



FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date: 30-Jun-2022

To,
The Dada Homes Pvt. Ltd.,
Nagpur.

**Subject: Certificate of Financial Progress of Work of Mahalaxmi City (Phase VI) having
MahaRERA Registration Number P50500045227 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 P50500045227 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.	Particulars	Estimated Cost** (At the time of Registration of Project) (3) (Rs. In Lakhs)
(1)	(2)	
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	0.00

	money lenders on construction funding or money borrowed for construction. 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 which-ever is lower.

Table B -Actual Cost Incurred on the Project (as on 30.06.2022)

S. No	Particulars	Amount (Rs. In lakhs)
		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	
	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	0.00

	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.	0.021
	(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 :	0.021
3.	Total Cost of the Project (Actual incurred as on date of certificate)	0.021
4.	Proportion of the Cost incurred on Land Cost and Construction	0.00039%

	Cost to the Total Estimated Cost (Table A).	
5.	Amount which can be withdrawn from the Designated Account.	0.021
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	0.021
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0.021

*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	3 BHK-Apartment Felicita F- 003	99.56	3,000,000	100,000	2,900,000
2	3 BHK-Row House Grande - 17	110.09	6,279,279	500,001	5,779,278
Total		209.65	9,279,279	600,001	8,679,278

* 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) (Amt in Rs.)
(1)	(2)	(3)	(4)
1	3 BHK-Row house-Grande - 18	110.09	3,258,664
2	3 BHK-Row house-Grande - 19	110.09	3,258,664
3	3 BHK-Row house-Grande - 20	110.09	3,258,664
4	3 BHK-Row house-Grande - 21	110.09	3,258,664
5	3 BHK-Row house-Grande - 22	110.09	3,258,664
6	3 BHK-Row house-Grande - 23	110.09	3,258,664
7	3 BHK-Row house-Grande - 24	110.09	3,258,664
8	2 BHK- Piccolo I- 001	71.08	2,103,968
9	2 BHK- Piccolo I- 002	61.43	1,818,328
10	2 BHK- Piccolo I- 003	69.83	2,066,968
11	2 BHK- Piccolo I- 004	59.74	1,768,304
12	2 BHK- Piccolo I- 401	70.96	2,100,416
13	2 BHK- Piccolo I- 402	72.26	2,138,896
14	2 BHK- Piccolo I- 403	69.83	2,066,968
15	2 BHK- Piccolo I- 404	59.74	1,768,304
16	2 BHK- Piccolo I- 501	70.96	2,100,416
17	2 BHK- Piccolo I- 502	72.26	2,138,896
18	2 BHK- Piccolo I- 503	69.83	2,066,968

Sr. No.	Flat	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (Amt in Rs.)
(1)	(2)	(3)	(4)
19	2 BHK- Piccolo I- 504	59.74	1,768,304
20	2 BHK- Piccolo I- 601	70.96	2,100,416
21	2 BHK- Piccolo I- 602	72.26	2,138,896
22	2 BHK- Piccolo I- 603	69.83	2,066,968
23	2 BHK- Piccolo-I- 604	59.74	1,768,304
24	2 BHK- Piccolo I- 701	70.96	2,100,416
25	2 BHK- Piccolo I- 702	72.26	2,138,896
26	2 BHK- Piccolo I- 703	69.83	2,066,968
27	2 BHK- Piccolo-I- 704	59.74	1,768,304
28	2 BHK- Piccolo H- 001	59.74	1,768,304
29	2 BHK- Piccolo H- 002	69.83	2,066,968
30	2 BHK- Piccolo H- 003	61.43	1,818,328
31	2 BHK- Piccolo H- 004	71.08	2,103,968
32	2 BHK- Piccolo H- 501	59.74	1,768,304
33	2 BHK- Piccolo H- 502	69.83	2,066,968
34	2 BHK- Piccolo H- 503	72.26	2,138,896
35	2 BHK- Piccolo H- 504	70.96	2,100,416
36	2 BHK- Piccolo H- 601	59.74	1,768,304
37	2 BHK- Piccolo H- 602	69.83	2,066,968
38	2 BHK- Piccolo H- 603	72.26	2,138,896
39	2 BHK- Piccolo-H- 604	70.96	2,100,416
40	2 BHK- Piccolo H- 701	59.74	1,768,304
41	2 BHK- Piccolo H- 702	69.83	2,066,968
42	2 BHK- Piccolo H- 703	72.26	2,138,896
43	2 BHK- Piccolo-H- 704	70.96	2,100,416
44	3 BHK-Felicita G- 001	87.31	2,584,376
45	3 BHK-Felicita G- 002	101.25	2,997,000
46	3 BHK-Felicita G- 003	99.55	2,946,680
47	3 BHK-Felicita G- 004	88.31	2,613,976
48	3 BHK-Felicita G- 401	87.31	2,584,376
49	3 BHK-Felicita G- 402	101.25	2,997,000
50	3 BHK-Felicita G- 403	99.55	2,946,680
51	3 BHK-Felicita G- 404	88.31	2,613,976
52	3 BHK-Felicita G- 501	87.31	2,584,376
53	3 BHK-Felicita G- 502	101.25	2,997,000
54	3 BHK-Felicita G- 503	99.55	2,946,680
55	3 BHK-Felicita G- 504	88.31	2,613,976
56	3 BHK-Felicita G- 601	87.31	2,584,376
57	3 BHK-Felicita G- 602	101.25	2,997,000
58	3 BHK-Felicita G- 603	99.55	2,946,680

