



FORM3

(See Regulation 3)

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

Date: 31-Dec-2023

To,
TheDada 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).	1000.00#
	(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
		0.00
		0.00



	(c) Estimated Acquisition cost of TDR (if any). (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 (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 1000.00
	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,	2500.00 0.00 500.00 0.00



	non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00
	Sub-total of Development Cost:	3000.00
	Total Cost of the Project (Estimated)	4000.00

*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.

Tentative Settlement Value of land.



Table B -Actual Cost Incurred on the Project (as on 31.12.2023)

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.	642.410
	(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:	642.410



(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 1220.250 1157.104 0.00 337.296 40.588 9.111 1544.099
3.	Total Cost of the Project (Actual incurred as on date of certificate)	2186.509
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	54.66%
5.	Amount which can be withdrawn from the Designated Account.	2186.509
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	2118.08
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	68.43

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



TableC

Statement for calculation of Receivables from the Sales of the Real Estate Project
Sold Inventory as on 31.12.2023

(Amt in Rs.)

Sr. No.	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivables
1	3 BHK Apartment-Felicita F- 003	99.56	30,00,000	30,00,000	-
2	3 BHK-Row house-Grande - 17	110.09	62,79,279	62,79,279	-
3	3 BHK-Row house-Grande - 23	110.09	78,55,856	78,55,856	-
4	2 BHK Apartment- Piccolo I- 403	69.83	31,34,870	31,34,870	-
5	2 BHK Apartment- Piccolo I- 703	69.83	32,96,000	30,56,320	2,39,680
6	3 BHK Apartment-Felicita G- 401	87.31	42,92,400	42,92,400	-
7	2 BHK Apartment- Piccolo H- 501	59.74	28,10,900	28,10,900	-
8	2 BHK APARTMENT- Piccolo H- 502	69.83	25,00,000	24,92,574	7,426
9	2 BHK Apartment- Piccolo I- 501	70.96	31,78,500	30,98,560	79,940
10	2 BHK Apartment- Piccolo I- 502	72.26	32,30,000	31,48,564	81,436
11	2 BHK Apartment- Piccolo I- 401	70.96	32,27,900	32,27,900	-
12	2 BHK Apartment- Piccolo I- 402	72.26	32,75,345	32,75,345	-
13	3 BHK Apartment-Felicita G- 503	99.55	47,75,200	46,41,080	1,34,120
14	2 BHK Apartment- Piccolo I- 404	59.74	28,70,200	28,70,200	-
15	2 BHK Apartment- Piccolo I- 503	69.83	28,14,700	28,14,700	-
16	2 BHK Apartment- Piccolo H- 503	72.26	33,83,100	31,46,100	2,37,000
17	3 BHK Apartment-Felicita G- 404	88.31	42,25,100	42,25,100	-
18	3 BHK Apartment-Felicita G- 504	88.31	44,57,900	44,57,900	-
19	3 BHK Apartment-Felicita F- 002	97.37	38,01,700	37,63,683	38,017
20	3 BHK-Row house-Grande - 18	110.09	38,46,750	38,46,750	-
21	3 BHK-Row house-Grande - 19	110.09	76,30,500	76,30,500	-
22	2 BHK Apartment- Piccolo I- 002	61.43	28,70,100	28,70,100	-
23	2 BHK Apartment- Piccolo I- 504	59.74	28,70,200	24,70,577	3,99,623



24	2 BHK Apartment- Piccolo I- 601	70.96	39,75,000	33,37,750	6,37,250
25	2 BHK Apartment- Piccolo I- 603	69.83	32,42,900	27,75,400	4,67,500
26	2 BHK Apartment- Piccolo H- 504	70.96	32,00,000	31,07,921	92,079
27	2 BHK Apartment- Piccolo H- 601	59.74	30,09,346	26,89,439	3,19,907
28	2 BHK Apartment- Piccolo H- 602	69.83	33,83,100	33,83,100	-
29	3 BHK Apartment-Felicita G- 501	87.31	43,97,100	35,27,000	8,70,100
30	2 BHK Apartment- Piccolo I- 602	72.26	34,76,636	32,78,614	1,98,022
31	2 BHK Apartment- Piccolo-I- 604	59.74	29,62,617	27,44,851	2,17,766
32	2 BHK Apartment- Piccolo I- 702	72.26	24,00,000	21,86,139	2,13,861
33	2 BHK Apartment- Piccolo-I- 704	59.74	30,10,150	28,71,584	1,38,566
34	2 BHK Apartment- Piccolo H- 603	72.26	36,89,700	35,78,337	1,11,363
35	2 BHK Apartment- Piccolo-H- 604	70.96	35,60,748	33,03,267	2,57,481
36	2 BHK Apartment- Piccolo H- 701	59.74	31,02,750	30,72,053	30,697
37	2 BHK Apartment- Piccolo H- 703	72.26	34,01,869	33,05,888	95,981
38	2 BHK Apartment- Piccolo-H- 704	70.96	24,00,000	17,82,178	6,17,822
39	3 BHK Apartment-Felicita G- 402	101.25	50,94,340	30,78,100	20,16,240
40	3 BHK Apartment-Felicita G- 403	99.55	33,00,000	30,14,285	2,85,715
41	3 BHK Apartment-Felicita G- 502	101.25	45,00,000	40,76,190	4,23,810
42	3 BHK Apartment-Felicita G- 601	87.31	44,90,000	42,41,049	2,48,951
43	3 BHK Apartment-Felicita G- 602	101.25	34,00,000	32,38,095	1,61,905
44	3 BHK Apartment-Felicita-G- 604	88.31	33,00,000	27,05,940	5,94,060
45	3 BHK Apartment-Felicita F- 501	87.37	44,57,944	41,90,466	2,67,478
46	4 BHK Row house-Grande Executive - 1	194.8	89,81,900	75,23,809	14,58,091
47	3 BHK Apartment-Felicita G- 002	101.25	48,16,900	47,70,676	46,224
48	2 BHK Apartment-Piccolo-I-701	70.96	35,23,340	29,41,188	5,82,152
49	3 BHK Apartment-Felicita-G-603	99.55	51,98,198	48,64,857	3,33,341
50	3 BHK Apartment-Felicita-F-004	88.31	32,00,000	30,58,500	1,41,500
51	3 BHK Apartment-Felicita-F-601	87.37	44,90,000	38,67,228	6,22,772
52	2 BHK Apartment- Piccolo H- 702	69.83	31,49,500	11,88,119	19,61,381
53	3 BHK Apartment-Felicita-G-004	88.31	29,00,000	10,00,000	19,00,000



