Shubham Bajaj & Associates
CHARTERED ACCOUNTANTS
Plot No. 278, Behind WHC Road,
Near Hotel Ashok, Laxminagar, Nagpur
Cell: 9503727716, 7304818144
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Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERIFICATE

(To be submitted at the time of Registration of Prject and for withdrawal of Money from Designated Account))

Date: 31.03.2025

To: Promoter : **M/S Royal Emperia**

Subject: Certificate of Financial Progress of Work of "**Royal Emperia**" having MahaRERA Registration Number **P50500054243** (Only Applicable after project Registration) being developed by **Royal Fort Infraventures** and is based on the records and documents produced before me and explainations provided to me by the management of the Company.

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

Sr No.		Particulars	Estimated Cost (At the time of registration of
1	i) Land Cost:		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	52,500,000
	b)	Estimated Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	0
	c)	Estimated Acquisition cost of TDR (if any)	0
	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, resgistration fees etc; and	2,655,000
	e)	Estimated Land Premium payable as per annual statement of rates (ASR) for development of land owned by public authorities	0
	f)	Under Rehabilitation scheme:	0
	i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by engineer	0

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	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 accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	0
			0
	iii)	Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable to any authorities towards and in project of rehabilitation.	0
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	0
		Sub Total of LAND COST Rs	**55,155,000**
ii)	**Development Cost / Cost of Construction:**		
	(a)	Estimated Cost of Construction as certified by Engineer	**13,533,493**
	(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0
	(c)	Estimated expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	7,042,500
	(d)	Estimated Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	55,000
	(e)	Interst payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0
		Sub Total of Development Cost	**20,630,993**
2		**Total Cost of the Project (Estimated)**	75,785,993
Table B - Actual Cost Incurred on the Project (as on Date of Certificate)			
Sr No.		**Particulars**	**Amount (Rs.) Incurred**
1	**i) Land Cost:**		
	a)	Value of land as ascertained from the Annual Statement of Rates (ASR).	52,500,000

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	b)	Incurred Amount of Premium payable to obtain development rights, FSI, fungible area, and any other incentive/ concessions in deficiency under DCR from Local Authority or State Government or any Statutory Authority.	0
	c)	Incurred Acquisition cost of TDR (if any)	0
	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, resgistration fees etc; and	2,655,000
	e)	Estimated Land paid payable as per annual statement of rates (ASR) for development of land owned by public authorities	0
	f)	Under Rehabilitation scheme:	0
	i)	Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	0
		(a) Cost incurred for construction of rehabilitation building including site development and infrastructure for the same as certified by Engineer.	0
		(b) Incurrred Expenditure for construction of rehab building as per books of accounts as verified by the CA.	0
	ii)	Incurred Cost towards clearance of land of all or any encumbrances including cost of removal of legal / illegal occupants, cost for providing temporary transit accomodation or rent in lien of Transit accomodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refunable and so on	0
	iii)	Incurred Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whtsoever payable	0
	iv)	Any other cost including intrest estimated on the borrowing done specifically for construction of rehabilitation component.	0
		Sub Total of LAND COST Rs	**55,155,000**
ii)	**Development Cost / Cost of Construction:**		
	i)	Expenditure for construction. Minimum of (a) or (b) to be considered	9,073,937
		(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	0
		(b) Actual cost of construction incurred as per books of accounts as verified by the CA.	0
	(ii)	Cost incurred on additional items not included in estimated cost (As per Engineer Certificate)	0

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	(iii)	Incurred expenditure for development of entire project excluding cost of construction as per(ii) above, i.e. salaries, consultants fees, site overheads, cost of services (including water, electricity, swerage), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of project registered.	32,410
	(d)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums interst etc to any Statutory Authority.	4,179,682
	(e)	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, non banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction;	0
		Sub Total of Development Cost	**13,286,029**
3		Total Cost of the Project (Actual incurred as on date of certificate)	68,441,029
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	**90.31**
5		Amount which can be withdrawn from the Designated Account	68,441,029
6		Less: Amount withdrawn till date of this certificate from designated bank account	0
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	68,441,029

