FORM3

***(See* Regulation 3)**

CHARTERED ACCOUNTANT'S CERTIFICATE

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

Date: 25-Jan-2025

To,
The Dada Properties Pvt. Ltd.,
Nagpur.

Subject: Certificate of Financial Progress of Work of Freesia Project at Mahalaxmi City, Nagpur having MahaRERA Registration Number P50500053934 being developed by The Propoerties Properties Pvt. Ltd.

Sir,

This certificate is being issued for RERA compliance for the **Freesia Project** having MahaRERA Registration Number P50500053934 being developed by **Dada Properties 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. (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). (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. (c) Estimated Acquisition cost ofTDR (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 infrastructurefor the same as certified by Engineer.	2000.00# 0.00 0.00 0.00 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.	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:	**2000.00**
	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.	400.00
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	0.00
	(e) Interest payable to financial institutions,scheduledbanks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00
	Sub-total of Development Cost:	
	Total Cost of the Project (Estimated)	**3600.00**

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

The land cost is Tentative Estimated Cost.

Table B -Actual Cost Incurred on the Project (as on 30.09.2024)

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 ofTDR (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 publicauthorities.	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:	**0.00**

(1)	(2)	(3)
2.	**Development Cost / Cost of Construction**	
	(i) Expenditure for construction. Minimum of (a) and (b) to be considered	
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer.	390.00
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	388.56
	(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.	113.37
	(iv) Incurred Expenditure towards Taxes, cess, fees. charges, premiums, interest etc. to any Statutory Authority.	11.22
	(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**.**	11.92
	Sub-total of Development Cost :	**525.07**
3.	Total Cost of the Project (Actual incurred as on date of certificate)	**525.07**
4.	Proportion of the Cost incurred on Land Cost and ConstructionCost to the Total Estimated Cost(Table A).	**14.59%**
5.	Amount which can be withdrawn from the Designated Account.	**525.07**
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	**42.84**
7.	Net Amount which can be withdrawn from the Designated BankAccount under this certificate	**482.24**

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

TableC

StatementforcalculationofReceivablesfromtheSalesof theRealEstateProject

Sold Inventory as on 31.12.2024

(Amt in Rs.)

S. No.	Flat No.	Carpet Area (in. sq. mtrs)	Unit Consideration as per Agreement /Letter of Allotment*	Received Amount*	Balance Receivables
-1	-2	-3	-4	-5	-6
1	4 BHK Apartment Freesia – B 602	124.222	60,00,000	24,57,143	40,42,857
2	3 BHK Apartment Freesia – B 401	86.305	53,56,100	32,13,660	21,42,440
3	3 BHK Apartment Freesia – B 402	124.222	70,00,000	41,42,848	28,57,152
4	4 BHK Apartment Freesia – A 403	82.863	44,57,944	5,94,059	38,63,885
5	3 BHK Apartment Freesia – B 505	69.283	52,32,902	31,99,026	20,33,876
6	4 BHK Apartment Freesia – B 501	86.305	53,56,100	29,62,716	23,93,384
Total			**3,43,03,046**	**1,69,69,452**	**1,73,33,594**