Sr. No.	Flat	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (Amt in Rs.)
(1)	(2)	(3)	(4)
59	3 BHK-Felicita-G- 604	88.31	2,613,976
60	3 BHK-Felicita G- 701	87.31	2,584,376
61	3 BHK-Felicita G- 702	101.25	2,997,000
62	3 BHK-Felicita G- 703	99.55	2,946,680
63	3 BHK-Felicita G- 704	88.31	2,613,976
64	3 BHK-Felicita F- 001	99.97	2,959,112
65	3 BHK-Felicita F- 002	97.37	2,882,152
66	3 BHK-Felicita F- 004	88.31	2,613,976
67	3 BHK-Felicita F- 501	87.37	2,586,152
68	3 BHK-Felicita F- 502	109.97	3,255,112
69	3 BHK-Felicita F- 503	99.56	2,946,976
70	3 BHK-Felicita F- 504	88.31	2,613,976
71	3 BHK-Felicita F- 601	87.37	2,586,152
72	3 BHK-Felicita F- 602	109.97	3,255,112
73	3 BHK-Felicita F- 603	99.56	2,946,976
74	3 BHK-Felicita F- 604	88.31	2,613,976
75	3 BHK-Felicita F- 701	87.37	2,586,152
76	3 BHK-Felicita F- 702	109.97	3,255,112
77	3 BHK-Felicita F- 703	99.56	2,946,976
78	3 BHK-Felicita F- 704	88.31	2,613,976
79	4 BHK Row house-Grande Executive - 1	194.8	5,766,080
80	4 BHK Row house-Grande Executive - 2	194.8	5,766,080
81	4 BHK Row house-Grande Executive - 3	194.8	5,766,080
82	4 BHK Row house-Grande Executive - 4	194.8	5,766,080
83	4 BHK Row house-Grande Executive - 5	194.8	5,766,080
84	4 BHK Row house-Grande Executive - 6	194.8	5,766,080
85	4 BHK Row house-Grande Executive - 7	194.8	5,766,080
86	4 BHK Row house-Grande Executive - 8	194.8	5,766,080
87	4 BHK Row house-Grande Executive - 9	194.8	5,766,080
88	4 BHK Row house-Grande Executive - 10	194.8	5,766,080
89	4 BHK Row house-Grande Executive - 11	194.8	5,766,080
90	4 BHK Row house-Grande Executive - 12	194.8	5,766,080
91	4 BHK Row house-Grande Executive - 13	194.8	5,766,080
92	4 BHK Row house-Grande Executive - 14	194.8	5,766,080
Total		9,251.90	273,945,036

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)	5399.9787
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)	86.79
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	9251.90 Sq. Mtrs Rs. 2739.45
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	2826.24
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	2826.24

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 i.e from 10-Apr-2022 to 30-Jun-2022)
1.	Opening Balance	15,189.82
2.	Deposits	6,00,001.00
3.	Withdrawals	2,124.00
4.	Closing Balance	6,13,066.82

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	0.021
5.	Total Funds for Project	6000.00	500.00	500.021
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.	

For Bharat Singhal & Co.

Chartered Accountants

Firms Registration No. : 144666W

Bharat Kumar

Digitally
signed by
Bharat Kumar

Bharat Kumar

Proprietor

Membership No. 175787

UDIN : 23175787BGVSMZ8047

Place : Mumbai

Date : 05.05.2023

Agreed and accepted by:

Signature of Promoter

Name: Mr. Dharendra K. Gupta (Director)

For Dada Homes Private Limited