



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: 31-Dec-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	0.00

	Administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and · (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.	0.00 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. Sub- Total of Land Cost:	0.00*** 0.00 0.00 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	3800.00 0.00 1600.00 0.00 0.00

	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 31.12.2022)

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	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	0.00

	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. 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. iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component. Sub - Total of Land Cost:	0.00 0.00
(1)	(2)	(3)
2.	Development Cost/ Cost of Construction (i) Expenditure for construction. Minimum of (a) and (b) to be considered (a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer. (b) Actual Cost of construction incurred as per the books of accounts as verified by the CA. (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, 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. (iv) Incurred Expenditure towards Taxes, cess, fees. charges, premiums, interest etc. 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 or money borrowed for construction.	0.00 132.50 132.37 0.00 32.18 0.00 0.00

	Sub-total of Development Cost :	164.541
3.	Total Cost of the Project (Actual incurred as on date of certificate)	164.541
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	3.047%
5.	Amount which can be withdrawn from the Designated Account.	164.541
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	44.148
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	120.393

*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**

(Amt in Rs.)

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	3,000,000	0
2	3 BHK-Row house Grande - 17	110.09	6,279,279	500,001	5,779,278
3	3 BHK-Row house Grande - 23	110.09	7,855,412	7,166,205	689,207
4	2 BHK Apartment Piccolo I- 403	69.83	3,134,870	3,134,870	0
5	2 BHK Apartment Piccolo I- 703	69.83	3,296,000	2,543,960	752,040
6	3 BHK Apartment Felicita G- 401	87.31	4,292,400	100,000	4,192,400
7	2 BHK Apartment Piccolo H- 501	59.74	2,810,900	2,265,100	545,800
8	2 BHK Apartment Piccolo H- 502	69.83	2,500,000	1,117,500	1,382,500
9	2 BHK Apartment Piccolo I- 501	70.96	3,178,500	47,200	3,131,300
10	2 BHK Apartment Piccolo I- 502	72.26	3,230,000	78,564	3,151,436
11	2 BHK Apartment Piccolo I- 401	70.96	3,227,900	2,626,300	601,600
12	2 BHK Apartment Piccolo I- 402	72.26	3,275,345	200,000	3,075,345
13	3 BHK Apartment Felicita G- 503	99.55	4,775,200	4,641,080	134,120
Total		1062.27	50,855,806	27,420,780	23,435,026

* 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 – 24	110.09	3,258,664
7	2 BHK- Piccolo I- 001	71.08	2,103,968
8	2 BHK- Piccolo I- 002	61.43	1,818,328
9	2 BHK- Piccolo I- 003	69.83	2,066,968
10	2 BHK- Piccolo I- 004	59.74	1,768,304
11	2 BHK- Piccolo I- 404	59.74	1,768,304
12	2 BHK- Piccolo I- 503	69.83	2,066,968
13	2 BHK- Piccolo I- 504	59.74	1,768,304
14	2 BHK- Piccolo I- 601	70.96	2,100,416
15	2 BHK- Piccolo I- 602	72.26	2,138,896
16	2 BHK- Piccolo I- 603	69.83	2,066,968
17	2 BHK- Piccolo-I- 604	59.74	1,768,304
18	2 BHK- Piccolo I- 701	70.96	2,100,416
19	2 BHK- Piccolo I- 702	72.26	2,138,896
20	2 BHK- Piccolo-I- 704	59.74	1,768,304
21	2 BHK- Piccolo H- 001	59.74	1,768,304
22	2 BHK- Piccolo H- 002	69.83	2,066,968
23	2 BHK- Piccolo H- 003	61.43	1,818,328
24	2 BHK- Piccolo H- 004	71.08	2,103,968
25	2 BHK- Piccolo H- 503	72.26	2,138,896
26	2 BHK- Piccolo H- 504	70.96	2,100,416
27	2 BHK- Piccolo H- 601	59.74	1,768,304
28	2 BHK- Piccolo H- 602	69.83	2,066,968
29	2 BHK- Piccolo H- 603	72.26	2,138,896
30	2 BHK- Piccolo-H- 604	70.96	2,100,416
31	2 BHK- Piccolo H- 701	59.74	1,768,304
32	2 BHK- Piccolo H- 702	69.83	2,066,968
33	2 BHK- Piccolo H- 703	72.26	2,138,896
34	2 BHK- Piccolo-H- 704	70.96	2,100,416
35	3 BHK-Felicita G- 001	87.31	2,584,376
36	3 BHK-Felicita G- 002	101.25	2,997,000
37	3 BHK-Felicita G- 003	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)
38	3 BHK-Felicita G- 004	88.31	2,613,976
39	3 BHK-Felicita G- 402	101.25	2,997,000
40	3 BHK-Felicita G- 403	99.55	2,946,680
41	3 BHK-Felicita G- 404	88.31	2,613,976
42	3 BHK-Felicita G- 501	87.31	2,584,376
43	3 BHK-Felicita G- 502	101.25	2,997,000
44	3 BHK-Felicita G- 504	88.31	2,613,976
45	3 BHK-Felicita G- 601	87.31	2,584,376
46	3 BHK-Felicita G- 602	101.25	2,997,000
47	3 BHK-Felicita G- 603	99.55	2,946,680
48	3 BHK-Felicita-G- 604	88.31	2,613,976
49	3 BHK-Felicita G- 701	87.31	2,584,376
50	3 BHK-Felicita G- 702	101.25	2,997,000
51	3 BHK-Felicita G- 703	99.55	2,946,680
52	3 BHK-Felicita G- 704	88.31	2,613,976
53	3 BHK-Felicita F- 001	99.97	2,959,112
54	3 BHK-Felicita F- 002	97.37	2,882,152
55	3 BHK-Felicita F- 004	88.31	2,613,976
56	3 BHK-Felicita F- 501	87.37	2,586,152
57	3 BHK-Felicita F- 502	109.97	3,255,112
58	3 BHK-Felicita F- 503	99.56	2,946,976
59	3 BHK-Felicita F- 504	88.31	2,613,976
60	3 BHK-Felicita F- 601	87.37	2,586,152
61	3 BHK-Felicita F- 602	109.97	3,255,112
62	3 BHK-Felicita F- 603	99.56	2,946,976
63	3 BHK-Felicita F- 604	88.31	2,613,976
64	3 BHK-Felicita F- 701	87.37	2,586,152
65	3 BHK-Felicita F- 702	109.97	3,255,112
66	3 BHK-Felicita F- 703	99.56	2,946,976
67	3 BHK-Felicita F- 704	88.31	2,613,976
68	4 BHK Row house-Grande Executive - 1	194.8	5,766,080
69	4 BHK Row house-Grande Executive - 2	194.8	5,766,080
70	4 BHK Row house-Grande Executive - 3	194.8	5,766,080
71	4 BHK Row house-Grande Executive - 4	194.8	5,766,080
72	4 BHK Row house-Grande Executive - 5	194.8	5,766,080
73	4 BHK Row house-Grande Executive - 6	194.8	5,766,080
74	4 BHK Row house-Grande Executive - 7	194.8	5,766,080
75	4 BHK Row house-Grande Executive - 8	194.8	5,766,080
76	4 BHK Row house-Grande Executive - 9	194.8	5,766,080
77	4 BHK Row house-Grande Executive - 10	194.8	5,766,080

Sr. No.	Flat	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (Amt in Rs.)
(1)	(2)	(3)	(4)
78	4 BHK Row house-Grande Executive - 11	194.8	5,766,080
79	4 BHK Row house-Grande Executive - 12	194.8	5,766,080
80	4 BHK Row house-Grande Executive - 13	194.8	5,766,080
81	4 BHK Row house-Grande Executive - 14	194.8	5,766,080
Total		8,399.28	248,707,484

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)	5235.46
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)	234.35
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 Table C to this certificate	8399.28 Sq. Mtrs Rs. 2487.07
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	2,721.42
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	2,721.42

Table E**Designated Bank Account Details****(Amt. In Rs.)**

S. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date i.e from 01-Oct-2022 to 31-Dec-2022)
1.	Opening Balance	6,02,913.82
2.	Deposits	2,12,88,704.08
3.	Withdrawals	2,18,73,756.48
4.	Closing Balance	17,861.42

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	120.393
5.	Total Funds for Project	6000.00	500.00	620.393
6.	Total Estimated Cost (As per Table A)	5400.00	5400.00	0.00

Table G

Any Comments/Observations of CA

1.	Apart from above incurred expenses, an amount of Rs. 93.67 Lakhs is advance paid to Contractor & Suppliers.
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 : 23175787BGVSNB1005

Place : Mumbai

Date : 05.05.2023

Agreed and accepted by:

Signature of Promoter

Name: Mr. Dharendra K. Gupta (Director)

For Dada Homes Private Limited