Sr. No.	Query Raised	Reply
1	1)Upload Revalidated CC / plinth checking certificate/Appendix F as per Regulation No.2.8.4 of UDPCR-2020, also upload FORM 1, FORM 2 and update the task activity accordingly.,	A. Regarding Upload Revalidated CC- Already submitted CC (Called as Building Permit) On application point No. 13, again copy is attached as **Annexure-1** B.Regarding plinth checking certificate/Appendix F as per Regulation No.2.8.4 of UDPCR-2020- APPENDIX 'F'-FORM FOR INTIMATION OF COMPLETION OF WORK UP TO PLINTH LEVEL* is to be submitted on completion of plinth Level, since the plinth is yet to be completed, Appendix-F cannot be submitted (Copy of format of Appendix F is attached herewith as **Annexure-2**) and also specify in regulation 2.8.4 of UDCPR 2020 as " "**2.8.4 Plinth Checking** **The owner shall give intimation in the prescribed form in Appendix- F to the Authority fter the completion of work upto plinth level. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further. The officers of the Authority, who are empowered to grant development permission and subordinate officers to him, shall each, inspect about 10% of such plinth certified cases.)"** considering above question of Form F does not arise as we never claim in any certificate that the plinth is completed. We hereby again confirm as and when plinth is complete during execution of project we shall submit FORM F. C. Regarding Form 1 & 2 & update the task activities- Needless to inform you that project status same as submitted in Form 1 & 2 on point no. 17 & 18 respectively, (copy is attached as **Annexure 3 & 4**), and waiting for RERA registeration for further activity.

Sr. No.	Query Raised	Reply
2	2) Please refer UD's resolution dated 23.02.2023 and subsequent MahaRERA's order u/no 45 of 2023 dated 15.05.2023, regarding verifying the authenticity/genuineness of CC/OC. Kindly, note that on receipt of comments from the competent authority from their designated email on respective MahaRERA email (as mentioned in order u/no. 45 of 2023 dated 15.05.2023) your application will be processed.	Copy of Email is attached herewith as **Annexure-5** (proof of mail) & its gentle reminder to the same is attached herewith as **Annexure-6.**
3	Form 3 (CA Certificate) -, Submit latest form 3. Reconcile sanctioned number of units in registration application and in form 3 as per sanctioned plan. Kindly contact SRO - NAREDCO (Sangam Jadhav/Srushti Kamble) for further assistance. Submit application only after co-ordinating with SRO. "	Revised/corrected duly shown sanction no. 134 Form-3 is attached on application point No. 25 ' 1 CA Certificate on Project Cost & Fund withdrawal (Form 3) '. Copy of same is enclosed herewith as **Annexure-7.**
Remark : In the MAHARERA application total Units to be corrected and read as 134 instead of 133 since getting remark online correction as "the Building TAB the project's buildings are on desk for scrutiny, can not be modified", so may kindly process our application for 134 Units.		

Nagpur Metropolitan Region Development Authority

Appointed by Government of Maharashtra, Notification dated 4th March 2017

APPENDIX 'D1' as per Building Regulation of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority

(Regulation No. 2.1.1)

Annexure 1

Form for Sanction of Building Permit & Commencement Certificate

No.BE(NMRDA)/ 257		Dispatch Date : 08/04/2022
To,		202012091
Name of the Person	श्री. सुदेशचंद्र बाबुलाल गुप्ता	
Adress of the Applicant	रा. महालक्ष्मी सिटी, खसरा नं. ५६, भोकारा, कोराडी रोड, नागपूर– ४४१११९	
Permit No. :	B.E (NMRDA)/South/Nagpur (Rural)/ No. 17119452/202012091/ 2253	Date : 08-Apr-2022
Site of Proposed Work, Plot No. :	Land	
Mouza & Khasra :	Bhokara-56/1/2/3/4/5,64	
Layout Name :	Malik Makbuja;Bhokara;Kh no 56/1,56/2,56/3,56/4,56/5,64 Bhokara-56/1,56/2,56/3,56/4,56/5,64	

Sir, With reference to your application number 17119452 dated 10-DEC-2020 for the grant of sanction of Commencement Certificate under section 44 of M.R. & T.P. Act 1966 to carry out development work/ and building permit under section 45 of M.R. & T.P. Act to erect building. Sanction is hereby given to construct in accordance with the sanctioned plan, modifying note here under so as not to contrivence any of the building Regulation/Development Control Rules of Nagpur Metropolitan Area. Building Plans are approved by Hon.Metropolitan Commissioner, Nagpur Metropolitan Region Development Authority vide order dated 24/03/2022 As per the Provisions of UDCPR-2020 The Commencement Certificate / Building permit is granted subject to the following conditions:-

1. The sanction once accorded through this commencement certificate/building permit shall remain valid for Four years in the aggregate but shall have to be renewed every one year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid then the Metropolitan Commissioner may condone the delay for submission of application for renewal by charging necessary fees. But in any case commencement certificate shall not be renewed for a period of more than four years from the date of commencement certificate / development certificate. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission i.e. work up to plinth level is completed or where they is no plinth up to upper level of lower basement or stilt as the case may be and such permission shall remain valid till the work is completed. However the condition of lease of allotment of plot for completion of construction will overrule this duration of sanction.

2. The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.

3. This permission does not entitle you to develop the land which does not vest in you.

4. This building shall be used for the purpose for which the sanction is accorded and as prescribed in the prevailing Development Control Rules and Building By-laws.

5. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

6. No departure from the sanctioned plan should be made without obtaining previous sanction of the NMRDA. If any construction is carried out in contravention of the sanctioned plan the Nagpur Metropolitan Region Development Authority may require it to be demolished or altered in such a manner as it may deem fit.

7. Within one year from the date of issue of building permit the owner shall commence the work for which the building permit is issued. The intimation regarding completion of construction upto plinth level should be given in the Form as in Apendix "F" to the NMRDA.

