NIRMAL SHAH & COMPANY
CHARTERED ACCOUNTANTS

NIRMAL B. SHAH
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FORM 3

***(See* Regulation 3)**

CHARTERED ACCOUNTANT'S CERTIFICATE

Date: 19.10.2026

To,
The Dada Homes Private Limited,
Nagpur.

Subject: Certificate of Financial Progress of Work of Mahalaxmi City (Phase VI) having MahaRERA Registration Number P50500045227 being developed by The Dada Homes Private Limited

Sir,

This certificate is being issued for RERA compliance for the **Mahalaxmi City (Phase VI)** having MahaRERA Registration Number P50500045227 being developed by **Dada Homes Private Limited** 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.	Particulars	Estimated Cost** (At the time of Registration of Project) (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.	650.00#
	(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
	(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 infrastructurefor the same as certified by Engineer.	0.00

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	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:	**650.00**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer.	2500.00
	(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.	500.00
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	50.00
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00
	Sub-total of Development Cost:	**3050.00**
	Total Cost of the Project (Estimated)	**3700.00**

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

**Estimated cost shall be revised through correction application.

 # Tentative Value

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Table B -Actual Cost Incurred on the Project (as on 30.09.2026)

S.No	Particulars	Amount (Rs. In Lakhs) Incurred
	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.	616.29
	(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	
	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.	0.00
	Sub - Total of Land Cost:	**616.29**



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.	2,320
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	2,314.61
	(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.	516.32
	(iv) Incurred Expenditure towards Taxes, cess, fees. charges, premiums, interest etc. to any Statutory Authority.	46.98
	(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.	24.18
	Sub-total of Development Cost :	**2,902.09**
3.	Total Cost of the Project (Actual incurred as on date of certificate)	**3,518.38**
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	**95.09%**
5.	Amount which can be withdrawn from the Designated Account.	**3,518.38**
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	**3555.73**
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	**-37.35**

*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 as on 30.09.2026

Sr. No.	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivables
1	3 BHK Apartment-Felicita F- 003	99.56	30,00,000	30,00,000	-
2	3 BHK-Row house-Grande – 17	110.09	62,79,279	62,79,279	-
3	3 BHK-Row house-Grande – 23	110.09	78,55,856	78,55,856	-
4	2 BHK Apartment- Piccolo I- 403	69.83	31,34,870	31,34,870	-
5	2 BHK Apartment- Piccolo I- 703	69.83	32,96,000	32,96,000	-
6	3 BHK Apartment-Felicita G- 401	87.31	42,92,400	42,92,400	-
7	2 BHK Apartment- Piccolo H- 501	59.74	28,10,900	28,10,900	-
8	2 BHK APARTMENT- Piccolo H- 502	69.83	25,00,000	25,00,000	-
9	2 BHK Apartment- Piccolo I- 501	70.96	Allotment 31,78,500	31,66,891	11,609
10	2 BHK Apartment- Piccolo I- 502	72.26	32,30,000	32,30,000	-
11	2 BHK Apartment- Piccolo I- 401	70.96	32,27,900	32,27,900	-
12	2 BHK Apartment- Piccolo I- 402	72.26	32,75,345	32,75,345	-
13	3 BHK Apartment-Felicita G- 503	99.55	47,75,200	47,75,200	-
14	2 BHK Apartment- Piccolo I- 404	59.74	28,70,200	28,70,200	-
15	2 BHK Apartment- Piccolo I- 503	69.83	28,14,700	28,14,700	-
16	2 BHK Apartment- Piccolo H- 503	72.26	33,83,100	33,83,100	-
17	3 BHK Apartment-Felicita G- 404	88.31	42,25,100	42,25,100	-
18	3 BHK Apartment-Felicita G- 504	88.31	44,57,900	44,57,900	-
19	3 BHK Apartment-Felicita F- 002	97.37	38,01,700	38,01,700	-
20	3 BHK-Row house-Grande – 18	110.09	38,46,750	38,46,750	-
21	3 BHK-Row house-Grande – 19	110.09	76,30,500	76,30,500	-
22	2 BHK Apartment- Piccolo I- 002	61.43	28,70,100	28,70,100	-

