



Agrawal Husain & Associates

CHARTERED ACCOUNTANT

FORM-3 [see Regulation 3] CHARTERED ACCOUNTANT'S CERTIFICATE

To,
The Millenium Developers & Promoters Pvt. Ltd.

Subject : Certificate of Financial Progress of Work of Orange City Park Phase 2 having MahaRERA Registration Number

Sr.
This certificate is being issued for RERA compliance for the Orange City Park Phase 2 having MahaRERA Registration Number 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)
This certificate is being issued for RERA compliance for the Millenium Developers & Promoters Pvt. Ltd. and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



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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)
	(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 Administration or any Statutory Authority. (c) Estimated Acquisition cost of TDR (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. (D 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 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. 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	6512956/- 7178499/- 1142923/- 14834378/-



ii	
Development Cost/Cost of Construction of Building	154615500/-
(a) Estimated Cost of Construction as certified by Engineer	
(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	10307700/-
(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 :	164923200/-
Total Cost of the Project (Estimated)	179757578/-



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

Sr. No. (1)	Particulars (2)	Amount Incurred (3)
		6512956/-
		7178499/-
	Land Cost	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	
	(b) incurred expenditure on Premium 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.	1142923/-
	(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	
	(e) Land Premium paid as for redevelopment of land owned by public authorities.	
	(D Under Rehabilitation scheme :	
	i. incurred expenditure for construction of rehabilitation building. Minimum (a) or (b) to be considered	
	(a) Cost incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer.	
	(b) incurred expenditure for construction of rehab building as per the books of accounts as verified by the CA.	
	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.	
	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 on the borrowing done specifically for construction of rehabilitation component	14834378/-
1	Sub-Total of Land Cost	



	Development Cost/Cost of Construction of Building (i) Expenditure for Construction. Minimum (a) and (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 the CA (ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate) (iii) incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, 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. (iv) incurred expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority. (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/-
2	Sub-total of Development Cost :	0/-
3	Total Cost of the Project (Actual incurred as on date of certificate)	14834378/-
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.	8.25%
5	Amount Which can be withdrawn from the Designated Account	14834378/-
6	Less: Amount withdrawn till date of this certificate from the Designated Account	0/-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	14834378/-

Table C
Statement for calculation of Receivables from the Sales of the Real estate Project

Sold Inventory

Sr No.	Flat No.	Carpet Area (in Sq mtrs)	Unit Consideration as per Agreement/letters of allotment	Received Amt	Balance receivable
1					
2					
3					
4					
	Total				



**Unsold Inventory
BUILDING-1**

Sr. No. (1)	Flat No. (2)	Area (in Sq. Mtrs.) (3)	Unit Consideration as per Ready Reckoner Rate (4)
1	601	43.53	1867000
2	602	43.53	1867000
3	603	43.53	1867000
4	604	43.53	1867000
5	605	43.53	1867000
6	606	43.53	1867000
7	607	43.53	1867000
8	608	43.53	1867000
9	701	43.53	1867000
10	702	43.53	1867000
11	703	43.53	1867000
12	704	43.53	1867000
13	001	47.27	2027410
14	002	47.27	2027410
15	003	47.27	2027410
16	004	47.27	2027410
17	101	47.27	2027410
18	102	47.27	2027410
19	103	47.27	2027410
20	104	47.27	2027410
21	105	47.27	2027410
22	106	47.27	2027410
23	107	47.27	2027410
24	108	47.27	2027410
25	201	47.27	2027410
26	202	47.27	2027410
27	203	47.27	2027410
28	204	47.27	2027410
29	205	47.27	2027410
30	206	47.27	2027410
31	207	47.27	2027410
32	208	47.27	2027410
33	301	47.27	2027410
34	302	47.27	2027410
35	303	47.27	2027410
36	304	47.27	2027410
37	305	47.27	2027410