8. The owner through his licensed surveyor/Architect/Engineer who has supervised the construction, shall furnish a building completion certificate to the Metropolitan Commissioner, NMRDA in the form in appendix "G".This certificate shall be accompanied by 3 sets of plans of completed development along with necessary clearances issued by concerned authorities if necessary as mentioned in Building Permit/Commencement Certificate.The Metropolitan Commissioner, NMRDA after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans and all necessary conditions of Building Permit / Commencement Certificate are fulfilled/completed may issue an occupancy certificate in prescribed format "H" for part occupancy and full occupancy as the case may be issued.The Building or part thereof should not be occupied or used unless occupation certificate has been obtained from Metropolitan Commissioner, NMRDA in prescribed format "H".

9. Any person who contravences any of the provisions of these regulations, any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and applicances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence shall be liable for prosecution..

10. W.C, Bath & washing places shall conform to requirement contained in table 12C to 12P attached to Building Regulation of the Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority.

11. Rain water shall entirely be excluded from the connecting sewer & separate arrangement for diverting rain water to road side storm drain shall be made. If any deviation are detected in this respect the Metropolitan Commissioner"s order for rectifying them shall be complied with.

12. All drainage work shall be got done through licensed plumber approved by Nagpur Metropolitan Region Development Authority or Nagpur Municipal Corporation.

13. W.C., Bathroom and washing places shall not be used unless proper connections are made as per table 12C to 12P through licensed plumber as mentioned in 11 above and completion Notice in form 'G' duly signed by licensed surveyor/Architect/Engineer is given and permission to use them is obtained from Metropolitan Commissioner, NMRDA in form 'H'.

14. During the course of construction of building, the sanctioned plan shall always be available at site for inspection by officials of Nagpur Metropolitan Region Development Authority.

15. Except as aforesaid the permission is granted subject to compliance of Building Regulation for time being in force and nothing herein contained shall be regarded as dispensing with such compliance except to the extent expressly specified therein.

16. This permission shall not be construed as affecting in any way the right of Government or Nagpur Metropolitan Region Development Authority or the Municipal Corporation or any other authority or any private person or firm to the land upon which permission has been sought to construct building or to any easementary rights connected there with.

17. The permit holder is not allowed to collect earth/materials from or through Nagpur Metropolitan Region Development Authority land and road sides without permission in writing from Metropolitan Commissioner who may grant it on such terms and conditions as may deem fit. Where such permission has been granted such use shall not be an obstruction or be a hinderance to the road user. The excavated material/debris deposited shall be removed within three days of use of land.If any material is stacked or dumped on Nagpur Metropolitan Region Development Authority land without prior permission and if such permission is granted but subsequently if it is seen that permission is causing hardship to the public then it shall be removed by the Nagpur Metropolitan Region Development Authority at the risk and cost of this permit holder and Nagpur Metropolitan Region Development Authority shall not be responsible for any loss or damage cause to the permit holder. No claim on this account shall be tenable against Nagpur Metropolitan Region Development Authority.

18. Subject to the condition that the party will plant and grow in vacant land Nos. 587 of shady trees under the provisions of Maharashtra (Urban Area) Reservations of Tree Act.1975.

19. This sanction is subject to the condition that drinking water and sewerage disposal is not guaranteed by Nagpur Municipal Corporation/Nagpur Metropolitan Region Development Authority.

20. Dustbins of suitable sizes should be provided within the plot boundary easily accessible from road.

21. Suitable letter delivery boxes should be installed at easily accessible place on ground floor.

22. Neccessary arrangement for rain water harvesting shall be done

23. This sanction is subject to the Terms & Conditions mentioned in NA Order issued by Collector (Nagpur) on dated 11/01/2022.

24. This sanction is subject to the conditions of Development Agreement/Approval Letter Dated 23/02/2021 with NMRDA/NIT.

25. This sanction is subject to the conditions of FIRE NOC from Chief Fire Officer,NMC / Director of Maharashtra Fire Services, Mumbai as a High Rise Building/Competant Authority Dated 13/08/2021 Letter No. MFS/51/2021/548 and 09/03/2022 Letter No. MFS/51/2022/220

26. This sanction is subject to the conditions of NOC from Airport Authority of India dated 14/02/2022

27. This sanction is subject to the conditions of NOC from Gram Panchayat Bhokara dated -/-/-

28. Neccessary arrangement for Solar Water Heater shall be incorporated.

29. The Layout of land under reference is approved by Chairman NIT/Metropolitan Commissioner/Collector vide order dated -/-/-

30. The Development Agreement / Approval Letter of land under reference is approved by Chairman NIT/Metropolitan Commissioner,NMRDA vide order dated -/-/-

31. The Landowner/Developer and Architect/Engineer/Structural Engineer shall be held guilty if Construction done in contravention to this sanction/ UDCPR Rule & MRTP Act 1966 as and when embedded.

32. The provisions of the Unified Development Control and Promotion Regulations for Nagpur Metropolitan Regional Development Authority shall be binding on the owner/developer.

33. If any error / mistake is found in the computation sheet or calculations in the plan which are not inconfirmity with DC rules. The part of the building or construction which is not as per rules shall be construed as unauthorised and the decision of Metropolitan Commissioner, NMRDA Nagpur in this regard shall be final.

34. The construction material should be arranged in such a manner so as not to obstruct drain, rain water and traffic etc. If any obstruction is created, legal action shall be initiated for the same by the Metropolitan Commissioner, NMRDA.

35. If any defects is found in ownership & other documents submitted for sanction of building construction or if documents are found to be fraudulent and misleading then the permission granted shall be treated as cancelled. Similarity the permit holder shall be liable for criminal prosecution under the provisions of Indian Penal Code.

36. The building construction shall be completed under the supervision of licensed civil engineer/ architect as per the sanctioned building plan, for the breach of any terms and conditions, the Building Permission shall be treated as cancelled.

37. Prior to use of building the applicant should make necessary arrangement for water supply, waste water & sewage disposal.

