METROCITY
DEVELOPERS

Ground Floor, 11-A, Khare Town,
Near Traffic Park, Dharampeth,
Nagpur - 440010.

+91 9225818222
info@metrocitygroup.in

To,
Maha RERA
Mumbai

Subject: Self-Declaration for Compliance with Maha RERA Regulations for Quarter October to December 2023

We, Metrocity Developers, the promoter of **Park View,** having Project Registration Number P50500048974, hereby declare in accordance with the provisions of the Maharashtra Real Estate (Regulation and Development) Act, 2016, and the rules and regulations framed thereunder.

1 **Withdrawal of Funds:** I confirm that withdrawal of Rs. 2,206,416.00 has been made from the designated bank account during the quarter October to December 2023, which is within the limit as per the previously issued Form 3, in compliance with Circular No. 394 dated 17.03.2022 and Circular No. 33/2022 dated 05.07.2022. The designated bank account is maintained in accordance with the provisions of the Maha RERA regulations.

2 **Amount Deposited in the Account:** During the same quarter, a total amount of Rs. 2,612,401.40 which is 70% of the Total Consideration of Rs. 3,732,002.00 has been deposited into the designated bank account.

3 **Compliance with Regulations:** I affirm that all activities concerning the said project are in full compliance with the Maharashtra Real Estate (Regulation and Development) Act, 2016, and the rules and regulations framed thereunder.

4 **Overall Progress of the Project:** As of the end of the quarter October to December 2023, I am pleased to report that the project is progressing as scheduled. Please refer Annexure A for Percentage of Work Completed.

5 **Cost Incurred So Far:** The total cost incurred in the project up to the end of the quarter October to December 2023 is Rs. 18,405,000.00 This includes all expenses related to construction, development, and regulatory compliance.

6 **Accuracy of Information:** I hereby certify that all the information provided herein is true and correct to the best of my knowledge and belief.

Please consider this letter as a formal self-certification as required under the Maha RERA regulations for the quarter October to December 2023.

FOR METROCITY DEVELOPERS

Yours sincerely,

PARTNER PARTNER

Promoter
Metrocity Developers
Through Partner Prashant Manoharrao Bongirwar

Place: Nagpur
Date: 15/01/2024

Annexure A

S. No.	Common Areas & Facilities	Proposed (Yes / NO)	Percentage of actual Work Done(As on date of Certificate)	Details
1	2	3	4	5
1	Internal Roads & Footpaths	YES	0%	
2	Water Supply	YES	20%	
3	Sewerage (Chamber, Lines, Septic Tank, STP)	YES	20%	
4	Strom Water Drains	YES	30%	
5	Landscaping & Tree Planting	YES	20%	
6	Street Lighting	NA	NA	
7	Community Buildings	NA	NA	
8	Treatment & Disposal of Sewage and Sullage Water	NA	NA	
9	Solid Waste Management & Disposal	NA	NA	
10	Water Conservation / Rain Water Harvesting	YES	20%	
11	Energy Management	NA	NA	
12	Fire Protection & Fire Safety requirements	YES	0%	
13	Electrical Meter Room, Sub-Station, Receiving Station	YES	10%	
14	Others (Option to Add more)			

S. No.	Tasks / Activity	Proposed (Yes / NO)	Percentage of actual Work Done(As on date of Certificate)	Details
-1	-2	-3	-3	
1	Excavation	Yes	100%	
2	Basements (if any)	Yes	100%	
3	Podiums (if any)	Yes	100%	
4	Plinth	Yes	100%	
5	Stilt Floor	Yes	60%	
6	Slab of Super Structure	Yes	60%	
7	Internal Walls, Internal Plaster, Floorings, Doors, windows within Flats / Premises	Yes	60%	
8	Sanitary Fittings within Flats / Premises	Yes	0%	
9	Staircases, Lift Wells & Lobbies at each Floor Level Overhead and Underground Water Tanks	Yes	0%	
10	External Plumbing & External Plaster, Elevation, Completion of Terraces, with waterproofing of the Building / Wing	Yes	0%	

11	Installation of Lifts, Water Pumps, Fire Fighting Fittings and Equipments as per CFO NOC, Electrical Fittings, Mechanical Equipments, Compliance to conditions of Environment / CRZ NOC, Finishing to Entrance Lobby/s, Plinth Protection, Paving of Areas appurtenant to Building/Wing, Compound Wall and all other requirements as may be required to complete Project as per specifications to Agreement of Sale, Any other Activity	Yes	0%	

FOR METROCITY DEVELOPERS

PARTNER

PAYAL TAORI
CHARTERED ACCOUNTANT
Mob. No : +91-8793156717
Email ID : capayaltaori@gmail.com

Form-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERIFICATE
(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date : 02/11/2023

To
M/S METROCITY DEVELOPERS
11-A, Khare Town, Dharampeth
Nagpur - 440010

Subject : Certiticate of Financial Progress of Work of PARK **VIEW** having MahaRERA Registration Number **P50500048974** (Only Applicable after project Registration) being developed by **M/s METROCITY DEVELOPERS for the period 01/01/2023 to 31/03/2023.**