* 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 (2)	Carpet Area (In Sq. Mtrs.) (3)	Unit Consideration As per Ready Reckoner Rate(ASR) (Amt in Rs.) (4)
1	2 BHK Apartment Freesia – A 002	69.184	22,52,631
2	3 BHK Apartment Freesia – A 003	82.863	26,98,019
3	2 BHK Apartment Freesia – A 101	69.286	22,55,952
4	2 BHK Apartment Freesia – A 102	69.184	22,52,631
5	3 BHK Apartment Freesia – A 103	82.863	26,98,019
6	2 BHK Apartment Freesia – A 201	69.286	22,55,952
7	2 BHK Apartment Freesia – A 202	69.184	22,52,631
8	3 BHK Apartment Freesia – A 203	82.863	26,98,019
9	2 BHK Apartment Freesia – A 301	69.286	22,55,952
10	2 BHK Apartment Freesia – A 302	69.184	22,52,631
11	3 BHK Apartment Freesia – A 303	82.863	26,98,019
12	2 BHK Apartment Freesia – A 401	69.286	22,55,952
13	2 BHK Apartment Freesia – A 402	69.184	22,52,631
14	2 BHK Apartment Freesia – A 501	69.286	22,55,952
15	2 BHK Apartment Freesia – A 502	69.184	22,52,631
16	3 BHK Apartment Freesia – A 503	82.863	26,98,019
17	2 BHK Apartment Freesia – A 601	69.286	22,55,952
18	2 BHK Apartment Freesia – A 602	69.184	22,52,631
19	3 BHK Apartment Freesia – A 603	82.863	26,98,019
20	2 BHK Apartment Freesia – A 701	69.286	22,55,952

Sr. No. (1)	Flat (2)	Carpet Area (In Sq. Mtrs.) (3)	Unit Consideration As per Ready Reckoner Rate(ASR) (Amt in Rs.) (4)
21	2 BHK Apartment Freesia – A 702	69.184	22,52,631
22	2 BHK Apartment Freesia – A 801	69.286	22,55,952
23	2 BHK Apartment Freesia – A 802	69.184	22,52,631
24	3 BHK Apartment Freesia – A 803	82.863	26,98,019
25	2 BHK Apartment Freesia – A 901	69.286	22,55,952
26	2 BHK Apartment Freesia – A 902	69.184	22,52,631
27	3 BHK Apartment Freesia – A 903	82.863	26,98,019
28	2 BHK Apartment Freesia – A 1001	69.286	22,55,952
29	2 BHK Apartment Freesia – A 1002	69.184	22,52,631
30	3 BHK Apartment Freesia – A 1003	82.863	26,98,019
31	2 BHK Apartment Freesia – A 1101	69.286	22,55,952
32	2 BHK Apartment Freesia – A 1102	69.184	22,52,631
33	3 BHK Apartment Freesia – A 1103	82.863	26,98,019
34	2 BHK Apartment Freesia – A 1201	69.286	22,55,952
35	2 BHK Apartment Freesia – A 1202	69.184	22,52,631
36	3 BHK Apartment Freesia – A 1203	82.863	26,98,019
37	2 BHK Apartment Freesia – A 1301	69.286	22,55,952
38	2 BHK Apartment Freesia – A 1302	69.184	22,52,631
39	3 BHK Apartment Freesia – A 1303	82.863	26,98,019
40	2 BHK Apartment Freesia – A 1401	69.286	22,55,952
41	2 BHK Apartment Freesia – A 1402	69.184	22,52,631
42	3 BHK Apartment Freesia – A 1403	82.863	26,98,019
43	3 BHK Apartment Freesia – B 001	86.305	28,10,091
44	4 BHK Apartment Freesia – B 002	124.222	40,44,668
45	2 BHK Apartment Freesia – B 003	86.148	28,04,979
46	2 BHK Apartment Freesia – B 004	86.148	28,04,979
47	2 BHK Apartment Freesia – B 005	69.283	22,55,854
48	2 BHK Apartment Freesia – B 006	69.283	22,55,854
49	3 BHK Apartment Freesia – B 101	86.305	28,10,091
50	4 BHK Apartment Freesia – B 102	124.222	40,44,668
51	2 BHK Apartment Freesia – B 103	86.148	28,04,979
52	2 BHK Apartment Freesia – B 104	86.148	28,04,979
53	2 BHK Apartment Freesia – B 105	69.283	22,55,854
54	2 BHK Apartment Freesia – B 106	69.283	22,55,854
55	3 BHK Apartment Freesia – B 201	86.305	28,10,091
56	4 BHK Apartment Freesia – B 202	124.222	40,44,668
57	2 BHK Apartment Freesia – B 203	86.148	28,04,979
58	2 BHK Apartment Freesia – B 204	86.148	28,04,979
59	2 BHK Apartment Freesia – B 205	69.283	22,55,854
60	2 BHK Apartment Freesia – B 206	69.283	22,55,854
61	3 BHK Apartment Freesia – B 301	86.305	28,10,091
62	4 BHK Apartment Freesia – B 302	124.222	40,44,668
63	2 BHK Apartment Freesia – B 303	86.148	28,04,979
64	2 BHK Apartment Freesia – B 304	86.148	28,04,979
65	2 BHK Apartment Freesia – B 305	69.283	22,55,854