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Sr. No.	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivables
23	2 BHK Apartment- Piccolo I- 504	59.74	28,70,200	28,70,200	-
24	2 BHK Apartment- Piccolo I- 601	70.96	39,75,000	39,75,000	-
25	2 BHK Apartment- Piccolo I- 603	69.83	32,42,900	32,42,900	-
26	2 BHK Apartment- Piccolo H- 504	70.96	32,00,000	32,00,000	-
27	2 BHK Apartment- Piccolo H- 601	59.74	30,09,346	29,10,336	99,010
28	2 BHK Apartment- Piccolo H- 602	69.83	33,83,100	33,83,100	-
29	3 BHK Apartment-Felicita G- 501	87.31	43,97,100	43,97,100	-
30	2 BHK Apartment- Piccolo I- 602	72.26	34,76,636	34,76,636	-
31	2 BHK Apartment- Piccolo-I- 604	59.74	29,62,617	29,62,617	-
32	2 BHK Apartment- Piccolo I- 702	72.26	24,00,000	24,00,000	-
33	2 BHK Apartment- Piccolo-I- 704	59.74	30,10,150	30,10,150	-
34	2 BHK Apartment- Piccolo H- 603	72.26	36,89,700	36,89,700	-
35	2 BHK Apartment- Piccolo-H- 604	70.96	35,60,748	35,60,748	-
36	2 BHK Apartment- Piccolo H- 701	59.74	31,02,750	31,02,750	-
37	2 BHK Apartment- Piccolo H- 703	72.26	34,01,869	34,01,869	-
38	2 BHK Apartment- Piccolo-H- 704	70.96	24,00,000	24,00,000	-
39	3 BHK Apartment-Felicita G- 402	101.25	50,94,340	50,94,340	-
40	3 BHK Apartment-Felicita G- 403	99.55	33,00,000	33,00,000	-
41	3 BHK Apartment-Felicita G- 502	101.25	45,00,000	45,00,000	-
42	3 BHK Apartment-Felicita G- 601	87.31	44,90,000	44,90,000	-
43	3 BHK Apartment-Felicita G- 602	101.25	34,00,000	34,00,000	-
44	3 BHK Apartment-Felicita-G- 604	88.31	33,00,000	33,00,000	-
45	3 BHK Apartment-Felicita F- 501	87.37	44,57,944	44,57,944	-
46	4 BHK Row house-Grande Executive - 1	194.8	98,82,800	80,19,047	18,63,753
47	3 BHK Apartment-Felicita G- 002	101.25	48,16,900	48,16,900	-

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Sr. No.	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivables
48	2 BHK Apartment-Piccolo-I-701	70.96	35,23,340	35,23,340	-
49	3 BHK Apartment-Felicita-G-603	99.55	51,98,198	51,98,198	-
50	3 BHK Apartment-Felicita-F-004	88.31	32,00,000	32,00,000	-
51	3 BHK Apartment-Felicita-F-601	87.37	44,90,000	44,90,000	-
52	2 BHK Apartment- Piccolo H- 702	69.83	31,49,500	31,49,500	-
53	3 BHK Apartment-Felicita-G-004	88.31	29,00,000	29,00,000	-
54	3 BHK Apartment-Felicita-G-003	99.55	54,43,396	54,43,396	-
55	3 BHK Apartment-Felicita-F-602	101.25	40,72,000	40,72,000	-
56	3 BHK Apartment-Felicita-F-502	101.25	36,00,000	36,00,000	-
57	3 BHK Apartment-Felicita-F-504	88.31	46,57,600	46,57,600	-
58	4 BHK Row house-Grande Executive - 3	194.8	1,27,65,700	1,27,65,700	-
59	3 BHK Apartment-Felicita F- 001	99.97	38,50,300	38,50,300	-
60	3 BHK-Row house-Grande – 21	110.09	79,33,900	79,33,900	-
61	2 BHK Apartment- Piccolo H- 003	61.43	25,00,000	25,00,000	-
62	3 BHK Apartment-Felicita G- 001	87.31	46,41,500	46,41,500	-
63	3 BHK Apartment-Felicita F- 503	99.56	35,00,000	35,00,000	-
64	3 BHK Apartment-Felicita F- 702	109.97	51,98,198	51,98,198	-
65	2 BHK Apartment- Piccolo H- 002	69.83	44,50,000	42,21,930	2,28,070
66	3 BHK Apartment-Felicita G- 704	88.31	35,00,000	35,00,000	-
67	2 BHK Apartment- Piccolo I- 003	69.83	38,39,623	38,39,623	-
68	3 BHK-Row house-Grande – 20	110.09	83,39,600	83,39,600	-
69	3 BHK Apartment-Felicita G- 703	99.55	32,21,000	32,21,000	-
70	3 BHK-Row house-Grande – 22	110.09	93,00,000	93,00,000	-
71	3 BHK-Row house-Grande – 24	110.09	63,00,000	63,00,000	-
72	3 BHK Apartment-Felicita F- 604	88.31	54,90,566	54,90,566	-