38. Subject to condition mentioned in the Indemnity Bond submitted by the applicant regarding Structral Stability.

Enclosure :

One Copy / One Set of Sanctioned Plan

202012091

Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

Copy To:

1. The Divisional Engineer-I, NMRDA
with a copy of sanction building permit ,building plan (enclosed herewith) for neccessary action

39. SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 11/05/2023 OF STRUCTURAL DESIGNER AND APPLICANT

40. Subject to Condition of N.O.C from Airport Authority Dt 14/02/2022

41. Subject to the provisions of structural drawings submitted by applicant.

42. The Previous Building Permit No. BP(Addition/Alteration/Ru) 0220/Addl/Alt/Ge/Ru) Case No : MP/ST66/2023-111/243 Dated 07/06/2013 Building Plan is stands to be cancelled

43. Subject to the condition that Developer/ Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB without compliance of same occupation permission not be issued.

44. Subject to Compliance of terms and Conditions of Environment clearance Letter dated

- sd -

Assistant Engineer
Nagpur Metropolitan Region
Development Authiority
Nagpur

45. Subject to terms and condition of Government circular dated 30-01-2018 that Developer have to construct the temporary shade, toilet and arrangement of drinking water for the labours.

46. Necessary arrangement for rain water harvesting shall be done

APPENDIX 'F'

FORM FOR INTIMATION OF COMPLETION OF WORK UP TO PLINTH LEVEL*

To,

The Authority,

Planning Authority /Collector

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No _____ Plot No..... Revenue S.No...../ Gat No...../ Khasara No..... / City Survey No...../ Final Plot No....., Mouje .....situated at Road/Street _____,Society_____ in accordance with your permission No _____ dated _____ under my architectural / technical supervision and construction is carried out strictly in accordance with the sanctioned plan upto plinth level.

This is for information to you and we are proceeding further with the remaining construction work.

Yours faithfully

Signature of Architect/Licensed Engineer/ /Supervisor

Name : _____

(In Block Letters)`_____

Address :_____

_____

E-mail ID: _____

Mobile No.: _____

Date: _____

FORM 1
(See Regulation 3)
ARCHITECT'S CERTIFICATE

Date: 01.06.2023

To,
The Promoter,
Dada Properties Private Limited,
S-518, Manish Chambers, Sonawala Cross Rd 1,
Goregaon East, Mumbai MH 400063.

Subject: Certificate of Percentage of Completion of Construction Work of **FREESIA having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by Dada Properties Private Limited /Sudesh Chandra Gupta.**

Sir,

I/We Ashwin Durge have undertaken assignment as Architect/Licensed Surveyor of certifying Percentage of Completion of Construction Work of **FREESIA having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by Dada Properties Private Limited /Sudesh Chandra Gupta.**

Based on Site Inspection with respect to Layout / each of the Building/Wing of the aforesaid Real Estate Project. I certify that as on the date of this certificate, the Percentage of Work done for each of the building/Wing of the Real Estate Project under MahaRERA is as per Table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

Table A
Layout/Building/Wing Number Block No. 18
(to be prepared separately for each Layout /Building /Wing of the Project)

Sr. No (1)	Tasks /Activity (2)	Percentage of Actual work done(as on the date of certificate) (3)
1	Excavation	0
2	Basements (if any)	No Basement
3	Podiums (if any)	No Basement
4	Plinth	0
5	Stilt Floor	No Stilt Floor

6	Slabs of Super Structure	0
7	Internal walls, Internal Plaster, Floorings, Doors and Windows within Flats/Premises	0
8	Sanitary Fittings within the Flat/Premises	0
9	Staircases, Lifts Wells and Lobbies at each Floor level Overhead and Underground Water Tanks	0
10	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing,	0
11	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings, mechanical equipment, 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 in agreement of sale. Any other activities	0

TABLE-B

Common Areas (Internal & External Development Works) in Respect of the Registered Phase/project number - Block – 18

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work done(as on the date of certificate) (4)	Details (5)
1.	Internal Roads & Footpaths	Yes	0	--
2.	Water Supply	Yes	0	--
3.	Sewerage (chamber, lines, Septic Tank, STP)	Yes	0	--
4.	Storm Water Drains	Yes	0	--
5.	Landscaping & Tree Planting	Yes	0	--
6.	Street Lighting	Yes	0	--
7.	Community Buildings	Yes	0	--
8.	Treatment and disposal of sewage and sullage water	Yes	0	--
9.	Solid Waste management & Disposal	Yes	0	--
10.	Water conservation/ Rain water harvesting	Yes	0	--
11.	Energy management	No	0	--

Sr. No. (1)	Common areas and Facilities (2)	Proposed (Yes/No) (3)	Percentage of Actual Work done(as on the date of certificate) (4)	Details (5)
12.	Fire protection and fire safety requirements	Yes	0	--
13.	Electrical meter room, sub-station ~~receiving station~~	Yes	0	--
14.	Others (option to add more)	--	--	--

AR. ASHWIN DURGE
Signature & Name Architect
COA No. CA/2017/81007

Agreed and Accepted by:

Dada Properties Private Limited

Signature of Promoter

Name : Dada Properties Private Limited

Date : 01-06-2023.



Form – 2
[See Regulation 3]
Engineer's Certificate

Date: 01.06.2023

To,
The Promoter,
Dada Properties Private Limited,
S-518, Manish Chambers, Sonawala Cross Rd 1,
Goregaon East, Mumbai MH 400063.

Subject : Certificate of Cost incurred for Development of FREESIA having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by Dada Properties Private Limited /Sudesh Chandra Gupta [Promoter's Name].

Sir,

1. I/We Pankaj Arya have undertaken assignment of certifying Estimated cost for **FREESIA** ~~<Project Name>~~ having MahaRERA Registration Number _____ (Only Applicable after project Registration) being developed by **Dada Properties Private Limited /Sudesh Chandra Gupta.**

2. We have estimated the cost of Civil,MEP and Allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/Consultants. The schedule of items and quantity required for the entire work as calculated by Pankaj Arya Quantity Surveyor* appointed by Developer/Engineer, the assumption of the cost of material, labour and other inputs made by the developer, and the site inspection carried out by us to ascertain/confirm the above analysis given to us.

3. We estimate Total Estimated Cost of completion of the aforesaid project under reference at Rs. **3600.00 Lakhs** (Total of Table A and B) at the time of registration. The estimated Total cost of project is with reference to the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale and for the purpose of obtaining occupation certificate/completion certificate for the Buildings/ Wings/Layout/Plotted Development from the _____ being the planning Authority under whose jurisdiction the aforesaid project is being implemented.