Sr. No.	Flat	Carpet Area (In Sq. Mtrs.)	Unit Consideration As per Ready Reckoner Rate(ASR) (Amt in Rs.)
(1)	(2)	(3)	(4)
66	2 BHK Apartment Freesia – B 306	69.283	22,55,854
67	4 BHK Apartment Freesia – B 402	124.222	40,44,668
68	2 BHK Apartment Freesia – B 403	86.148	28,04,979
69	2 BHK Apartment Freesia – B 404	86.148	28,04,979
70	2 BHK Apartment Freesia – B 405	69.283	22,55,854
71	2 BHK Apartment Freesia – B 406	69.283	22,55,854
72	3 BHK Apartment Freesia – B 501	86.305	28,10,091
73	2 BHK Apartment Freesia – B 503	86.148	28,04,979
74	2 BHK Apartment Freesia – B 504	86.148	28,04,979
75	2 BHK Apartment Freesia – B 505	69.283	22,55,854
76	2 BHK Apartment Freesia – B 506	69.283	22,55,854
77	3 BHK Apartment Freesia – B 601	86.305	28,10,091
78	2 BHK Apartment Freesia – B 603	86.148	28,04,979
79	2 BHK Apartment Freesia – B 604	86.148	28,04,979
80	2 BHK Apartment Freesia – B 605	69.283	22,55,854
81	2 BHK Apartment Freesia – B 606	69.283	22,55,854
82	2 BHK Apartment Freesia – B 703	86.148	28,04,979
83	2 BHK Apartment Freesia – B 704	86.148	28,04,979
84	2 BHK Apartment Freesia – B 705	69.283	22,55,854
85	2 BHK Apartment Freesia – B 706	69.283	22,55,854
86	3 BHK Apartment Freesia – B 801	86.305	28,10,091
87	4 BHK Apartment Freesia – B 802	124.222	40,44,668
88	2 BHK Apartment Freesia – B 803	86.148	28,04,979
89	2 BHK Apartment Freesia – B 804	86.148	28,04,979
90	2 BHK Apartment Freesia – B 805	69.283	22,55,854
91	2 BHK Apartment Freesia – B 806	69.283	22,55,854
92	3 BHK Apartment Freesia – B 901	86.305	28,10,091
93	4 BHK Apartment Freesia – B 902	124.222	40,44,668
94	2 BHK Apartment Freesia – B 903	86.148	28,04,979
95	2 BHK Apartment Freesia – B 904	86.148	28,04,979
96	2 BHK Apartment Freesia – B 905	69.283	22,55,854
97	2 BHK Apartment Freesia – B 906	69.283	22,55,854
98	3 BHK Apartment Freesia – B 1001	86.305	28,10,091
99	4 BHK Apartment Freesia – B 1002	124.222	40,44,668
100	2 BHK Apartment Freesia – B 1003	86.148	28,04,979
101	2 BHK Apartment Freesia – B 1004	86.148	28,04,979
102	2 BHK Apartment Freesia – B 1005	69.283	22,55,854
103	2 BHK Apartment Freesia – B 1006	69.283	22,55,854
104	3 BHK Apartment Freesia – B 1101	86.305	28,10,091
105	4 BHK Apartment Freesia – B 1102	124.222	40,44,668
106	2 BHK Apartment Freesia – B 1103	86.148	28,04,979
107	2 BHK Apartment Freesia – B 1104	86.148	28,04,979
108	2 BHK Apartment Freesia – B 1105	69.283	22,55,854
109	2 BHK Apartment Freesia – B 1106	69.283	22,55,854
110	3 BHK Apartment Freesia – B 1201	86.305	28,10,091