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Sr. No.	Flat No.	Carpet Area (in.sq.mtrs)	Unit Consideration as per Agreement/Letter of Allotment	Received Amount	Balance Receivables
73	3 BHK Apartment-Felicita G- 701	87.31	51,13,200	51,13,200	-
74	3 BHK Apartment-Felicita F- 701	87.37	50,66,000	50,66,000	-
75	3 BHK Apartment-Felicita F- 703	99.56	58,17,440	58,17,440	-
76	3 BHK Apartment-Felicita F- 704	88.31	42,66,038	42,66,038	-
77	3 BHK Apartment-Felicita F- 603	99.56	58,67,925	58,67,925	-
78	3 BHK Apartment-Felicita G- 702	101.25	35,00,000	35,00,000	-
79	4 BHK Row house-Grande Executive – 2	194.8	1,65,00,000	1,65,00,000	-
80	2 BHK Apartment- Piccolo H- 001 & H- 004	130.82	45,00,000	45,00,000	-
	Total		**35,77,75,424**	**35,55,72,982**	**22,02,442**

* 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 No.	RERA Carpet Area (in.sq.mtrs)	Unit Consideration as per Ready Reckoner Rate
1	4 BHK Row house-Grande Executive - 4	194.8	63,42,688
2	4 BHK Row house-Grande Executive - 5	194.8	63,42,688
3	4 BHK Row house-Grande Executive - 6	194.8	63,42,688
4	4 BHK Row house-Grande Executive - 7	194.8	63,42,688
5	4 BHK Row house-Grande Executive - 8	194.8	63,42,688
6	4 BHK Row house-Grande Executive - 9	194.8	63,42,688
7	4 BHK Row house-Grande Executive - 10	194.8	63,42,688
8	4 BHK Row house-Grande Executive - 11	194.8	63,42,688
9	4 BHK Row house-Grande Executive - 12	194.8	63,42,688
10	4 BHK Row house-Grande Executive - 13	194.8	63,42,688
11	4 BHK Row house-Grande Executive - 14	194.8	63,42,688
12	2 BHK Apartment- Piccolo I- 001 & I-004	71.08	24,86,378
	Total	**2213.88**	**7,74,41,522**

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Table D

Comparison between Balance Cost and Receivables

S. No.	Particulars	Amount (Rs. In Lacs)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	181.62
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)	22.02
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	2,213.88 Sq. Mtrs Rs. 774.42
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	796.44
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 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	70%

Table E

Designated Bank Account Details

(Amt. In Rs.)

S.No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (From start of bank account to till date)
1.	Opening Balance	13,066
2.	Deposits	40,84,24,697
3.	Withdrawals	40,84,20,518
4.	**Closing Balance**	17,245

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 Homes 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.

Note: The above deposits amounting to ₹4,084.25 lacs include ₹3,555.73 lacs received towards the agreement value from customers. The balance amount was credited to the designated bank account towards GST components, stamp duty, registration charges, transfers from own bank accounts, fixed deposits, and other receipts.



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	0.00	1.00	1.00
2.	Total Borrowed Funds (Secured) -Drawdown availed till date	0.00	0.00	0.00
3.	Total Borrowed Funds (Unsecured) -Drawdown availed till date	500.00	99.00	373.12
4.	Customer Receipts used for Project	3,600.00	3,600.00	3,555.73
5.	Total Funds for Project	3,700.00	3,700.00	3,929.85
6.	Total Estimated Cost (As per Table A)	3,700.00	3,700.00	

Table G

Any Comments/Observations of CA

1.	--

Yours Faithfully,
Nirmal Shah and Company
Chartered Accountants
Firm Registration: 139821W

CA Nirmal Shah
Membership Number: 160332
Date: 19/10/2026
UDIN: 26160332RPNFLM8625

Agreed and accepted by:

Signature of Promoter
For Dada Homes Private Limited
Name: Mr. Raghav Gupta (Director)
Date: 19/10/2026