4. The estimated cost incurred till date is calculated at Rs. **NIL** (Total of Table A and B).The amount of Estimated cost incurred is calculated on the basis of input materials/services used and unit cost of these items.

5. The balance cost of completion of the Civil, MEP and allied works required for completion of the apartments and proportionate completion of internal & external works of the project as per specifications mentioned in agreement of sale, of the Project is estimated at **Rs.3600.00 Lakhs** (Total of Table A and B)

6. I certify that the cost of the Civil, MEP and allied works for the apartments and proportionate internal & external works, as per specifications mentioned in agreement of sale, of the aforesaid Project as completed on the date of this certificate is as given in Table A and B below:

TABLE A

Building/Wing/Layout/Plotted Development bearing Number___ or called ___
(to be prepared separately for each Building /Wing/Layout/Plotted Development of the Real Estate Project)

Sr. No.	Particulars	Amounts (Rs. In Lakhs)
1.	Total Estimated cost of the buildings/wings as on date of Registration is	3200.00
2.	Cost incurred as on date of certificate	0.00
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	3200.00
5.	Cost Incurred on Additional /Extra Items not Included in the Estimated Cost (Table - C)	Nil

TABLE B

Internal & External Development works in respect of the Registered Phase

Sr. No.	Particulars	Amounts (Rs. In Lakhs)
1.	Total Estimated cost of the internal and external Development Works including amenities and facilities in the layout as on date of Registration is	400.00
2.	Cost incurred as on date of certificate	0.00
3.	Work done in Percentage (as Percentage of the estimated cost)	0.00%
4.	Balance Cost to be Incurred** (Based on Estimated Cost)	400.00
5.	Cost Incurred on Additional / Extra Items not Included in the Estimated Cost (Table - C)	Nil

Yours faithfully,

PANKAJ ARYA

Agreed and Accepted by:

Dada Properties Private Limited

Signature of Promoter

Name : Dada Properties Private Limited

Date : 01 - 06 -2023.

Annexure 5

Gmail

sudesh gupta <sudeshkhard@gmail.com>

MAHARERA Registration of the Project FREESIA under Application No. REA50500142397, Confirmation of Building Permit & Commencement Certificate No. B.E (NMRDA)/57 dated 08.04.2022.

sudesh gupta <sudeshkhard@gmail.com> Tue, 8 Aug at 1:05 PM
To: <mahareracc.nagpur@gmail.com>

Dear Sir,

We Dada Properties Private Limited are developing Project 'FREESIA' Collaboration Arrangement with Landowner Mr. Sudesh Chandra Gupta. Accordingly have applied for MAHARERA Registration of the Project FREESIA under Application No. REA50500142397 dated 18.07.2023, wherein for compliance of MahaRERA's order u/no 45 of 2023 dated 15.05.2023, regarding verifying the authenticity/genuineness of CC/OC herewith are attached the under mentioned documents for your kind consideration and validation,

1. Copy of Sanction Layout in name of the Land Owner Mr. Sudesh Chandra Gupta is attached herewith as **Annexure A**.
2. Copy of Building Permit & Commencement Certificate in name of the Land Owner Mr. Sudesh Chandra Gupta from NMRDA is attached herewith as **Annexure B**.
3. Copy of Sanction Ground Floor Plan & Typical Floor Plan in name of the Land Owner Mr. Sudesh Chandra Gupta is attached herewith as **Annexure C1 & C2**.

Request you kindly expedite the Validation and do the needful at an earliest.

Thanking You

[Quoted text hidden]

Annexure B- Building permit for land.pdf, Annexure C2 -B18 Typical.pdf, Annexure C1- B18 Ground.pdf, Annexure A- Layout.pdf

Annexure 6

Ankit Bajaj <finance@ramnathgroup.com>

Sub : Under MAHARERA Application No. REA50500142397 confirmation of NMRDA Building Permit No. B.E(NMRDA)/South/Nagpur (Rural)/ No. 17119452/202012091/2553 dated 08.04.2022, of layout on land survey No. No.56, Hissa No.1, 2, 3, 4 and 5 and Survey No. 64 of Village (Mouza) Bhokara, Patwari Halka No. 12-A, Tehsil Nagpur (Rural), Nagpur 441111.

sudesh gupta <sudeshkhard@gmail.com> Sat, Aug 26, 2023 at 11:57 AM
To: mahareracc.nagpur@gmail.com
Cc: helpdesk@maharera.mahaonline.gov.in
Bcc: finance@ramnathgroup.com

Dear Sir,

We have submitted an application to MAHARERA under MAHARERA Registration Application No. REA50500142397 dated 18.07.2023, wherein for compliance of MahaRERA's order u/no 45 of 2023 dated 15.05.2023, regarding verifying the authenticity/genuineness of CC/OC herewith are attached the under mentioned documents for your kind consideration and validation.

List of Attachment :

1. Copy of Sanction Layout in name of the Land Owner Mr. Sudesh Chandra Gupta is attached herewith as Annexure A.

2. Copy of Building Permit & Commencement Certificate in name of the Land Owner Mr. Sudesh Chandra Gupta from NMRDA is attached herewith as Annexure B.

3. Copy of Sanction Ground Floor Plan & Typical Floor Plan in name of the Land Owner Mr. Sudesh Chandra Gupta is attached herewith as Annexure C1 & C2.

Request you kindly expedite the Validation and do the needful at an earliest.

Thanks & Regards

Regards
Sudesh Gupta
M : 9370464538

4 attachments

- **Annexure B- Building permit for land.pdf** 556K
- **Annexure C2 -B18 Typical.pdf** 1538K
- **Annexure A- Layout.pdf** 2280K
- **Annexure C1- B18 Ground.pdf** 2228K

Annexure 7

Bharat Singhal & Co
CHARTERED ACCOUNTANTS

404, Sai Chamber Premises,
Opp. Railway Station, Santacruz East
Mumbai – 400055.
Cell :9867673698,
Email: singhalbharat627@gmail.com

FORM 3

(*See* Regulation 3)

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

Date: 31-May-2023

To,
The Dada Properties Pvt. Ltd.,
S-518, Manish Chambers, Sonawala Cross Rd 1,
Goregaon East Mumbai MH 400063.