38	306	47.27	2027410
39	307	47.27	2027410
40	308	47.27	2027410
41	401	47.27	2027410
42	402	47.27	2027410
43	403	47.27	2027410
44	404	47.27	2027410
45	405	47.27	2027410
46	406	47.27	2027410
47	407	47.27	2027410
48	408	47.27	2027410
49	501	47.27	2027410
50	502	47.27	2027410
51	503	47.27	2027410
52	504	47.27	2027410
53	505	47.27	2027410
54	506	47.27	2027410
55	507	47.27	2027410
56	508	47.27	2027410
57	005	29.89	1282000
58	006	29.89	1282000
59	007	29.89	1282000
60	008	29.89	1282000
61	109	29.89	1282000
62	110	29.89	1282000
63	111	29.89	1282000
64	112	29.89	1282000
65	113	29.89	1282000
66	114	29.89	1282000
67	115	29.89	1282000
68	116	29.89	1282000
69	209	29.89	1282000
70	210	29.89	1282000
71	211	29.89	1282000
72	212	29.89	1282000
73	213	29.89	1282000
74	214	29.89	1282000
75	215	29.89	1282000
76	216	29.89	1282000
77	309	29.89	1282000
78	310	29.89	1282000
79	311	29.89	1282000
80	312	29.89	1282000



81	313	29.89	1282000
82	314	29.89	1282000
83	315	29.89	1282000
84	316	29.89	1282000
85	409	29.89	1282000
86	410	29.89	1282000
87	411	29.89	1282000
88	412	29.89	1282000
89	413	29.89	1282000
90	414	29.89	1282000
91	415	29.89	1282000
92	416	29.89	1282000
93	509	29.89	1282000
94	510	29.89	1282000
95	511	29.89	1282000
96	512	29.89	1282000
97	513	29.89	1282000
98	514	29.89	1282000
99	515	29.89	1282000
100	516	29.89	1282000
101	609	29.89	1282000
102	610	29.89	1282000
103	611	29.89	1282000
104	612	29.89	1282000
105	613	29.89	1282000
106	614	29.89	1282000
107	615	29.89	1282000
108	616	29.89	1282000
109	705	29.89	1282000
110	706	29.89	1282000
111	707	29.89	1282000
112	708	29.89	1282000

BUILDING-2 ROW HOUSE

Sr. No.	Flat No.	Area (in Sq. Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	R13	59.73	2561820
2	R14	59.73	2561820
3	R15	59.73	2561820
4	R16	59.73	2561820
5	R17	59.73	2561820



6	R18	59.73	2561820
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BUILDING-3 ROW HOUSE

Sr. No.	Flat No.	Area (in Sq. Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	R1	59.73	2561820
2	R2	59.73	2561820
3	R3	59.73	2561820
4	R4	59.73	2561820
5	R5	59.73	2561820
6	R6	59.73	2561820
7	R7	59.73	2561820
8	R8	59.73	2561820
9	R9	59.73	2561820
10	R10	59.73	2561820
11	R11	59.73	2561820
12	R12	59.73	2561820

BUILDING-4 ROW HOUSE

Sr. No.	Flat No.	Area (in Sq. Mtrs.)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	R19	45.21	1939057
2	R20	45.21	1939057
3	R21	45.21	1939057
4	R22	45.21	1939057
5	R23	45.21	1939057
6	R24	45.21	1939057
7	R25	45.21	1939057
8	R26	45.21	1939057
9	R27	45.21	1939057
10	R28	45.21	1939057
TOTAL		5803.32	248905370



Table D
Comparison between Balance Cost and Receivables

Sr no.	Particulars	Amount
1	Estimated balance Cost to Complete the Real Estate Project (Difference of total Estimated Project cost less Cost incurred)	164923200/-
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/-
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	5803.32 Sq mtr 248905370/-
4	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% or 100% If 4 is greater than I, 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	

Table E
Designated Bank Account Details

Sr No.	Particulars	Designated Bank account details
		Actual amount till date (from Start of bank account to fill date)
1	Opening Balance	Nil
2	Deposited	0/-
3	Withdraw	0/-
4	Closing Balance	0/-

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 (Name of Promoter) 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

Sr No.	Particulars	Estimated (at the 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	14834378/-	14834378/-	14834378/-
2	total Borrowed Fund (Secured) Drawdown availed till date	0	0	0
3	total Borrowed Fund (UnSecured) Drawdown availed till date	0	0	0
4	Customer Receipt used for Project	164923200/-	164923200/-	
5	Total Funds for Project	179757578/-	179757578/-	
6	Total Estimated Cost (As per Table A)	179757578/-	179757578/-	179757578/-

Table G

any comments/Observations of CA

1	
2	
3	
4	

Yours Faithfully

Nooruddin Husain



Signature of Chartered Accountant

Name : Nooruddin Husain

(Membership Number 158813)

Date : 31/08/2023

Udin : 23158813BGYZYG8019

Millennium Developers & Promoters Pvt.

Agreed and accepted by

Authorized Signatory

Signature of Promoter

Authorized Signatory

Date:31/08/2023