81,561
49	1ST FLOOR	SHOP NO.108	24.97	7,81,561
50	1ST FLOOR	SHOP NO.109	24.97	7,81,561
51	1ST FLOOR	SHOP NO.110	24.97	7,81,561
52	1ST FLOOR	SHOP NO.111	27.30	8,54,490
53	1ST FLOOR	SHOP NO.112	40.84	12,78,292
54	1ST FLOOR	SHOP NO.113	24.97	7,81,561
55	1ST FLOOR	SHOP NO.114	24.97	7,81,561
56	1ST FLOOR	SHOP NO.115	24.97	7,81,561
57	1ST FLOOR	SHOP NO.116	24.97	7,81,561
58	1ST FLOOR	SHOP NO.117	24.97	7,81,561
59	1ST FLOOR	SHOP NO.118	24.97	7,81,561
60	1ST FLOOR	SHOP NO.119	17.97	5,62,461
61	1ST FLOOR	SHOP NO.120	17.97	5,62,461
62	1ST FLOOR	SHOP NO.121	17.97	5,62,461
63	1ST FLOOR	SHOP NO.122	17.97	5,62,461
64	1ST FLOOR	SHOP NO.123	17.97	5,62,461
65	1ST FLOOR	SHOP NO.124	17.97	5,62,461
66	1ST FLOOR	SHOP NO.125	19.65	6,15,045
67	1ST FLOOR	SHOP NO.126	17.97	5,62,461
68	1ST FLOOR	SHOP NO.127	17.97	5,62,461
69	1ST FLOOR	SHOP NO.128	17.97	5,62,461
70	1ST FLOOR	SHOP NO.129	17.97	5,62,461
71	1ST FLOOR	SHOP NO.130	17.97	5,62,461
72	1ST FLOOR	SHOP NO.131	17.97	5,62,461
73	1ST FLOOR	SHOP NO.132	28.09	8,79,217
74	1ST FLOOR	SHOP NO.133	28.09	8,79,217
75	1ST FLOOR	SHOP NO.134	28.09	8,79,217
76	1ST FLOOR	SHOP NO.135	28.09	8,79,217



77	1ST FLOOR	SHOP NO.136	26.78	8,38,214
78	1ST FLOOR	SHOP NO.137	26.13	8,17,869
79	1ST FLOOR	SHOP NO.138	30.93	9,68,109
80	1ST FLOOR	SHOP NO.139	30.93	9,68,109
81	1ST FLOOR	SHOP NO.140	30.93	9,68,109
82	1ST FLOOR	SHOP NO.141	12.82	4,01,266
83	1ST FLOOR	SHOP NO.142	12.46	3,89,998
84	1ST FLOOR	DEPARTMENTAL STORE 02	261.79	81,94,027
85	2ND FLOOR	SHOP NO.201	43.13	13,49,969
86	2ND FLOOR	SHOP NO.202	30.25	9,46,825
87	2ND FLOOR	SHOP NO.203	48.46	15,16,798
88	2ND FLOOR	SHOP NO.204	55.20	17,27,760
89	2ND FLOOR	SHOP NO.205	24.97	7,81,561
90	2ND FLOOR	SHOP NO.206	24.97	7,81,561
91	2ND FLOOR	SHOP NO.207	24.97	7,81,561
92	2ND FLOOR	SHOP NO.208	24.97	7,81,561
93	2ND FLOOR	SHOP NO.209	24.97	7,81,561
94	2ND FLOOR	SHOP NO.210	24.97	7,81,561
95	2ND FLOOR	SHOP NO.211	27.30	8,54,490
96	2ND FLOOR	SHOP NO.212	40.84	12,78,292
97	2ND FLOOR	SHOP NO.213	24.97	7,81,561
98	2ND FLOOR	SHOP NO.214	24.97	7,81,561
99	2ND FLOOR	SHOP NO.215	24.97	7,81,561
100	2ND FLOOR	SHOP NO.216	24.97	7,81,561
101	2ND FLOOR	SHOP NO.217	24.97	7,81,561
102	2ND FLOOR	SHOP NO.218	24.97	7,81,561
103	2ND FLOOR	SHOP NO.219	17.97	5,62,461
104	2ND FLOOR	SHOP NO.220	17.97	5,62,461
105	2ND FLOOR	SHOP NO.221	17.97	5,62,461
106	2ND FLOOR	SHOP NO.222	17.97	5,62,461
107	2ND FLOOR	SHOP NO.223	17.97	5,62,461
108	2ND FLOOR	SHOP NO.224	17.97	5,62,461
109	2ND FLOOR	SHOP NO.225	19.65	6,15,045
110	2ND FLOOR	SHOP NO.226	17.97	5,62,461
111	2ND FLOOR	SHOP NO.227	17.97	5,62,461
112	2ND FLOOR	SHOP NO.228	17.97	5,62,461
113	2ND FLOOR	SHOP NO.229	17.97	5,62,461
114	2ND FLOOR	SHOP NO.230	17.97	5,62,461
115	2ND FLOOR	SHOP NO.231	17.97	5,62,461
116	2ND FLOOR	SHOP NO.232	28.09	8,79,217
117	2ND FLOOR	SHOP NO.233	28.09	8,79,217