Subject : Certificate of Financial Progress of work of FREESIA having MahaRERA Registration Number _____ being developed by Dada Properties Private Limited.

Sir,

This Certificate is being issued for RERA compliance for the FREESIA having MAHARERA Registration Number _____ being developed by Dada Properties Private Limited and is based on 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) (Rs. In Lakhs)
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 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

BHARAT KUMAR M. No. 175787 CHARTERED ACCOUNTANT

	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	0.00
	(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.	0.00
	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.	0.00
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component.	0.00
	Sub Total of Land Cost:	**0.00**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer.	3200.00
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
	(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.	1000.00
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	200.00
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	100.00
	Sub-total of Development Cost:	
	Total Cost of the Project (Estimated)	**4500.00**

BHARAT KUMAR * M. No. 175787 * CHARTERED ACCOUNTANT

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

**Estimated cost shall be revised through correction application.

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

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 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

BHARAT KUM... M. No. 175727 CHARTERED ACCOUNTANT

	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.	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	0.00
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	0.00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	0.00
	(ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	0.00
	(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.	20.00
	(iv) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	0.00
	(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
	Sub-total of Development Cost :	**20.00**
3.	Total Cost of the Project (Actual incurred as on date of certificate)	**20.00**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**0.44%**
5.	Amount which can be withdrawn from the Designated	**20.00**



	Account.	
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	0.00
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	20.00

*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

S. 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)
1	--	--	--	--	--
2	--	--	--	--	--
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.	Flat/Apartment No. as per Sanction	Apartment Trade-name	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (In Rs.)
-1	-2	-2.a	-3	-4
1	Apartment No. 1, Ground Floor, Building No.B1,	3 BHK Apartment No. 1 (Freesia B-001)	86.305	28,29,078
2	Apartment No. 2, Ground Floor, Building No.B1,	4 BHK Apartment No. 2 (Freesia B-002)	124.222	40,71,997
3	Apartment No. 3, Ground Floor, Building No.B1,	2 BHK Apartment No. 3 (Freesia B-003)	86.148	28,23,931
4.	Apartment No. 4, Ground Floor, Building No.B1,	2 BHK Apartment No. 4 (Freesia B-004)	86.148	28,23,931
5	Apartment No. 5, Ground Floor, Building No.B1,	2 BHK Apartment No. 5 (Freesia B-005)	69.283	22,71,097
6	Apartment No. 6, Ground Floor, Building No.B1,	2 BHK Apartment No. 6 (Freesia B-006)	69.283	22,71,097
7	Apartment No. 1, 1st Floor, Building No.B1,	3 BHK Apartment No. 101 (Freesia B-101)	86.305	28,29,078

BHARAT KUMAR M. No. 175707 CHARTERED ACCOUNTANT

Sr. No.	Flat/Apartment No. as per Sanction	Apartment Trade-name	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (In Rs.)
8	Apartment No. 2, 1st Floor, Building No.B1,	4 BHK Apartment No. 102 (Freesia B-102)	124.222	40,71,997
9	Apartment No. 3, 1st Floor, Building No.B1,	2 BHK Apartment No. 103 (Freesia B-103)	86.148	28,23,931
10	Apartment No. 4, 1st Floor, Building No.B1,	2 BHK Apartment No. 104 (Freesia B-104)	86.148	28,23,931
11	Apartment No. 5, 1st Floor, Building No.B1,	2 BHK Apartment No. 105 (Freesia B-105)	69.283	22,71,097
12	Apartment No. 6, 1st Floor, Building No.B1,	2 BHK Apartment No. 106 (Freesia B-106)	69.283	22,71,097
13	Apartment No. 1, 2nd Floor, Building No.B1,	3 BHK Apartment No. 201 (Freesia B-201)	86.305	28,29,078
14	Apartment No. 2, 2nd Floor, Building No.B1,	4 BHK Apartment No. 202 (Freesia B-202)	124.222	40,71,997
15	Apartment No. 3, 2nd Floor, Building No.B1,	2 BHK Apartment No. 203 (Freesia B-203)	86.148	28,23,931
16	Apartment No. 4, 2nd Floor, Building No.B1,	2 BHK Apartment No. 204 (Freesia B-204)	86.148	28,23,931
17	Apartment No. 5, 2nd Floor, Building No.B1,	2 BHK Apartment No. 205 (Freesia B-205)	69.283	22,71,097
18	Apartment No. 6, 2nd Floor, Building No.B1,	2 BHK Apartment No. 206 (Freesia B-206)	69.283	22,71,097
19	Apartment No. 1, 3rd Floor, Building No.B1,	3 BHK Apartment No. 301 (Freesia B-301)	86.305	28,29,078
20	Apartment No. 2, 3rd Floor, Building No.B1,	4 BHK Apartment No. 302 (Freesia B-302)	124.222	40,71,997
21	Apartment No. 3, 3rd Floor, Building No.B1,	2 BHK Apartment No. 303 (Freesia B-303)	86.148	28,23,931
22	Apartment No. 4, 3rd Floor, Building No.B1,	2 BHK Apartment No. 304 (Freesia B-304)	86.148	28,23,931
23	Apartment No. 5, 3rd Floor, Building No.B1,	2 BHK Apartment No. 305 (Freesia B-305)	69.283	22,71,097
24	Apartment No. 6, 3rd Floor, Building No.B1,	2 BHK Apartment No. 306 (Freesia B-306)	69.283	22,71,097
25	Apartment No. 1, 4th Floor, Building No.B1,	3 BHK Apartment No. 401 (Freesia B-401)	86.305	28,29,078
26	Apartment No. 2, 4th Floor, Building No.B1,	4 BHK Apartment No. 402 (Freesia B-402)	124.222	40,71,997
27	Apartment No. 3, 4th Floor, Building No.B1,	2 BHK Apartment No. 403 (Freesia B-403)	86.148	28,23,931



