



Agrawal Husain & Associates

CHARTERED ACCOUNTANT

FORM - 3

CHARTERED ACCOUNTANTS CERTIFICATE
(FOR REGISTRATION OF A PROJECT UNDER MAHA-RERA)

Jan to Mar -2025

To,
Millenium Developers and Promoters Pvt. Ltd.,
F-112, Mytri Willows, Sir Bejonji Meheta Road.,
Nagpur-440018

Subject: Certificate of Financial Progress of Work of "ORANGE NAGRI" having MAHARERA Registration No. "P50500047234" being developed by Millenium Developers and Promoters Pvt. Ltd.

Sir,

This certificate is being issued for RERA compliance for the project "P50500047234" being developed by **Millenium Developers and Promoters Pvt. Ltd.** and is based on the records and documents produced before me and explanations provided to me by the promoter.

Table A – Estimated Cost of the Project

Sr. No.	Particulars	Amt. Estimated (In Rs.)
(i)	LAND COST	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	3,80,79,320/-
b.	Estimated Amount of Premium Payable to obtain development rights. FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	89,24,285 -
c.	Acquisition of Cost of TDR (if any)	Nil
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.	6380360 -

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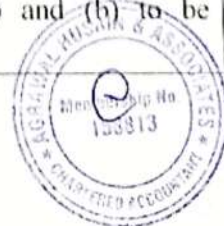


e.	Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities	Nil
f.	Under Rehabilitation Scheme	Nil
(i)	Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer	Nil
(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	Nil
(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.	Nil
(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	Nil
Sub – Total of LAND COST		5,33,83,965/-
(ii) DEVELOPMENT COST / COST OF CONSTRUCTION		
a.	Estimated cost of development as Certified by Engineer	Rs. 17,81,02,800/-
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, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables.	29683800/-
d.	Estimated Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	Nil
e.	Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction	-
Sub – Total of DEVELOPMENT COST		20,77,86,600/-
TOTAL COST OF THE REAL ESTATE PROJECT (ESTIMATED)		26,11,70,565/-



TABLE B – Actual Cost Incurred on the Project (as on Date of Certificate)

Sr. No.	Particulars	Amt. Estimated (In Rs.)
1.	LAND COST	
a.	Value of the Land as ascertained from the Annual Statement of Rates (ASR).	3,80,79,320/-
b.	Incurred expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government / UT Administration or any Statutory Authority	89,24,285/-
c.	Incurred expenditure for Acquisition of TDR (if any)	Nil
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.	6380360/-
e.	Land Premium paid for redevelopment of land owned by public authorities	Nil
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. (b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA.	Nil
	(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 or rent in lieu of Transit accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartments owners or appropriate authority or government or concessionaire which are not refundable and so on.	Nil
	(iii) Incurred expenditure towards 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.	Nil
	(iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	Nil
	Sub – Total of LAND COST	5,33,83,965/-
2.	DEVELOPMENT COST / COST OF CONSTRUCTION	
i.	Expenditure for construction. Minimum of (a) and (b) to be considered.	14,02,39,591



	(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 C.A.	
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, consultant's fees, site overheads, cost of services (including water, electricity, sewerage, drainage, layout 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.	1,72,23,893
iv.	Incurred Expenditure towards Taxes, cess fees, charges, premiums, interest etc. to any statutory Authority.	15,65,228
v.	Incurred Expenditure towards Interest payable to financial institutions, schedule banks, NBFC or money lenders on construction funding or money borrowed for construction.	-
Sub - Total of DEVELOPMENT COST		15,90,28,712
3.	Total Cost of the Project (Actual incurred as on date of Certificate)	21,24,12,677
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).3/2%	81.83
5.	Amount which can be withdrawn from the Designated Account.	21,24,12,677
6.	Less: Amount withdrawn till date of this Certificate from the Designated Account.	15,90,28,712
7.	Net Amount which can be withdrawn from the Designated Account.	5,33,83,965

TABLE C

Statement of calculations of Receivables from the Sales of the Real Estate Project

SOLD INVENTORY

Sr. No	Plot No.	Plot Area (Sq. Mtrs)	Plot Consideration as per Agreement/ Letter of Allotment	Received Amount	Balance receivables
1	13	109.5	19,45,350	19,45,350	-
2	14	109.5	14,00,000	14,00,000	-
3	15	109.5	11,79,000	11,79,000	-
4	16	109.5	18,27,450	18,27,450	-
5	17	110.25	16,50,000	16,50,000	-
6	18	111.37	20,40,000	20,40,000	-



