M.N. RAO & ASSOCIATES
Chartered Accountants

Annexure D
FORM-3
[See Regulation 3]
CHARTERED ACCOUNTANT'S CERTIFICATE
(To be sumbitted for withdrawal of Money from Designated Account)
(December'2023)

To
Nagpur Integrated Township Pvt. Ltd.,
H.No.3-71/nr, Plot No.71,
Kavuri Hills, Phase – II, Madhapur,
Hyderbad – 500033, Telangana

Date : 20-01-2024

Project Office:
Plot No.2, Sector-21, Near MADC Central Facility Building,
MIHAN-SEZ (De-notified area), Khapri (Rly), Nagpur (MH) - 441108

Subject: Certificate of Financial Progress of work of "First City, Commercial Shopping-1" having MahaRERA Registration P50500034615 being developed by M/s Nagpur Integrated Township Private Limited

Sir,

This certificate is being issued for RERA compliance for the "First City, Commercial (Shopping-1)" having MahaRERA Registration P50500034615 being developed by M/s Nagpur Integrated Township Private Limited being developed by M/s Nagpur Integrated Township 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

S.No.	Particulars	Estimated Cost (At the time of Registration of Project)
(1)	(2)	(3)
1	i. Land Cost:	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR)	95,58,804
	(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 Authroity or State Govement / UT 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 Fess etc., and	4,00,857
	(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 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 Accomodation, 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:	99,59,661
	ii. Development Cost/ Cost of Construction:	
	(a) Estimated Cost of Construction	7,64,70,372
	(b) Cost Incurred on additional items not included in estimated cost (As per Engineer Certificate)	-
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) abov, 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.,	41,95,125
	(d) Estimated Taxex, cess, fees, charges premiums, interest etc., payable to any Statutory Authority.	16,31,926
	(e) Interest Payable to Financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	7,00,000
	Sub-Total of Development cost	8,29,97,423
	Total Cost of the Project (Estimated) [1(i) + 1(ii)] of Estimated Column	9,29,57,084

* Pass through charges or indirect taxes not included in incurred cost of the project
** Estimated cost shall be revised through correction application

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

Sr.No.	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
1	**Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR)	95,58,804
	(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 Authroity or State Goverment / UT Administration or any Statutory Authority	-
	(c) Incurred Expenditure for Acquisition cost of TDR (if any)	
	(d) Amounts paid to State Government / UT Administration or competent Authority or any other statutory authority of the	4,00,857
	(e) Land Premium Paid for redevelopment of land owned by public authorities	
	(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	
	(b) Incurred Expenditure for construction of rehab building as per books of accounts verified by the CA.	
	ii) Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal /	
	iii) Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit, or	
	iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation	
	Sub-Total of Land Cost:	**99,59,661**
2	**Development Cost/ Cost of Construction:**	
	(a) 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	7,98,43,411
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	-
	(b) Cost Incurred on additional items not included in estimated cost (As per Engineer Certificate)	-
	(c) Incurred Expenditure for development of entire project excluding cost of construction as per (i) abov, 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.	7,79,611
	(d) Incurred Expenditure towards Taxex, cess, fees, charges premiums, interest etc., payable to any Statutory Authority.	1,61,444
	(e) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institutions (NBFC) or money lenders on construction funding or money borrowed for construction.	-
	Sub-Total of Development cost	**8,07,89,466**
3	Total Cost of the Project (Actual Incurred as on date of certificate)	9,07,49,127
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (Table A)	97.62%
5	Amount which can be withdrawn from the Designated Account	9,07,49,127
6	Less: Amount withdrawn till date of this certificate from the Designated Account	7,50,00,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	1,57,49,127

