

FORM 3**(See Regulation 3)****CHARTERED ACCOUNTANT'S CERTIFICATE (On Letter Head)****(To be submitted at the time of Registration of Project and for withdrawal of
Money from Designated Account)****Date: 30-Apr-2022**

To,

The Dada Homes Pvt. Ltd.,

Nagpur.

**Subject: Certificate of Financial Progress of Work of Mahalaxmi City (Phase VI)
having MahaRERA Registration Number _____ (Only Applicable after
project Registration) being developed by The Dada Homes Pvt. Ltd.**

Sir,

This certificate is being issued for RERA compliance for the **Mahalaxmi City (Phase VI)** having MahaRERA Registration Number _____ Only Applicable after project Registration) being developed by **Dada Homes Pvt. Ltd.** and is based on the records and documents produced before me and explanations 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. (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3) (Rs. In Lakhs)
I.	i. Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	0.00
	(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.	0.00
	(c) Estimated Acquisition cost of TDR (if any).	0.00
	(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	0.00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
	(f) Under Rehabilitation scheme:	
	i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00

(1)	(2)	(3)
	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 appropriate authority or 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.	0.00*** 0.00 0.00
	Sub- Total of Land Cost:	0.00
	ii. 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) (c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. (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 or money borrowed for construction.	3800.00 0.00 1600.00 0.00 0.00
	Sub-total of Development Cost:	
	Total Cost of the Project (Estimated)	5400.00

*Pass through charges or indirect taxes not included in estimated cost of project.

**Estimated cost shall be revised through correction application.

*** 20% of gross revenue or Rs. 5398.11 Lakhs whichever is lower.

Table B -Actual Cost Incurred on the Project (as on Date of Certificate)

S. No	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
	Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	0.00
	(b) Incurred Expenditure on Premiums 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.	0.00
	(c) Incurred Expenditure for Acquisition of TDR (if any).	0.00
	(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	0.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	0.00
	(f) Under Rehabilitation scheme:	
	i. Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered	0.00
	a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	0.00
	b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	0.00
	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 paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	0.00
	iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation.	0.00
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub - Total of Land Cost:	0.00

(1)	(2)	(3)
2.	Development Cost/ Cost of Construction	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	0.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	0.00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	0.00
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
	(iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), 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 the project registered.	0.00
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	0.00
	(v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00
	Sub-total of Development Cost :	0.00
3.	Total Cost of the Project (Actual incurred as on date of certificate)	0.00
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	0.00
5.	Amount which can be withdrawn from the Designated Account.	0.00
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	0.00
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0.00

*Pass through charges or indirect taxes not included in incurred cost of the project.

Table C

**Statement for calculation of Receivables from the Sales of the Real Estate Project
Sold Inventory**

S. No.	Flat No.	Carpet Area (in. sq. mtrs)	Unit Consideration as per Agreement /Letter of Allotment*	Received Amount*	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1					
2					
3					
4					
Total					

* Unit consideration as per agreement/letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Sr. No.	Flat	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR)
(1)	(2)	(3)	(4)
1	3 BHK-Row house-Grande - 17	110.09	3,258,664
2	3 BHK-Row house-Grande - 18	110.09	3,258,664
3	3 BHK-Row house-Grande - 19	110.09	3,258,664
4	3 BHK-Row house-Grande - 20	110.09	3,258,664
5	3 BHK-Row house-Grande - 21	110.09	3,258,664
6	3 BHK-Row house-Grande - 22	110.09	3,258,664
7	3 BHK-Row house-Grande - 23	110.09	3,258,664
8	3 BHK-Row house-Grande - 24	110.09	3,258,664
9	2 BHK- Piccolo I- 001	71.08	2,103,968
10	2 BHK- Piccolo I- 002	61.43	1,818,328
11	2 BHK- Piccolo I- 003	69.83	2,066,968
12	2 BHK- Piccolo I- 004	59.74	1,768,304
13	2 BHK- Piccolo I- 401	70.96	2,100,416
14	2 BHK- Piccolo I- 402	72.26	2,138,896
15	2 BHK- Piccolo I- 403	69.83	2,066,968
16	2 BHK- Piccolo I- 404	59.74	1,768,304
17	2 BHK- Piccolo I- 501	70.96	2,100,416
18	2 BHK- Piccolo I- 502	72.26	2,138,896
19	2 BHK- Piccolo I- 503	69.83	2,066,968
20	2 BHK- Piccolo I- 504	59.74	1,768,304
21	2 BHK- Piccolo I- 601	70.96	2,100,416
22	2 BHK- Piccolo I- 602	72.26	2,138,896
23	2 BHK- Piccolo I- 603	69.83	2,066,968
24	2 BHK- Piccolo I- 604	59.74	1,768,304
25	2 BHK- Piccolo I- 701	70.96	2,100,416
26	2 BHK- Piccolo I- 702	72.26	2,138,896
27	2 BHK- Piccolo I- 703	69.83	2,066,968