7	19	112.50	18,16,350	18,16,350	-
8	20	122.55	13,00,000	12,99,953	47
9	21	162.30	25,00,000	25,00,000	-
10	22	141.3	15,00,000	15,00,000	-
11	23	143.1	24,75,000	24,75,000	-
12	24	146.25	25,25,000	25,25,000	-
13	25	150.75	25,50,000	25,50,000	-
14	26	155.7	28,07,197	28,07,197	-
15	27	160.65	18,00,000	18,00,000	-
16	28	165.15	30,75,940	30,75,940	-
17	29	171	30,56,060	30,56,060	-
18	31	246.67	28,00,000	28,00,000	-
19	35	194.08	20,70,000	20,70,000	-
20	36	157.14	29,25,000	29,25,000	-
21	37	180.00	27,13,200	27,13,200	-
22	38	183.06	21,00,000	21,00,000	-
23	39	184.75	19,70,000	19,70,000	-
24	40	184.5	33,06,690	33,06,690	-
25	41	124.6	21,25,485	21,25,485	-
26	42	166.15	18,00,000	18,00,000	-
27	43	166.15	18,00,000	18,00,000	-
28	44	126	13,50,000	13,50,000	-
29	45	81	14,12,100	14,12,100	-
30	46	67.2	10,50,000	10,50,000	-
31	47	71.05	12,01,050	12,01,050	-
32	48	74.55	9,00,000	9,00,000	-
33	49	78.05			-



			13,02,000	13,02,000	-
34	50	81.55	9,00,000	9,00,000	-
35	51	85.05	12,90,150	12,90,150	-
36	52	94.87	14,00,000	14,00,000	-
37	53	99.00	10,50,000	10,50,000	-
38	54	103.12	11,30,000	11,30,000	-
39	55	106.87	18,28,500	18,28,500	-
40	56	111	19,68,120	19,68,120	-
41	57	115.12	15,00,000	15,00,000	-
42	58	148.11	25,90,250	25,90,250	-
43	59	141.45	20,00,000	20,00,000	-
44	60	96.00	14,77,190	14,77,190	-
45	61	96.00	14,77,190	14,77,190	-
46	62	96.00	15,00,000	15,00,000	-
47	63	96.00	15,00,000	15,00,000	-
48	64	96	14,00,000	14,00,000	-
49	65	96	10,00,000	10,00,000	-
50	66	96	16,52,800	16,52,800	-
51	67	96	17,56,000	17,56,000	-
52	68	141.45	20,00,000	20,00,000	-
53	69	141.45	14,00,000	14,00,000	-
54	70	96	15,75,000	15,75,000	-
55	71	96	10,00,000	10,00,000	-
56	72	96	16,00,000	16,00,000	-
57	73	96.00	14,72,000	14,72,000	-
58	74	96	17,50,000	17,50,000	-
59	75	96	10,00,000	10,00,000	-



60	76	96	10,00,000	10,00,000	-
61	77	96	13,00,000	13,00,000	-
62	78	141.45	15,00,000	15,00,000	-
63	88	131.9	18,46,000	18,46,000	-
64	89	134.2	15,00,000	15,00,000	-
65	90	120	12,50,000	12,50,000	-
66	91	120	20,60,000	20,60,000	-
67	92	120.00	17,64,600	17,64,600	-
68	93	120	23,00,000	23,00,000	-
69	94	120	12,00,000	12,00,000	-
70	95	120	21,31,800	21,31,800	-
71	96	159.15	27,50,000	27,50,000	-
72	97	157.45	17,00,000	17,00,000	-
73	104	158.76	27,00,000	27,00,000	-
74	105	101.25	10,00,000	10,00,000	-
75	106	105	12,50,000	12,50,000	-
76	107	105	16,95,000	16,95,000	-
77	108	105	16,95,000	16,95,000	-
78	109	105	16,00,000	16,00,000	-
79	110	105	16,50,000	16,50,000	-
80	111	105.00	14,50,000	14,50,000	-
81	112	105	18,00,000	18,00,000	-
82	113	105	11,00,000	11,00,000	-
83	114	105	17,96,700	17,96,700	-
84	115	105	10,25,000	10,25,000	-
85	116	137.76	14,69,000	14,69,000	-
86	117	157.26			