Sr. No.	Flat/Apartment No. as per Sanction	Apartment Trade-name	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (In Rs.)
28	Apartment No. 4, 4th Floor, Building No.B1,	2 BHK Apartment No. 404 (Freesia B-404)	86.148	28,23,931
29	Apartment No. 5, 4th Floor, Building No.B1,	2 BHK Apartment No. 405 (Freesia B-405)	69.283	22,71,097
30	Apartment No. 6, 4th Floor, Building No.B1,	2 BHK Apartment No. 406 (Freesia B-406)	69.283	22,71,097
31	Apartment No. 1, 5th Floor, Building No.B1,	3 BHK Apartment No. 501 (Freesia B-501)	86.305	28,29,078
32	Apartment No. 2, 5th Floor, Building No.B1,	4 BHK Apartment No. 502 (Freesia B-502)	124.222	40,71,997
33	Apartment No. 3, 5th Floor, Building No.B1,	2 BHK Apartment No. 503 (Freesia B-503)	86.148	28,23,931
34	Apartment No. 4, 5th Floor, Building No.B1,	2 BHK Apartment No. 504 (Freesia B-504)	86.148	28,23,931
35	Apartment No. 5, 5th Floor, Building No.B1,	2 BHK Apartment No. 505 (Freesia B-505)	69.283	22,71,097
36	Apartment No. 6, 5th Floor, Building No.B1,	2 BHK Apartment No. 506 (Freesia B-506)	69.283	22,71,097
37	Apartment No. 1, 6th Floor, Building No.B1,	3 BHK Apartment No. 601 (Freesia B-601)	86.305	28,29,078
38	Apartment No. 2, 6th Floor, Building No.B1,	4 BHK Apartment No. 602 (Freesia B-602)	124.222	40,71,997
39	Apartment No. 3, 6th Floor, Building No.B1,	2 BHK Apartment No. 603 (Freesia B-603)	86.148	28,23,931
40	Apartment No. 4, 6th Floor, Building No.B1,	2 BHK Apartment No. 604 (Freesia B-604)	86.148	28,23,931
41	Apartment No. 5, 6th Floor, Building No.B1,	2 BHK Apartment No. 605 (Freesia B-605)	69.283	22,71,097
42	Apartment No. 6, 6th Floor, Building No.B1,	2 BHK Apartment No. 606 (Freesia B-606)	69.283	22,71,097
43	Apartment No. 1, 7th Floor, Building No.B1,	3 BHK Apartment No. 701 (Freesia B-701)	86.305	28,29,078
44	Apartment No. 2, 7th Floor, Building No.B1,	4 BHK Apartment No. 702 (Freesia B-702)	124.222	40,71,997
45	Apartment No. 3, 7th Floor, Building No.B1,	2 BHK Apartment No. 703 (Freesia B-703)	86.148	28,23,931
46	Apartment No. 4, 7th Floor, Building No.B1,	2 BHK Apartment No. 704 (Freesia B-704)	86.148	28,23,931
47	Apartment No. 5, 7th Floor, Building No.B1,	2 BHK Apartment No. 705 (Freesia B-705)	69.283	22,71,097



Sr. No.	Flat/Apartment No. as per Sanction	Apartment Trade-name	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (In Rs.)
48	Apartment No. 6, 7th Floor, Building No.B1,	2 BHK Apartment No. 706 (Freesia B-706)	69.283	22,71,097
49	Apartment No. 1, 8th Floor, Building No.B1,	3 BHK Apartment No. 801 (Freesia B-801)	86.305	28,29,078
50	Apartment No. 2, 8th Floor, Building No.B1,	4 BHK Apartment No. 802 (Freesia B-802)	124.222	40,71,997
51	Apartment No. 3, 8th Floor, Building No.B1,	2 BHK Apartment No. 803 (Freesia B-803)	86.148	28,23,931
52	Apartment No. 4, 8th Floor, Building No.B1,	2 BHK Apartment No. 804 (Freesia B-804)	86.148	28,23,931
53	Apartment No. 5, 8th Floor, Building No.B1,	2 BHK Apartment No. 805 (Freesia B-805)	69.283	22,71,097
54	Apartment No. 6, 8th Floor, Building No.B1,	2 BHK Apartment No. 806 (Freesia B-806)	69.283	22,71,097
55	Apartment No. 1, 9th Floor, Building No.B1,	3 BHK Apartment No. 901 (Freesia B-901)	86.305	28,29,078
56	Apartment No. 2, 9th Floor, Building No.B1,	4 BHK Apartment No. 902 (Freesia B-902)	124.222	40,71,997
57	Apartment No. 3, 9th Floor, Building No.B1,	2 BHK Apartment No. 903 (Freesia B-903)	86.148	28,23,931
58	Apartment No. 4, 9th Floor, Building No.B1,	2 BHK Apartment No. 904 (Freesia B-904)	86.148	28,23,931
59	Apartment No. 5, 9th Floor, Building No.B1,	2 BHK Apartment No. 905 (Freesia B-905)	69.283	22,71,097
60	Apartment No. 6, 9th Floor, Building No.B1,	2 BHK Apartment No. 906 (Freesia B-906)	69.283	22,71,097
61	Apartment No. 1, 10th Floor, Building No.B1,	3 BHK Apartment No. 1001 (Freesia B-1001)	86.305	28,29,078
62	Apartment No. 2, 10th Floor, Building No.B1,	4 BHK Apartment No. 1002 (Freesia B-1002)	124.222	40,71,997
63	Apartment No. 3, 10th Floor, Building No.B1,	2 BHK Apartment No. 1003 (Freesia B-1003)	86.148	28,23,931
64	Apartment No. 4, 10th Floor, Building No.B1,	2 BHK Apartment No. 1004 (Freesia B-1004)	86.148	28,23,931
65	Apartment No. 5, 10th Floor, Building No.B1,	2 BHK Apartment No. 1005 (Freesia B-1005)	69.283	22,71,097
66	Apartment No. 6, 10th Floor, Building No.B1,	2 BHK Apartment No. 1006 (Freesia B-1006)	69.283	22,71,097
67	Apartment No. 1, 11th Floor, Building No.B1,	3 BHK Apartment No. 1101 (Freesia B-1101)	86.305	28,29,078