Sr. No. (1)	Flat (2)	Carpet Area (In Sq. Mtrs.) (3)	Unit Consideration As per Ready Reckoner Rate(ASR) (Amt in Rs.) (4)
111	4 BHK Apartment Freesia – B 1202	124.222	40,44,668
112	2 BHK Apartment Freesia – B 1203	86.148	28,04,979
113	2 BHK Apartment Freesia – B 1204	86.148	28,04,979
114	2 BHK Apartment Freesia – B 1205	69.283	22,55,854
115	2 BHK Apartment Freesia – B 1206	69.283	22,55,854
116	3 BHK Apartment Freesia – B 1301	86.305	28,10,091
117	4 BHK Apartment Freesia – B 1302	124.222	40,44,668
118	2 BHK Apartment Freesia – B 1303	86.148	28,04,979
119	2 BHK Apartment Freesia – B 1304	86.148	28,04,979
120	2 BHK Apartment Freesia – B 1305	69.283	22,55,854
121	2 BHK Apartment Freesia – B 1306	69.283	22,55,854
122	3 BHK Apartment Freesia – B 1401	86.305	28,10,091
123	4 BHK Apartment Freesia – B 1402	124.222	40,44,668
124	2 BHK Apartment Freesia – B 1403	86.148	28,04,979
125	2 BHK Apartment Freesia – B 1404	86.148	28,04,979
126	2 BHK Apartment Freesia – B 1405	69.283	22,55,854
127	2 BHK Apartment Freesia – B 1406	69.283	22,55,854
Total		**10360.542**	**33,73,39,248**

TableD

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)	3074.93
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)	164.41
3	(i) Balance Unsold area (to be certifiedby Management and to beverifiedbyCAfromthe records andbooksofaccounts), (ii) EstimatedamountofsalesproceedsInrespectofunsoldapartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) As per TableC to this certificate	10636.15 Sq. Mtrs Rs. 3463.13 Cr.
4	Estimated receivables of ongoing project.[Sumof2+3(ii)]	3627.54 Cr
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account–70% or 100% IF 4 is greater than 1, then70%of the balance receivables of on going 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	2539.28

TableE

Designated Bank Account Details

(Amt. In Rs.)

S.No.	Particulars	DesignatedBankAccountDetails
		Actual Amount till Date (From start ofbankaccounttotilldate i.e from Start to 31-March-2024)
1.	OpeningBalance	68,129.82
2.	Deposits	1,42,43,806.82
3.	Withdrawals	1,43,04,276.12
4.	**ClosingBalance**	7,660.52

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

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	10.0	10.00	10.00
2.	Total Borrowed Funds (Secured) -Drawdown availed till date	350.00	350.00	388.384
3.	Total Borrowed Funds(Unsecured) -Drawdown availed till date	550.00	550.00	327.99
4.	Customer Receipts used for Project	2690.00	2690.00	44.09
5.	Total Funds for Project	3600.00	3600.00	770.46
6.	Total Estimated Cost (As per Table A)	3600.00	3600.00	3600.00

Table G

Any Comments/Observations of CA

1.	--
2.	--

For BHARAT SINGHAL & CO
Chartered Accountant
Firm Registration No 144666W

BHARAT KUMAR BHARAT KUMAR

Ca Bharat Kumar
Proprietor
Membership No 175787
UDIN: 24175787BKBVUU3180
Date: 11.12.2024
Place: Mumbai

Agreed and accepted by:

Dada Properties Private Limited

Signature of Promoter

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

Date: