



FORM 3

(See Regulation 3)

To,

Date: 31-Mar-2023

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	0.00
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	
	(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.	



	(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. 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 borrowed for construction. Sub-total of Development Cost:	3800.00 0.00 1600.00 0.00 0.00
	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 31.03.2023)

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).	
	(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:	0.00
	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 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.	0.00
	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 (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. Sub-total of Development Cost :	0.00 317.84 317.843 0.00 89.745 0.00 0.00 407.587
3.	Total Cost of the Project (Actual incurred as on date of certificate)	407.587
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	7.548%
5.	Amount which can be withdrawn from the Designated Account.	407.587
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	407.587
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	0.041

*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 as on 31.03.2023

(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	2,900,001	3,379,278
3	3 BHK-Row house-Grande - 23	110.09	7,855,412	7,638,205	217,207
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	212,400	4,080,000
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	1,917,500	582,500
9	2 BHK Apartment-Piccolo I- 501	70.96	3,178,500	2,843,200	335,300
10	2 BHK Apartment-Piccolo I- 502	72.26	3,230,000	2,955,564	274,436
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	3,275,345	0
13	3 BHK Apartment-Felicita G- 503	99.55	4,775,200	4,641,080	134,120
14	2 BHK Apartment-Piccolo I- 404	59.74	2,870,200	2,870,200	0
15	2 BHK Apartment-Piccolo I- 503	69.83	2,814,700	2,602,900	211,800
16	2 BHK Apartment-Piccolo H- 503	72.26	3,383,100	2,706,002	677,098
17	3 BHK Apartment-Felicita G- 404	88.31	4,225,100	51,000	4,174,100
18	3 BHK Apartment-Felicita G- 504	88.31	4,457,900	4,058,800	399,100
19	3 BHK Apartment-Felicita F- 002	97.37	3,801,700	248,700	3,553,000
Total		1538.09	7,24,08,506	5,24,91,127	1,99,17,379



* 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	35,84,530
2	3 BHK-Row house-Grande - 19	110.09	35,84,530
3	3 BHK-Row house-Grande - 20	110.09	35,84,530
4	3 BHK-Row house-Grande - 21	110.09	35,84,530
5	3 BHK-Row house-Grande - 22	110.09	35,84,530
6	3 BHK-Row house-Grande - 24	110.09	35,84,530
7	2 BHK Apartment- Piccolo I- 001	71.08	23,14,365
8	2 BHK Apartment- Piccolo I- 002	61.43	20,00,161
9	2 BHK Apartment- Piccolo I- 003	69.83	22,73,665
10	2 BHK Apartment- Piccolo I- 004	59.74	19,45,134
11	2 BHK Apartment- Piccolo I- 504	59.74	19,45,134
12	2 BHK Apartment- Piccolo I- 601	70.96	23,10,458
13	2 BHK Apartment- Piccolo I- 602	72.26	23,52,786
14	2 BHK Apartment- Piccolo I- 603	69.83	22,73,665
15	2 BHK Apartment- Piccolo-I- 604	59.74	19,45,134
16	2 BHK Apartment- Piccolo I- 701	70.96	23,10,458
17	2 BHK Apartment- Piccolo I- 702	72.26	23,52,786
18	2 BHK Apartment- Piccolo-I- 704	59.74	19,45,134
19	2 BHK Apartment- Piccolo H- 001	59.74	19,45,134
20	2 BHK Apartment- Piccolo H- 002	69.83	22,73,665
21	2 BHK Apartment- Piccolo H- 003	61.43	20,00,161
22	2 BHK Apartment- Piccolo H- 004	71.08	23,14,365
23	2 BHK Apartment- Piccolo H- 504	70.96	23,10,458
24	2 BHK Apartment- Piccolo H- 601	59.74	19,45,134
25	2 BHK Apartment- Piccolo H- 602	69.83	22,73,665
26	2 BHK Apartment- Piccolo H- 603	72.26	23,52,786
27	2 BHK Apartment- Piccolo-H- 604	70.96	23,10,458
28	2 BHK Apartment- Piccolo H- 701	59.74	19,45,134
29	2 BHK Apartment- Piccolo H- 702	69.83	22,73,665
30	2 BHK Apartment- Piccolo H- 703	72.26	23,52,786
31	2 BHK Apartment- Piccolo-H- 704	70.96	23,10,458
32	3 BHK Apartment-Felicita G- 001	87.31	28,42,814
33	3 BHK Apartment-Felicita G- 002	101.25	32,96,700
34	3 BHK Apartment-Felicita G- 003	99.55	32,41,348
35	3 BHK Apartment-Felicita G- 004	88.31	28,75,374
36	3 BHK Apartment-Felicita G- 402	101.25	32,96,700
37	3 BHK Apartment-Felicita G- 403	99.55	32,41,348
38	3 BHK Apartment-Felicita G- 504	87.31	28,42,814