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Table C

Statement for calculation of Receivables from the sales of the Real Estate Project

Sold Inventory

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
04	PLOT NO . 4	171.810	5733000	5733000	0
05	PLOT NO . 5	153.000	4340000	4340000	0
06	PLOT NO . 6	153.000	5475900	5475900	0
07	PLOT NO . 7	153.000	1100000	1100000	0
08	PLOT NO . 8	153.000	1100000	1100000	0
09	PLOT NO . 9	156.480	1100000	1100000	0
11	PLOT NO . 11	128.000	3900000	3900000	0
12	PLOT NO . 12	128.000	4407616	875000	3532616
13	PLOT NO . 13	128.000	4132140	180000	3952140
14	PLOT NO . 14	174.260	5900000	5900000	0
15	PLOT NO . 15	168.000	5425050	1184500	4240550
17	PLOT NO . 17	135.390	4951353	51000	4900353
18	PLOT NO . 18	136.000	4830837	551000	4279837
19	PLOT NO . 19	136.000	4210855	4210855	0
20	PLOT NO . 20	136.000	4185000	418500	3766500
21	PLOT NO . 21	136.000	3911297	3911297	0

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22	PLOT NO . 22	136.000	1700000	1,700,000	0
23	PLOT NO . 23	136.000	1700000	1,700,000	0
24	PLOT NO . 24	136.000	4,355,000	4,355,000	0
25	PLOT NO . 25	489.860	6500000	6,500,000	0
26	PLOT NO . 26	367.530	14044120	14044120	0
	Total	**2209.94**	**93,002,168.00**	**68,330,172.00**	**24,671,996.00**

(Unsold Inventory Valuation)

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	PLOT NO . 1	419.160	2741306.4
2	PLOT NO . 2	469.650	3071511
3	PLOT NO . 3	535.670	3503281.8
4	PLOT NO . 10	128.000	837120
5	PLOT NO . 16	169.520	1108660.8
		1722.00	11,261,880.00

Table D

Comparision Between Balance Cost And Receivables

Sr. No.	Particulars	Amount
1	Estimated balance cost to complete the real estate Project	7,344,964

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Table E

Designated Bank Account Details

Sr. No	Particulars	Designated bank Account Details
		Actual Amount till Date (From Start of bank account to till date)
1	Opening balance	0
2	Deposits	68330172.00
3	Withdrawals	68330172.00
4	Closing Balance	0.00

act, collected from allottees of the project unit as indicated in Table C- has been deposited in Designated RERA Bank account.

of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F

Means Of Finance

Sr No.	Particulars	Estimated(At time of registration)	Proposed (As on date of this certificate)	Actual (As on date of this certificate)
1	Own Funds	75,785,993	75,785,993	68,441,029
2	Total Borrowed Funds (secured) - Drawdown availed tilldate			
3	Total Borrowed Funds (unsecured) - Drawdown availed tilldate			
4	Customer Receipts Used For The Project			68330172.00
5	Total Fund For The Project	75785993	75785993	136771201
6	Total Estimated Cost (As per Table A)	75785993	75785993	75785993

Table G

SHUBHAM BAJAJ & ASSOCIATES
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AnyComments / observations of CA

Sr.	Comments
1	Certificate is issued on the basis of records , documents and Engineers certificate provided before us.
2	
3	
4	

udin: 25433642BMOHNJ7780

SHUBHAM BAJAJ & ASSOCIATES * CHARTERED ACCOUNTANT * NAGPUR

For and on behalf of
SHUBHAM BAJAJ & ASSOCIATES
CHARTERED ACCOUNTANTS

(CA. SHUBHAM BAJAJ)
PROPRIETOR

ROYAL FORT INFRAVENTURES

PARTNER

Agreed and accepted: 19/04/2025