Sr. No.	Flat/Apartment No. as per Sanction	Apartment Trade-name	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (In Rs.)
68	Apartment No. 2, 11th Floor, Building No.B1,	4 BHK Apartment No. 1102 (Freesia B-1102)	124.222	40,71,997
69	Apartment No. 3, 11th Floor, Building No.B1,	2 BHK Apartment No. 1103 (Freesia B-1103)	86.148	28,23,931
70	Apartment No. 4, 11th Floor, Building No.B1,	2 BHK Apartment No. 1104 (Freesia B-1104)	86.148	28,23,931
71	Apartment No. 5, 11th Floor, Building No.B1,	2 BHK Apartment No. 1105 (Freesia B-1105)	69.283	22,71,097
72	Apartment No. 6, 11th Floor, Building No.B1,	2 BHK Apartment No. 1106 (Freesia B-1106)	69.283	22,71,097
73	Apartment No. 1, 12th Floor, Building No.B1,	3 BHK Apartment No. 1201 (Freesia B-1201)	86.305	28,29,078
74	Apartment No. 2, 12th Floor, Building No.B1,	4 BHK Apartment No. 1202 (Freesia B-1202)	124.222	40,71,997
75	Apartment No. 3, 12th Floor, Building No.B1,	2 BHK Apartment No. 1203 (Freesia B-1203)	86.148	28,23,931
76	Apartment No. 4, 12th Floor, Building No.B1,	2 BHK Apartment No. 1204 (Freesia B-1204)	86.148	28,23,931
77	Apartment No. 5, 12th Floor, Building No.B1,	2 BHK Apartment No. 1205 (Freesia B-1205)	69.283	22,71,097
78	Apartment No. 6, 12th Floor, Building No.B1,	2 BHK Apartment No. 1206 (Freesia B-1206)	69.283	22,71,097
79	Apartment No. 1, 13th Floor, Building No.B1,	3 BHK Apartment No. 1301 (Freesia B-1301)	86.305	28,29,078
80	Apartment No. 2, 13th Floor, Building No.B1,	4 BHK Apartment No. 1302 (Freesia B-1302)	124.222	40,71,997
81	Apartment No. 3, 13th Floor, Building No.B1,	2 BHK Apartment No. 1303 (Freesia B-1303)	86.148	28,23,931
82	Apartment No. 4, 13th Floor, Building No.B1,	2 BHK Apartment No. 1304 (Freesia B-1304)	86.148	28,23,931
83	Apartment No. 5, 13th Floor, Building No.B1,	2 BHK Apartment No. 1305 (Freesia B-1305)	69.283	22,71,097
84	Apartment No. 6, 13th Floor, Building No.B1,	2 BHK Apartment No. 1306 (Freesia B-1306)	69.283	22,71,097
85	Apartment No. 1, 14th Floor, Building No.B1,	3 BHK Apartment No. 1401 (Freesia B-1401)	86.305	28,29,078
86	Apartment No. 2, 14th Floor, Building No.B1,	4 BHK Apartment No. 1402 (Freesia B-1402)	124.222	40,71,997
87	Apartment No. 3, 14th Floor, Building No.B1,	2 BHK Apartment No. 1403 (Freesia B-1403)	86.148	28,23,931



Sr. No.	Flat/Apartment No. as per Sanction	Apartment Trade-name	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (In Rs.)
88	Apartment No. 4, 14th Floor, Building No.B1,	2 BHK Apartment No. 1404 (Freesia B-1404)	86.148	28,23,931
89	Apartment No. 5, 14th Floor, Building No.B1,	2 BHK Apartment No. 1405 (Freesia B-1405)	69.283	22,71,097
90	Apartment No. 6, 14th Floor, Building No.B1,	2 BHK Apartment No. 1406 (Freesia B-1406)	69.283	22,71,097
91	Apartment No. 1, Ground Floor, Building No.B2,	2 BHK Apartment No. 2 (Freesia A-002)	69.184	22,67,852
92	Apartment No. 2, Ground Floor, Building No.B2,	3 BHK Apartment No. 3 (Freesia A-003)	82.863	27,16,249
93	Apartment No. 1, 1st Floor, Building No.B2,	2 BHK Apartment No. 101 (Freesia A-101)	69.286	22,71,195
94	Apartment No. 2, 1st Floor, Building No.B2,	2 BHK Apartment No. 102 (Freesia A-102)	69.184	22,67,852
95	Apartment No. 3, 1st Floor, Building No.B2,	3 BHK Apartment No. 103 (Freesia A-103)	82.863	27,16,249
96	Apartment No. 1, 2nd Floor, Building No.B2,	2 BHK Apartment No. 201 (Freesia A-201)	69.286	22,71,195
97	Apartment No. 2, 2nd Floor, Building No.B2,	2 BHK Apartment No. 202 (Freesia A-202)	69.184	22,67,852
98	Apartment No. 3, 2nd Floor, Building No.B2,	3 BHK Apartment No. 203 (Freesia A-203)	82.863	27,16,249
99	Apartment No. 1, 3rd Floor, Building No.B2,	2 BHK Apartment No. 301 (Freesia A-301)	69.286	22,71,195
100	Apartment No. 2, 3rd Floor, Building No.B2,	2 BHK Apartment No. 302 (Freesia A-302)	69.184	22,67,852
101	Apartment No. 3, 3rd Floor, Building No.B2,	3 BHK Apartment No. 303 (Freesia A-303)	82.863	27,16,249
102	Apartment No. 1, 4th Floor, Building No.B2,	2 BHK Apartment No. 401 (Freesia A-401)	69.286	22,71,195
103	Apartment No. 2, 4th Floor, Building No.B2,	2 BHK Apartment No. 402 (Freesia A-402)	69.184	22,67,852
104	Apartment No. 3, 4th Floor, Building No.B2,	3 BHK Apartment No. 403 (Freesia A-403)	82.863	27,16,249
105	Apartment No. 1, 5th Floor, Building No.B2,	2 BHK Apartment No. 501 (Freesia A-501)	69.286	22,71,195
106	Apartment No. 2, 5th Floor, Building No.B2,	2 BHK Apartment No. 502 (Freesia A-502)	69.184	22,67,852
107	Apartment No. 3, 5th Floor, Building No.B2,	3 BHK Apartment No. 503 (Freesia A-503)	82.863	27,16,249