118	2ND FLOOR	SHOP NO.234	28.09	8,79,217
119	2ND FLOOR	SHOP NO.235	28.09	8,79,217
120	2ND FLOOR	SHOP NO.236	26.78	8,38,214
121	2ND FLOOR	SHOP NO.237	26.13	8,17,869
122	2ND FLOOR	SHOP NO.238	30.93	9,68,109
123	2ND FLOOR	SHOP NO.239	30.93	9,68,109
124	2ND FLOOR	SHOP NO.240	30.93	9,68,109
125	2ND FLOOR	SHOP NO.241	12.82	4,01,266
126	2ND FLOOR	SHOP NO.242	12.46	3,89,998
127	2ND FLOOR	DEPARTMENTAL STORE 03	261.79	81,94,027
128	3RD FLOOR	SHOP NO.301	43.13	13,49,969
129	3RD FLOOR	SHOP NO.302	30.25	9,46,825
130	3RD FLOOR	SHOP NO.303	48.46	15,16,798
131	3RD FLOOR	SHOP NO.304	55.20	17,27,760
132	3RD FLOOR	SHOP NO.305	24.97	7,81,561
133	3RD FLOOR	SHOP NO.306	24.97	7,81,561
134	3RD FLOOR	SHOP NO.307	24.97	7,81,561
135	3RD FLOOR	SHOP NO.308	24.97	7,81,561
136	3RD FLOOR	SHOP NO.309	24.97	7,81,561
137	3RD FLOOR	SHOP NO.310	24.97	7,81,561
138	3RD FLOOR	SHOP NO.311	27.30	8,54,490
139	3RD FLOOR	SHOP NO.312	40.84	12,78,292
140	3RD FLOOR	SHOP NO.313	24.97	7,81,561
141	3RD FLOOR	SHOP NO.314	24.97	7,81,561
142	3RD FLOOR	SHOP NO.315	24.97	7,81,561
143	3RD FLOOR	SHOP NO.316	24.97	7,81,561
144	3RD FLOOR	SHOP NO.317	24.97	7,81,561
145	3RD FLOOR	SHOP NO.318	24.97	7,81,561
146	3RD FLOOR	SHOP NO.319	17.97	5,62,461
147	3RD FLOOR	SHOP NO.320	17.97	5,62,461
148	3RD FLOOR	SHOP NO.321	17.97	5,62,461
149	3RD FLOOR	SHOP NO.322	17.97	5,62,461
150	3RD FLOOR	SHOP NO.323	17.97	5,62,461
151	3RD FLOOR	SHOP NO.324	17.97	5,62,461
152	3RD FLOOR	SHOP NO.325	19.65	6,15,045
153	3RD FLOOR	SHOP NO.326	17.97	5,62,461
154	3RD FLOOR	SHOP NO.327	17.97	5,62,461
155	3RD FLOOR	SHOP NO.328	17.97	5,62,461
156	3RD FLOOR	SHOP NO.329	17.97	5,62,461
157	3RD FLOOR	SHOP NO.330	17.97	5,62,461
158	3RD FLOOR	SHOP NO.331	17.97	5,62,461



159	3RD FLOOR	SHOP NO.332	28.09	8,79,217
160	3RD FLOOR	SHOP NO.333	28.09	8,79,217
161	3RD FLOOR	SHOP NO.334	28.09	8,79,217
162	3RD FLOOR	SHOP NO.335	28.09	8,79,217
163	3RD FLOOR	SHOP NO.336	26.78	8,38,214
164	3RD FLOOR	SHOP NO.337	26.13	8,17,869
165	3RD FLOOR	SHOP NO.338	30.93	9,68,109
166	3RD FLOOR	SHOP NO.339	30.93	9,68,109
167	3RD FLOOR	SHOP NO.340	30.93	9,68,109
168	3RD FLOOR	SHOP NO.341	12.82	4,01,266
169	3RD FLOOR	SHOP NO.342	12.46	3,89,998
170	3RD FLOOR	DEPARTMENTAL STORE 04	261.79	81,94,027
171	4TH FLOOR	ENTERTAINMENT HALL-01	167.43	52,40,559
172	4TH FLOOR	ENTERTAINMENT HALL-02	166.01	51,96,113
173	4TH FLOOR	ENTERTAINMENT HALL-03	185.04	57,91,752
174	4TH FLOOR	GAME ZONE	140.67	44,02,971
175	4TH FLOOR	FOOD COUNTER 01	29.25	9,15,525
176	4TH FLOOR	FOOD COUNTER 02	16.32	5,10,816
177	4TH FLOOR	FOOD COUNTER 03	6.68	2,09,084
178	4TH FLOOR	FOOD COUNTER 04	6.68	2,09,084
179	4TH FLOOR	FOOD COUNTER 05	6.68	2,09,084
180	4TH FLOOR	FOOD COUNTER 06	6.27	1,96,251
			5,954.52	**19,13,67,556**

GAD & ASSOCIATES
Chartered Accountants
AMRAVATI

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)	34,62,81,645
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)	5,954.52
	(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	19,13,67,556
4	Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	19,13,67,556
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)	100

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 M/S CITY EMPIRE INFRA LLP (MILLENIUM PARK) 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.

GAD & ASSOCIATES Chartered Accountants AMRAVATI

Table F (MILLENIUM PARK)
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	16,27,94,875	16,27,94,875	4,11,19,072
2	Total Borrowed Funds (Secured) - Drawdown availed till date	15,00,00,000	15,00,00,000	-
3	Total Borrowed Funds (UnSecured) - Drawdown availed till date	-	-	-
4	Customer Receipts under for Project	6,00,00,000	6,00,00,000	-
5	Total Funds for Project	37,27,94,875	37,27,94,875	4,11,19,072
6	Total Estimated Cost (As per Table A)	38,74,00,717	38,74,00,717	38,74,00,717

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 - 24150719BKEKZF3101

GAD & ASSOCIATES Chartered Accountants AMRAVATI

Agreed and accepted by:

Name:- Shirish Sureshpant Agrawal
Place:-Amravati
Date:- 19/01/2024