54	3 BHK Apartment-Felicita-G-003	99.55	54,43,396	41,91,004	12,52,392
55	3 BHK Apartment-Felicita-F-602	101.25	40,72,000	37,17,714	3,54,286
56	3 BHK Apartment-Felicita-F-502	101.25	36,00,000	32,82,286	3,17,714
57	3 BHK Apartment-Felicita-F-504	88.31	46,57,600	-	46,57,600
58	4 BHK Row house-Grande Executive - 3	194.8	1,27,65,700	96,55,461	31,10,239
59	3 BHK Apartment-Felicita F- 001	99.97	38,50,300	38,50,300	-
Total			23,80,29,534	21,18,08,046	2,62,21,488

* 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 No.	RERA Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
1	3 BHK-Row house-Grande - 20	110.09	35,84,530
2	3 BHK-Row house-Grande - 21	110.09	35,84,530
3	3 BHK-Row house-Grande - 22	110.09	35,84,530
4	3 BHK-Row house-Grande - 24	110.09	35,84,530
5	2 BHK Apartment- Piccolo I- 001	71.08	23,14,365
6	2 BHK Apartment- Piccolo I- 003	69.83	22,73,665
7	2 BHK Apartment- Piccolo I- 004	59.74	19,45,134
8	2 BHK Apartment- Piccolo H- 001	59.74	19,45,134
9	2 BHK Apartment- Piccolo H- 002	69.83	22,73,665
10	2 BHK Apartment- Piccolo H- 003	61.43	20,00,161
11	2 BHK Apartment- Piccolo H- 004	71.08	23,14,365
12	3 BHK Apartment-Felicita G- 001	87.31	28,42,814
13	3 BHK Apartment-Felicita G- 701	87.31	28,42,814
14	3 BHK Apartment-Felicita G- 702	101.25	32,96,700
15	3 BHK Apartment-Felicita G- 703	99.55	32,41,348
16	3 BHK Apartment-Felicita G- 704	88.31	28,75,374



17	3 BHK Apartment-Felicita F- 503	99.56	32,41,674
18	3 BHK Apartment-Felicita F- 603	99.56	32,41,674
19	3 BHK Apartment-Felicita F- 604	88.31	28,75,374
20	3 BHK Apartment-Felicita F- 701	87.37	28,44,767
21	3 BHK Apartment-Felicita F- 702	109.97	35,80,623
22	3 BHK Apartment-Felicita F- 703	99.56	32,41,674
23	3 BHK Apartment-Felicita F- 704	88.31	28,75,374
24	4 BHK Row house-Grande Executive - 2	194.8	63,42,688
25	4 BHK Row house-Grande Executive - 4	194.8	63,42,688
26	4 BHK Row house-Grande Executive - 5	194.8	63,42,688
27	4 BHK Row house-Grande Executive - 6	194.8	63,42,688
28	4 BHK Row house-Grande Executive - 7	194.8	63,42,688
	Total	3013.46	9,81,18,258



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)	1813.491
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)	262.215
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	3013.460 Sq. Mtrs Rs. 981.183
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	1243.397
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	870.378

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)
1.	Opening Balance	13,065.82
2.	Deposits	24,47,49,181.09
3.	Withdrawals	24,47,62,246.82
4.	Closing Balance	0.09

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	1.00	1.00
2.	Total Borrowed Funds (Secured) -Drawdown availed till date	0.00	0.00	90.799
3.	Total Borrowed Funds(Unsecured) -Drawdown availed till date	0.00	0.00	484.29
4.	Customer Receipts used for Project	0.00	0.00	2118.08
5.	Total Funds for Project	0.00	1.00	2694.17
6.	Total Estimated Cost (As per Table A)	4000.00	4000.00	--

Table G

Any Comments/Observations of CA

1.	
2.	--

For Bharat Singhal & Co
Chartered Accountants
Firm Reg. No. 144666WW

Bharat

CA Bharat Kumar
Proprietor

Membership No. 175787

UDIN: 24175787BKBVIV7066

Date: 28.06.2024

Place: Mumbai

