Dream World Landmarks LLP
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DECLARATION

To,
Maharashtra Real Estate Regulatory Authority
3rd Floor, A-Wing,
SRA Administrative Building,
Anant Kanekar Marg,
Bandra East, Mumbai
Maharashtra 400051

Dated: 3rd May 2024

Subject: Change in Project Cost of Registered Project "**Godrej Forest Estate**" situated at Village Sumthana, District Nagpur.

I, Chirag Akruwala, Authorized Signatory for Dream World Landmarks LLP (hereinafter referred to as "**Developer**") do hereby declare as follows: -

This is with reference to our MahaRERA registered project "**Godrej Forest Estate**" situated at Village Sumthana, District Nagpur, bearing Maha RERA Registration number –P50500054903.

The Developer states that the Project Cost as mentioned on RERA has undergone certain changes as per the table mentioned below:

Particulars of Cost	Existing information on RERA portal	Proposed information as per Form 3 dated 25/04/2024	Reason for change
Value of the land as ascertained from the Annual Statement of Rates (ASR) and legal cost	89,10,33,291.00	89,10,33,291.00	No change
Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government/UT Administration or any Statutory Authority		-	
Acquisition cost of TDR (if any)			
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	14,00,93,760.00	14,00,93,760.00	No Change

Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities			
Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA			
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.			
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			
Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component			
Estimated Cost of Construction as certified by Engineer Actual Cost of construction incurred as per the books of accounts as verified by the CA. minimum of (i) and (ii) has to be considered.	221,43,22,520.00	195,72,65,022.00	Reduction in COC for certain design elements Cost kept under discussion for Final conclusion
Expenditure for development of entire project excluding cost of construction as per (a) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage), cost of machineries and equipment including its hire and maintenance costs,	164,92,65,674.00	165,33,69,787.00	Increase due to consultant charges for Revision in design iterations + other miscellaneous changes

consumables etc. All costs incurred to complete the construction of the entire phase of the project registered.			
Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority	20,09,40,019.00	20,34,35,019.00	Due to increase in Statutory demands
Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	13,91,66,469.00	11,57,63,639.00	Due to change in Project cashflows.
Total Estimated Cost of the Real Estate Project	**523,48,21,733.00**	**496,09,60,518.00**	

We humbly request to grant/allow us to change the Project Cost as per the CA Certificate – Form 3 attached to this declaration as Annexure "**A**".

The Developer further states and confirms that there is no other change in the Project.

I have signed the said Declaration on this 3rd day of May 2024.

Chirag Akruwala

Digitally signed by Chirag Akruwala
DN: c=IN, o=Personal, title=7394, pseudonym=241dac5f2f694acc95158965bb7d5d51, 2.5.4.20=457ea27530ec0f230e1b89058ce4ee451b75725a2d60ea75c3059fe19f149be5, postalCode=380007, st=Gujarat, serialNumber=a6d0851f909d53d0db6a74e77efb16f30adfb27d1946ce07d389285da3620566, cn=Chirag Akruwala
Date: 2024.05.03 14:54:32 +05'30'

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Authorized Signatory for
Dream World Landmarks LLP