MAPSSANDCOMPANY
CHARTEREDACCOUNTANTS

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FORM No. 3

[See Regulation 3]

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

Project Name: THE EMPEROR

Promoter Name**: HIRA PANNA INFRAPROJECTS LLP**

Bihar RERA Registration No.: **BRERAP93630-002/84/R-1594/2023**

Project Address:

Thana- Danapur, Tauzi No.-Plot No.- 650, 517, 516 and 663, Khata No.- 236, Tauzi No.- 5854, Thana No.- 17, Mauja-Sikandarpur, Danapur, Dist- Patna, Bihar

Promoter Office Address: Plot No-100A, Patliputra Colony, Patliputra, Patna

1. Cost of Real Estate Project

i. Land Cost

	Particulars	Amount (INR) Estimated	Amount (INR) Actual
A	Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest on land cost and legal cost	13,51,80,000	
B	Premium for development rights / FSI etc.	Nil	
C	TDR Cost	Nil	
D	Amounts payable to State Government or competentauthority or any other statutory authority of the State orCentral Government, towards stamp duty, transfercharges, registration fees etc; and	Included in (A)	1,36,25,650
E	ASR linked Land Premium (if any)	Nil	
F	Rehabilitation Scheme Costs	N.A.	
	Total Land Cost	13,51,80,000	14,88,05,650

ii. Development / Construction Cost

	Particulars	Amount (INR) Estimated	Amount (INR) Actual
a(i).	Estimated Construction Cost (Engineer Certified)	39,00,00,000	
a(ii).	Actual Cost incurred as per books (CA Certified)		98176802.47
a(iii).	Other Site Development Cost		Nil
b.	Taxes, Fees, Cess, Premiums etc.		37,00,413.75
c.	Interest on borrowed capital for construction		Nil
	Total Development Cost (Actual Incurred)		101877216.22

	Particulars	Amount (INR) Estimated
2	Total Estimated Project Cost 1.(i + ii Estimated)	52,51,80,000
3	Total Incurred Cost = (i + ii Actual)	250682866.22
4	% of Construction Completion (Architect Certified)	Table A 50 % Table B 21.11 %
5	Proportion of Cost Incurred to Total Estimated Cost	47.73 %
6	Amount Which can be withdrawn from the DesignatedAccount. Total Estimated Cost * Proportion of cost incurred (Sr.number 2 * Sr. number 5)	250682866.22
6	Total Development Cost (Actual Incurred)	250682866.22
7	Less: Withdrawn Till Date [To be filled as per bank statement]	62742512.44
8	Net Withdrawal Permissible = [6 - 7]	187940353.78

This certificate is being issued for RERA compliance for the above-mentioned project and is based on books of accounts and documents produced before me and explanations provided by management.

Yours Faithfully

Name: CA Shwetanshu Shekhar

Membership No.: 550282

UDIN: **26550282UMYBRO1242**

Date: 22.07.2026



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Sr. No.	Particulars	Amount (INR) Estimated	Amount (INR) Actual
1.	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost less Cost Incurred) (calculated as per the Form IV)	274497133.78	
2.	Balance amount of receivables from sold apartments (as per Annexure A to this certificate as certified by Chartered Accountant as verified from the records and books of accounts)	77397519.35	
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) (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 Annexure A to this certificate	10905.59 410853271.5	

4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	488250790.9	
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	341775553.6	

Annexure A

Part A: Receivables Summary as per Ready Reckoner

Sr. No.	Flat No.	Carpet Area (sq.m.)	Unit Consideration as per Agreement/Letter of Allotment (INR)	Received Amount	Balance Receivable (INR)
1	1501	185.32	6981678.96	2797619.04	4184060
2	1502	181.13	6823826.41	2797619.04	4026207
3	1503	185.97	7006166.83	2797619.04	4208548
4	1504	187.84	7076616.53	2797619.04	4278997
5	1202	181.13	12000000	10714285.72	1285714
6	1203	185.97	12000000	10714285.72	1285714
7	1201	185.32	6981678.96	4363809.6	2617869
8	1401	185.32	6981678.96	4363809.6	2617869
9	1402	181.13	6823826.41	3333808.58	3490018
10	1403	185.97	7006166.83	3333808.58	3672358
11	1103	185.97	7006166.83	3809524	3196643
12	1701	427.10	16090552.04	14380997.33	1709555
13	702	181.13	6823826.41	952380.48	5871446
14	501	185.32	6981678.96	3285808.92	3695870
15	1001	185.32	6981678.96	4190524.85	2791154
16	1002	181.13	6823826.41	4285711.05	2538115
17	802	181.13	6823826.41	1428571	5395255
18	903	185.97	7006166.83	2857142	4149025
19	902	181.13	6823826.41	952380	5871446.41
20	901	185.32	6981678.96	619049	6362629.96
21	1003	185.97	7006166.83	2857143	4149023.83
TOTAL		3558.17	165031034.9	87633515.62	77397519.35

Part B: Statement of Unsold Inventory

Sr. No.	Flat No.	Carpet Area (sq.m.)	Unit Consideration (INR)
1	201	185.32	6981678.96
2	202	181.13	6823826.41
3	203	185.97	7006166.83
4	204	187.84	7076616.53
5	301	185.32	6981678.96
6	302	181.13	6823826.41
7	303	185.97	7006166.83
8	304	187.84	7076616.53
9	401	185.32	6981678.96
10	402	181.13	6823826.41
11	403	185.97	7006166.83
12	404	187.84	7076616.53
13	502	181.13	6823826.41
14	503	185.97	7006166.83
15	504	187.84	7076616.53
16	601	185.32	6981678.96
17	602	181.13	6823826.41
18	603	185.97	7006166.83
19	604	187.84	7076616.53
20	701	185.32	6981678.96
21	703	185.97	7006166.83
22	704	187.84	7076616.53
23	801	185.32	6981678.96
24	803	185.97	7006166.83
25	804	187.84	7076616.53
26	904	187.84	7076616.53
27	1004	187.84	7076616.53
28	1101	185.32	6981678.96
29	1102	181.13	6823826.41
30	1104	187.84	7076616.53
31	1204	187.84	7076616.53
32	1301	185.32	6981678.96
33	1302	181.13	6823826.41
34	1303	185.97	7006166.83
35	1304	187.84	7076616.53
36	1404	187.84	7076616.53
37	1702	429.55	16182712.06
38	1801	427.10	16090411.64
39	1802	429.55	16182712.06
40	1901	427.10	16090411.64
41	1902	429.55	16182712.06
42	2001	427.10	16090411.64
43	2002	429.55	16182712.06
44	2101	603.97	22753748.35
45	2201	621.97	23431873.87
	TOTAL	10905.59	410853271.5