Sir,

This certificate is being issued for RERA compliance for the Project **PARK VIEW** having MahaRERA Registration Number **P50500048974** (Only Applicable after project Registration) being developed by **M/s. METROCITY DEVELOPERS** 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. (1)	Particulars (2)	Estimated Cost (At the time of Registration of Project) (3)
1	i. **Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	55,00,000.00
	(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.	18,07,689.00
	(c) Estimated Acquisition cost of TDR (if any)	-
	(d) Estimated Amounts Payable to State Govcnrment/UT Administration or competent authority, or any other statutory authority of the State or Central Govenment, towards stamp duty, transfer charges, registration fees etc ; and	3,60,660.00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for development 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.	-
	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 Accomodation, overhead cost, amounts payable to slum dwellers, tenants, appartment owners or appropriate athority 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 :	**76,68,349.00**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer	3,06,75,000.00
	(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 :	**3,06,75,000.00**
	Total cost of the Project (Estimated)	**3,83,43,349.00**

Table B - Actual Cost of the Project (as on Date of Certificate)

Sr No. (1)	Particulars (2)	Amount (Rs.) Incurred (3)
1	**i. Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	55,00,000.00
	(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.	18,07,689.00
	(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	3,60,660.00
	(e) Land Premium paid for redevelopment of land owned by public authorities.	-
	(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 CA	
	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 Accomodation, overhcad cost, amounts paid to slum dwellers. tenants, appartment owners or appropriate athority or government or concessionaire which are not refundable and so on.	-
	iii. Incurred Expenditure towards 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	**76,68,349.00**
2	**ii. Development Cost/Cost of Construction**	
	(a) Expenditure for construction. Minimum of (a) or (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 CA	
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	-
	(c) 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 (iucluding 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.	-
	(d) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-
	(e) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for corstruction.	-
	Sub - Total of Development Cost	-
3	**Total Cost of Project (Actual incurred as on date of certificate)**	**76,68,349.00**
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	20.00%
5	Amount which can be withdrawn from the Designated Account	76,68,349.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	76,68,349.00

Table C

Statement for calculation of Receivables from the Sales of The Real Estate Project

Sold Inventory

Sr. No. (1)	Flat No. (2)	Carpet Area (in sq.mtrs) (3)	Unit Consideration as per Agreement/Letter of Allotment.* (4)	Received Amount* (5)	Balance Receivables (6)
Nil					
	Total				

*unit consideration as per agreement /letter of allotment and amount received does not include pass through charges and indirect taxes.

Unsold Inventory

Sr.No. (1)	Flat No. (2)	Carpet Area (insq.mtrs.) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	101	61.946	2112359
2	102	61.946	2112359
3	103	62.056	2116110
4	104	54.813	1869123
5	201	61.946	2112359
6	202	61.946	2112359
7	203	62.056	2116110
8	204	54.813	1869123
9	301	61.946	2112359
10	302	61.946	2112359
11	303	62.056	2116110
12	304	54.813	1869123
13	401	61.946	2112359
14	402	61.946	2112359
15	403	62.056	2116110
16	404	54.813	1869123
17	501	61.946	2112359
18	502	61.946	2112359
19	503	62.056	2116110
20	504	54.813	1869123
Total	20	1203.805	41049755

Table D

Comparison between Balance Cost and receivable

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)	3,06,75,000
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)	-
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1203.805
	(ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of Table C to this certificate	4,10,49,755
4	(iii) Estimated receivables of ongoing project. [Sum of 2+3(ii))]	4,10,49,755
5	(iv) (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 I then 100% of the balance receivable of ongoing project will be deposited in designated Account	-

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)
1.	Opening Balance	Nil
2.	Deposits	
3.	Withdrawals	
4.	Closing Balance	

I hereby certify that required proportion of money, as specified in act,collected from allottees of the project unit as indicated in Table C has been deposited RERA Bank Account.

I hereby certify that Metrocity Developers has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land construction this project.

Table F

Means 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 certificate) (In Rs.)
1.	Own Funds	3,83,43,349	3,83,43,349	76,68,349
2.	Total Borrowed Funds (Secured) - Drawdown availed till date	-	-	-
3.	Total Borrowed Funds (Unsecured) -Drawdown availed till date	-	-	-
4.	Customer Receipts used for Project	-	-	-
5.	Total Funds for project	3,83,43,349	3,83,43,349	76,68,349
6.	Total Estimated cost (As per Table A)	3,83,43,349	3,83,43,349	76,68,349

Table G

Any Comments /Observations of CA

1.	New designated bank account is opened for the project.

Agree and Accepted by

Gandhewar

(Vishal Gandhewar)

Partner

Metrocity Developers

Nagpur

Date : 02/11/2023

PAYAL TAORI
M.NO - 191240
Chartered Accountant

PAYAL TAORI

Chartered Accountant

Taori

MEM NO.191240

UDIN – 23191240BGYDCU2075