Sr. No.	Flat	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (Amt in Rs.)
(1)	(2)	(3)	(4)
39	3 BHK Apartment-Felicita G- 502	101.25	32,96,700
40	3 BHK Apartment-Felicita G- 601	87.31	28,42,814
41	3 BHK Apartment-Felicita G- 602	101.25	32,96,700
42	3 BHK Apartment-Felicita G- 603	99.55	32,41,348
43	3 BHK Apartment-Felicita-G- 604	88.31	28,75,374
44	3 BHK Apartment-Felicita G- 701	87.31	28,42,814
45	3 BHK Apartment-Felicita G- 702	101.25	32,96,700
46	3 BHK Apartment-Felicita G- 703	99.55	32,41,348
47	3 BHK Apartment-Felicita G- 704	88.31	28,75,374
48	3 BHK Apartment-Felicita F- 001	99.97	32,55,023
49	3 BHK Apartment-Felicita F- 004	88.31	28,75,374
50	3 BHK Apartment-Felicita F- 501	87.37	28,44,767
51	3 BHK Apartment-Felicita F- 502	109.97	35,80,623
52	3 BHK Apartment-Felicita F- 503	99.56	32,41,674
53	3 BHK Apartment-Felicita F- 504	88.31	28,75,374
54	3 BHK Apartment-Felicita F- 601	87.37	28,44,767
55	3 BHK Apartment-Felicita F- 602	109.97	35,80,623
56	3 BHK Apartment-Felicita F- 603	99.56	32,41,674
57	3 BHK Apartment-Felicita F- 604	88.31	28,75,374
58	3 BHK Apartment-Felicita F- 701	87.37	28,44,767
59	3 BHK Apartment-Felicita F- 702	109.97	35,80,623
60	3 BHK Apartment-Felicita F- 703	99.56	32,41,674
61	3 BHK Apartment-Felicita F- 704	88.31	28,75,374
62	4 BHK Row house-Grande Executive - 1	194.8	63,42,688
63	4 BHK Row house-Grande Executive - 2	194.8	63,42,688
64	4 BHK Row house-Grande Executive - 3	194.8	63,42,688
65	4 BHK Row house-Grande Executive - 4	194.8	63,42,688
66	4 BHK Row house-Grande Executive - 5	194.8	63,42,688
67	4 BHK Row house-Grande Executive - 6	194.8	63,42,688
68	4 BHK Row house-Grande Executive - 7	194.8	63,42,688
69	4 BHK Row house-Grande Executive - 8	194.8	63,42,688
70	4 BHK Row house-Grande Executive - 9	194.8	63,42,688
71	4 BHK Row house-Grande Executive - 10	194.8	63,42,688
72	4 BHK Row house-Grande Executive - 11	194.8	63,42,688
73	4 BHK Row house-Grande Executive - 12	194.8	63,42,688
74	4 BHK Row house-Grande Executive - 13	194.8	63,42,688
75	4 BHK Row house-Grande Executive - 14	194.8	63,42,688
Total		7926.46	25,80,85,538



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)	4992.41
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)	199.17
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	7926.46 Sq. Mtrs Rs. 2580.86
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	2,780.03
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	2,780.03

Table E
Designated Bank Account Details

S. No.	Particulars	(Amt. In Rs.) Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date i.e from 01-Jan-2023 to 31-Mar-2023)
1.	Opening Balance	17,861.42
2.	Deposits	2,80,84,915.00
3.	Withdrawals	2,80,98,627.38
4.	Closing Balance	4,149.04

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	407.59
5.	Total Funds for Project	6000.00	500.00	907.59
6.	Total Estimated Cost (As per Table A)	5400.00	5400.00	--

Table G

Any Comments/Observations of CA

1.	Apart from above incurred expenses, an amount of Rs. 117.32 Lakhs is advance paid to Contractor & Suppliers.
2.	--
3.	--
4.	--

For Bharat Singhal & Co.
Chartered Accountants
Firms Registration No. : 144666W

Bharat
Bharat Kumar
Proprietor
Membership No. 175787
UDIN : 23175787BGVUHZ1177
Place : Mumbai
Date : 07.10.2023



Agreed and accepted by:

Dhirendra K. Gupta

Signature of Promoter

Name: Mr. Dhirendra K. Gupta (Director)
For Dada Homes Private Limited