			16,77,000	16,77,000	-
87	118	127.5	21,25,000	21,25,000	-
88	119	127.5	22,98,100	22,98,100	-
89	120	127.5	13,00,000	13,00,000	-
90	123	102	15,00,000	15,00,000	-
91	124	102	17,45,820	17,45,820	-
92	125	102	18,11,000	18,11,000	-
93	126	102	17,78,760	17,78,760	-
94	127	102	13,75,000	13,75,000	-
95	128	125.95	20,62,476	20,62,476	-
96	129	110.35	17,82,000	17,82,000	-
97	130	84	10,00,000	10,00,000	-
98	131	84.00	12,88,200	12,88,200	-
99	132	84	14,50,000	14,50,000	-
100	133	84	15,13,296	15,13,296	-
101	136	84	15,11,000	15,11,000	-
102	137	84	15,54,880	15,54,880	-
103	138	84	14,46,000	14,46,000	-
104	139	84	15,36,800	15,36,800	-
105	140	99.6	17,10,000	17,10,000	-
106	141	100.8	18,01,100	18,01,100	-
107	142	84	14,46,400	14,46,400	-
108	143	84	14,46,400	14,46,400	-
109	144	84	14,46,400	14,46,400	-
110	145	84	14,46,400	14,46,400	-
111	146	84	14,75,000	14,75,000	-
112	147	84.00	9,11,000	9,11,000	-



113	148	84	10,00,000	10,00,000	-
114	149	84.00	10,53,600	10,53,600	-
115	150	84	9,00,000	9,00,000	-
116	151	84	13,10,800	13,10,800	-
117	152	125.95	18,98,400	18,98,400	-
118	155	90	15,26,175	15,26,175	-
119	156	90	16,23,000	16,23,000	-
120	157	90	10,00,000	10,00,000	-
121	158	90	13,00,000	13,00,000	-
122	159	90	16,95,750	16,95,750	-
123	160	90	10,00,000	10,00,000	-
124	161	90	15,70,000	15,70,000	-
125	162	90	10,00,000	10,00,000	-
126	163	90	16,65,000	16,65,000	-
127	164	104.35	11,71,000	11,71,000	-
128	165	121.75	22,28,700	22,28,700	-
129	166	90	9,00,000	9,00,000	-
130	167	90	10,00,000	10,00,000	-
131	168	90	9,00,000	9,00,000	-
132	169	90	9,00,000	9,00,000	-
133	170	90	16,47,300	16,47,300	-
134	171	90	15,69,780	15,69,780	-
135	172	90	16,95,750	16,95,750	-
136	173	90	16,95,750	16,95,750	-
137	174	90	14,58,000	14,58,000	-
138	175	90	15,98,850	15,98,850	-
139	176	112.75			-



			18,81,700	18,81,700	-
140	177	125.95	18,98,400	18,98,400	-
141	178	84	14,01,200	14,01,200	-
142	179	84	15,00,000	15,00,000	-
143	180	84	13,42,440	13,42,440	-
144	181	84	13,42,440	13,42,440	-
145	182	84	15,50,000	15,50,000	-
146	183	84	10,00,000	10,00,000	-
147	184	84	11,30,000	11,30,000	-
148	185	84	15,93,000	15,93,000	-
149	186	84	13,00,000	13,00,000	-
150	187	84	15,00,000	15,00,000	-
151	188	109.2	19,54,530	19,54,530	-
152	190	111.37	19,96,335	19,96,335	-
153	191	111	15,00,000	15,00,000	-
154	192	110.62	17,68,635	17,68,635	-
155	200	126.25	14,50,000	14,50,000	-
156	201	139.97	26,37,250	26,37,250	-
157	202	111	12,00,000	12,00,000	-
158	203	111.37	12,00,000	12,00,000	-
159	204	111.75	20,14,818	20,14,818	-
160	205	112.12	20,21,489	20,21,489	-
161	206	112.5	20,28,341	20,28,341	-
162	207	112.5	20,28,341	20,28,341	-
163	208	112.5	12,50,000	12,50,000	-
164	209	112.5	15,00,000	15,00,000	-
165	210	112.5	20,00,000	20,00,000	-