Sr. No.	Flat	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR)
(1)	(2)	(3)	(4)
28	2 BHK- Piccolo-I- 704	59.74	1,768,304
29	2 BHK- Piccolo H- 001	59.74	1,768,304
30	2 BHK- Piccolo H- 002	69.83	2,066,968
31	2 BHK- Piccolo H- 003	61.43	1,818,328
32	2 BHK- Piccolo H- 004	71.08	2,103,968
33	2 BHK- Piccolo H- 501	59.74	1,768,304
34	2 BHK- Piccolo H- 502	69.83	2,066,968
35	2 BHK- Piccolo H- 503	72.26	2,138,896
36	2 BHK- Piccolo H- 504	70.96	2,100,416
37	2 BHK- Piccolo H- 601	59.74	1,768,304
38	2 BHK- Piccolo H- 602	69.83	2,066,968
39	2 BHK- Piccolo H- 603	72.26	2,138,896
40	2 BHK- Piccolo H- 604	70.96	2,100,416
41	2 BHK- Piccolo H- 701	59.74	1,768,304
42	2 BHK- Piccolo H- 702	69.83	2,066,968
43	2 BHK- Piccolo H- 703	72.26	2,138,896
44	2 BHK- Piccolo H- 704	70.96	2,100,416
45	3 BHK-Felicita G- 001	87.31	2,584,376
46	3 BHK-Felicita G- 002	101.25	2,997,000
47	3 BHK-Felicita G- 003	99.55	2,946,680
48	3 BHK-Felicita G- 004	88.31	2,613,976
49	3 BHK-Felicita G- 401	87.31	2,584,376
50	3 BHK-Felicita G- 402	101.25	2,997,000
51	3 BHK-Felicita G- 403	99.55	2,946,680
52	3 BHK-Felicita G- 404	88.31	2,613,976
53	3 BHK-Felicita G- 501	87.31	2,584,376
54	3 BHK-Felicita G- 502	101.25	2,997,000
55	3 BHK-Felicita G- 503	99.55	2,946,680
56	3 BHK-Felicita G- 504	88.31	2,613,976
57	3 BHK-Felicita G- 601	87.31	2,584,376
58	3 BHK-Felicita G- 602	101.25	2,997,000
59	3 BHK-Felicita G- 603	99.55	2,946,680
60	3 BHK-Felicita G- 604	88.31	2,613,976
61	3 BHK-Felicita G- 701	87.31	2,584,376
62	3 BHK-Felicita G- 702	101.25	2,997,000
63	3 BHK-Felicita G- 703	99.55	2,946,680
64	3 BHK-Felicita G- 704	88.31	2,613,976
65	3 BHK-Felicita F- 001	99.97	2,959,112
66	3 BHK-Felicita F- 002	97.37	2,882,152
67	3 BHK-Felicita F- 003	99.56	2,946,976
68	3 BHK-Felicita F- 004	88.31	2,613,976
69	3 BHK-Felicita F- 501	87.37	2,586,152
70	3 BHK-Felicita F- 502	109.97	3,255,112
71	3 BHK-Felicita F- 503	99.56	2,946,976
72	3 BHK-Felicita F- 504	88.31	2,613,976

Sr. No.	Flat	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR)
(1)	(2)	(3)	(4)
73	3 BHK-Felicita F- 601	87.37	2,586,152
74	3 BHK-Felicita F- 602	109.97	3,255,112
75	3 BHK-Felicita F- 603	99.56	2,946,976
76	3 BHK-Felicita F- 604	88.31	2,613,976
77	3 BHK-Felicita F- 701	87.37	2,586,152
78	3 BHK-Felicita F- 702	109.97	3,255,112
79	3 BHK-Felicita F- 703	99.56	2,946,976
80	3 BHK-Felicita F- 704	88.31	2,613,976
81	4 BHK Row house-Grande Executive - 1	194.80	5,766,080
82	4 BHK Row house-Grande Executive - 2	194.80	5,766,080
83	4 BHK Row house-Grande Executive - 3	194.80	5,766,080
84	4 BHK Row house-Grande Executive - 4	194.80	5,766,080
85	4 BHK Row house-Grande Executive - 5	194.80	5,766,080
86	4 BHK Row house-Grande Executive - 6	194.80	5,766,080
87	4 BHK Row house-Grande Executive - 7	194.80	5,766,080
88	4 BHK Row house-Grande Executive - 8	194.80	5,766,080
89	4 BHK Row house-Grande Executive - 9	194.80	5,766,080
90	4 BHK Row house-Grande Executive - 10	194.80	5,766,080
91	4 BHK Row house-Grande Executive - 11	194.80	5,766,080
92	4 BHK Row house-Grande Executive - 12	194.80	5,766,080
93	4 BHK Row house-Grande Executive - 13	194.80	5,766,080
94	4 BHK Row house-Grande Executive - 14	194.80	5,766,080
Total		9464.60	280,150,680

Table D
Comparison between Balance Cost and Receivables

S. No. (1)	Particulars (2)	Amount (Rs. In Lacs) (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	5400.00
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)	0.00
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 Table C to this certificate	9464.60 Sq. Mtrs Rs. 2801.51
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	2801.51
5	(To Be Filled for Ongoing Projects only) 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	--

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	00.00
2.	Deposits	5,01,25,000.00
3.	Withdrawals	5,01,09,810.18
4.	Closing Balance	15,189.82

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 Dada Homes Private Limited has utilized the required proportion 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

S. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed/ Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of the certificate) (In Rs.)
1.	Own Funds	0.00	0.00	0.00
2.	Total Borrowed Funds (Secured) -Drawdown availed till date	0.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) -Drawdown availed till date	500.00	500.00	500.00
4.	Customer Receipts used for Project	5500.00	0.00	0.00
5.	Total Funds for Project	6000.00	500.00	500.00
6.	Total Estimated Cost (As per Table A)	5400.00	5400.00	0.00

Table G

Any Comments/Observations of CA

1.	
2.	
3.	
4.	

Yours Faithfully,
For- Gupta Harish Chandra & Co.
Chartered Accountants
FRN : 010689C

Anurag Agarwal
Digitally signed
by Anurag
Agarwal
Date: 2022.04.21
12:14:59 +05'30'

Anurag Agarwal
Partner
M.No.429338
UDIN: 22429338AHOENU8347

Agreed and accepted by:



Signature of Promoter

Name: Dharendra K Gupta (For Dada Homes Private Limited)

Date: 02.05.2022