Sr. No.	Flat/Apartment No. as per Sanction	Apartment Trade-name	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (In Rs.)
108	Apartment No. 1, 6th Floor, Building No.B2,	2 BHK Apartment No. 601 (Freesia A-601)	69.286	22,71,195
109	Apartment No. 2, 6th Floor, Building No.B2,	2 BHK Apartment No. 602 (Freesia A-602)	69.184	22,67,852
110	Apartment No. 3, 6th Floor, Building No.B2,	3 BHK Apartment No. 603 (Freesia A-603)	82.863	27,16,249
111	Apartment No. 1, 7th Floor, Building No.B2,	2 BHK Apartment No. 701 (Freesia A-701)	69.286	22,71,195
112	Apartment No. 2, 7th Floor, Building No.B2,	2 BHK Apartment No. 702 (Freesia A-702)	69.184	22,67,852
113	Apartment No. 3, 7th Floor, Building No.B2,	3 BHK Apartment No. 703 (Freesia A-703)	82.863	27,16,249
114	Apartment No. 1, 8th Floor, Building No.B2,	2 BHK Apartment No. 801 (Freesia A-801)	69.286	22,71,195
115	Apartment No. 2, 8th Floor, Building No.B2,	2 BHK Apartment No. 802 (Freesia A-802)	69.184	22,67,852
116	Apartment No. 3, 8th Floor, Building No.B2,	3 BHK Apartment No. 803 (Freesia A-803)	82.863	27,16,249
117	Apartment No. 1, 9th Floor, Building No.B2,	2 BHK Apartment No. 901 (Freesia A-901)	69.286	22,71,195
118	Apartment No. 2, 9th Floor, Building No.B2,	2 BHK Apartment No. 902 (Freesia A-902)	69.184	22,67,852
119	Apartment No. 3, 9th Floor, Building No.B2,	3 BHK Apartment No. 903 (Freesia A-903)	82.863	27,16,249
120	Apartment No. 1, 10th Floor, Building No.B2,	2 BHK Apartment No. 1001 (Freesia A-1001)	69.286	22,71,195
121	Apartment No. 2, 10th Floor, Building No.B2,	2 BHK Apartment No. 1002 (Freesia A-1002)	69.184	22,67,852
122	Apartment No. 3, 10th Floor, Building No.B2,	3 BHK Apartment No. 1003 (Freesia A-1003)	82.863	27,16,249
123	Apartment No. 1, 11th Floor, Building No.B2,	2 BHK Apartment No. 1101 (Freesia A-1101)	69.286	22,71,195
124	Apartment No. 2, 11th Floor, Building No.B2,	2 BHK Apartment No. 1102 (Freesia A-1102)	69.184	22,67,852
125	Apartment No. 3, 11th Floor, Building No.B2,	3 BHK Apartment No. 1103 (Freesia A-1103)	82.863	27,16,249
126	Apartment No. 1, 12th Floor, Building No.B2,	2 BHK Apartment No. 1201 (Freesia A-1201)	69.286	22,71,195
127	Apartment No. 2, 12th Floor, Building No.B2,	2 BHK Apartment No. 1202 (Freesia A-1202)	69.184	22,67,852



Sr. No.	Flat/Apartment No. as per Sanction	Apartment Trade-name	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (In Rs.)
128	Apartment No. 3, 12th Floor, Building No.B2,	3 BHK Apartment No. 1203 (Freesia A-1203)	82.863	27,16,249
129	Apartment No. 1, 13th Floor, Building No.B2,	2 BHK Apartment No. 1301 (Freesia A-1301)	69.286	22,71,195
130	Apartment No. 2, 13th Floor, Building No.B2,	2 BHK Apartment No. 1302 (Freesia A-1302)	69.184	22,67,852
131	Apartment No. 3, 13th Floor, Building No.B2,	3 BHK Apartment No. 1303 (Freesia A-1303)	82.863	27,16,249
132	Apartment No. 1, 14th Floor, Building No.B2,	2 BHK Apartment No. 1401 (Freesia A-1401)	69.286	22,71,195
133	Apartment No. 2, 14th Floor, Building No.B2,	2 BHK Apartment No. 1402 (Freesia A-1402)	69.184	22,67,852
134	Apartment No. 3, 14th Floor, Building No.B2,	3 BHK Apartment No. 1403 (Freesia A-1403)	82.863	27,16,249
Total			11,071.544	36,29,25,210

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)	4480.00
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)	0.00
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	11,071.544 Sq. Mtrs Rs. 3,629.25
4	Estimated receivables of ongoing project. [Sum of 2 + 3(ii)]	3,629.25
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	--

BHARAT KUMAR JAIN
M.No. 175787
CHARTERED ACCOUNTANT

Table E
Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date- (In Rs.) (From start of bank account to till date)
1.	Opening Balance	00.00
2.	Deposits	5,00,000.00
3.	Withdrawals	0.00
4.	Closing Balance	5,00,000.00

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 Properties 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

(Rs. In Lakhs)

S. No.	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative) (In Lakh Rs.)	Proposed/ Estimated (As on the date of the certificate) In Lakh Rs.)	Actual (As on the date of the certificate) (In Lakh Rs.)
1.	Own Funds	20.00	20.00	20.00
2.	Total Borrowed Funds (Secured) -Drawdown availed till date	0.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) -Drawdown availed till date	0.00	0.00	0.00
4.	Customer Receipts used for Project	4480.00	4480.00	0.00
5.	Total Funds for Project	4500.00	4500.00	20.00
6.	Total Estimated Cost (As per Table A)	4500.00	4500.00	0.00



Table G

Any Comments/Observations of CA

1.	
2.	
3.	
4.	

M/s Bharat Singhal & Co.
Chartered Accountants
FRN No: 144666W



Bharat Kumar
M. No.175787

UDIN: 23175787BGVSQV5363

Date: 05.06.2023
Place: Mumbai

Agreed and accepted by



Signature of Promoter
For Dada Properties Private Limited

Name : For Dada Properties Private Limited
Date : 05.06.2023