166	211	112.5	18,75,000	18,75,000	-
167	212	193.45	29,00,000	29,00,000	-
168	213	105.51	16,00,000	16,00,000	-
169	214	112.5	20,00,000	20,00,000	-
170	215	112.5	20,00,000	20,00,000	-
171	216	112.5	20,00,000	20,00,000	-
172	217	112.5	20,00,000	20,00,000	-
173	218	112.5	12,50,000	12,50,000	-
174	219	112.5	20,00,000	20,00,000	-
175	220	127.5	22,84,300	22,84,300	-
176	222	147.2	26,73,000	26,73,000	-
177	223	147.2	24,62,000	24,62,000	-
178	224	147.2	26,77,276	26,77,276	-
179	225	147.2	23,37,000	23,37,000	-
180	226	146.8	23,23,000	23,23,000	-
181	227	146	24,50,000	24,50,000	-
182	228	145.2	23,75,000	23,75,000	-
183	229	144.4	27,19,500	27,19,500	-
184	230	143.6	15,00,000	15,00,000	-
185	1	201.21	21,50,000	21,50,000	-
186	12	110.25	22,87,000	2,55,000	20,32,000
187	79	113.15	20,00,000	20,00,000	-
188	98	120	22,44,000	22,44,000	-
189	99	120	25,29,900	2,53,000	22,76,900
190	100	120	24,70,000	24,70,000	-
191	101	120	22,13,200	22,13,200	-
192	102	120			



193			23,62,500	23,62,500	-
	103	120	23,62,500	23,62,500	-
194	199	110.25	20,00,000	2,50,000	17,50,000
195	233	187.79	36,25,000	7,25,000	29,00,000
Total			33,74,28,154	32,84,69,207	89,58,947

UNSOLD INVENTORY

Sr. No	Plot No.	Plot Area (Sq. Mtrs)	Unit Consideration as per ready reckoner rate
1	2	158	15,27,860
2	3	156.8	15,16,256
3	4	155.6	15,04,652
4	5	154.4	14,93,048
5	6	153.2	14,81,444
6	7	152.4	14,73,708
7	8	151.2	14,62,104
8	9	150	14,50,500
9	10	214.6	20,75,182
10	11	141.94	13,72,560
11	30	232.87	22,51,853
12	32	254.72	24,63,142
13	33	261.62	25,29,865
14	34	266.8	25,79,956
15	80	116.25	11,24,138
16	81	116.25	11,24,138
17	82	116.25	11,24,138
18	83	116.25	



19			11,24,138
	84	116.25	11,24,138
20			11,24,138
	85	116.25	11,24,138
21			11,24,138
	86	116.25	11,24,138
22			11,24,138
	87	116.25	11,24,138
23			11,24,138
	121	127.5	12,32,925
24			12,32,925
	122	127.5	12,32,925
25			12,32,925
	134	84	8,12,280
26			8,12,280
	135	84	8,12,280
27			8,12,280
	153	112.75	10,90,293
28			10,90,293
	154	90	8,70,300
29			8,70,300
	189	113.98	11,02,187
30			11,02,187
	193	110.25	10,66,118
31			10,66,118
	194	110.25	10,66,118
32			10,66,118
	195	110.25	10,66,118
33			10,66,118
	196	110.25	10,66,118
34			10,66,118
	197	110.25	10,66,118
35			10,66,118
	198	110.25	10,66,118
36			10,66,118
	221	156.4	15,12,388
37			15,12,388
	231	142.8	13,80,876
38			13,80,876
	232	142.4	13,77,008
Total		5376.98	5,19,95,404



TABLE D
Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	4,87,57,888
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)	89,58,947
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	5376.98 5,19,95,404
4	Estimated receivables of ongoing project [Sum of 2 + 3(ii)]	6,09,54,351
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.	70%

TABLE E
Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (from start of Bank Account to 31/03/2025)
1	Opening Balance	15,16,68,785
2	Deposits	17,68,00,422
3	Withdrawals	15,90,28,712
4	Closing Balance	16,94,40,495



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 **Millenium Developers and Promoters Pvt. Ltd.** 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

Sr. No.	Particulars	Estimated (At time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of the Certified) (In Rs.)	Actual (As on the date of Certificate) (In Rs.)
1	Own Funds	5,59,54,145	5,59,54,145	-
2	Total Borrowed Funds (Secured) Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	-	-	-
4	Customer Receipts used for Project	20,52,16,420	20,52,16,420	21,24,12,677
5	Total Funds for Project			21,24,12,677
6	Total Estimated Cost (As per Table A)	26,11,70,565	26,11,70,565	

TABLE G
Any Comments/Observations of C.A.

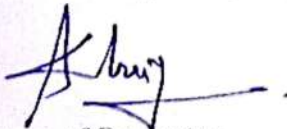
1.	
2.	

Yours Faithfully




Signature of the Chartered Accountant
Membership Number: 158813
UDIN: 25158813BMMA6983
Name: Nooruddin Shakir Husain

Agreed and accepted by:



Signature of Promoter

Name: **Millenium Developers and Promoters Pvt. Ltd.**

Date: 11/04/2025