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

M.N. RAO & ASSOCIATES * HYDERABAD * Chartered Accountants FRNo.005165

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

Sold Inventory

S.No.	Shop No.	Carpet Area (in Sq.mt)	Carpet Area (in Sq.ft)	Unit Consideration as per Agreement / Letter of Allotment*	Received Amount*	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Shop.No.1	43.877	472.290	39,67,800	39,67,800	-
2	Shop.No.2	43.877	472.290	40,22,800	24,27,502	15,95,298
3	Shop.No.3	43.877	472.290	36,92,800	36,55,870	36,930
4	Shop.No.4	43.877	472.290	36,92,800	36,55,870	36,930
5	Shop.No.5	43.877	472.290	36,92,800	36,55,870	36,930
6	Shop.No.6	43.877	472.290	36,92,800	36,55,870	36,930
7	Shop.No.7	43.877	472.290	36,92,800	36,55,870	36,930
8	Shop.No.8	43.877	472.290	36,92,800	36,55,870	36,930
9	Shop.No.9	43.877	472.290	36,92,800	36,92,800	-
10	Shop.No.10	43.877	472.290	36,92,800	14,70,601	22,22,200
11	Shop.No.11	43.877	472.290	36,92,800	36,92,801	-1
12	Shop.No.13	43.877	472.290	36,92,800	36,55,870	36,930
13	Shop.No.14	43.877	472.290	36,92,800	36,55,870	36,930
14	Shop.No.15	43.877	472.290	36,92,800	36,55,870	36,930
15	Shop.No.16	43.877	472.290	36,92,800	36,55,870	36,930
16	Shop.No.17	43.877	472.290	36,92,800	36,55,870	36,930
17	Shop.No.18	43.877	472.290	36,92,800	36,55,870	36,930
18	Shop.No.19	43.877	472.290	36,92,800	36,55,870	36,930
19	Shop.No.20	43.877	472.290	36,92,800	36,55,870	36,930
20	Shop.No.21	43.877	472.290	36,92,800	36,55,870	36,930
21	Shop.No.22	43.877	472.290	36,92,800	36,55,870	36,930
22	Shop.No.23	43.877	472.290	40,22,800	41,22,800	-1,00,000
23	Shop.No.24	43.877	472.290	39,67,800	8,52,963	31,14,838
24	Shop.No.25	43.877	472.290	35,55,300	35,55,301	-1
25	Shop.No.26	43.877	472.290	35,55,300	35,55,301	-1
26	Shop.No.27	43.877	472.290	36,92,800	36,92,800	-
27	Shop.No.28	43.877	472.290	39,67,800	39,67,841	-41
28	Shop.No.29	43.877	472.290	39,67,800	39,67,801	-1
29	Shop.No.30	43.877	472.290	39,67,800	39,67,801	-1
30	Shop.No.31	43.877	472.290	39,67,800	39,67,800	-
31	Shop.No.32	43.877	472.290	36,92,800	36,92,800	-
32	Shop.No.33	43.877	472.290	36,92,800	36,92,800	-
33	Shop.No.34	43.877	472.290	47,10,300	50,65,463	-3,55,163
34	Shop.No.35	43.877	472.290	47,10,300	8,55,163	38,55,137
35	Shop.No.36	43.877	472.290	36,92,800	36,92,800	-
	Total:	1535.688	16,530	13,33,18,000	12,23,94,861	1,09,23,144

* Unit consideration as per agreement / letter of allotment and amount received does not include pass through charges and indirect taxes

Unsold Inventory:

S.No.	Shop No.	Carpet Area (in Sq.ft)	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)	(5)
1	Shop.No.12	472.29	43.877	47,10,300
Total:		472.290	43.877	47,10,300

Table D
Comparison between Balance Cost and Receivables

S.No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project Cost less Cost Incured)	22,07,957
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)	1,09,23,144
3	(i) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts)(Carpet area in Sft)	472.29
	(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 the Table C to this Certificate	47,10,300
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	1,56,33,444
5	(To be Filed for Ongoing Projects Only) Amount to be deposited in Designated Account - 70% or 100% If 4 is greater than1, then 70% of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	1,09,43,411

M.N. RAO & ASSOCIATES * HYDERABAD *
Chartered Accountants
FRN.0053895

Table E
Designated Bank Account Details

S.No.	Particulars	Designated Bank Account Details
		Actual Amount till date (From Start of bank account to till date)
1	Opening Balance	1,06,36,835
2	Deposits	7,45,69,856
3	Withdrawals	7,50,00,000
4	Closing Balance	1,02,06,691

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 M/s Nagpur Integrated Township 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 Certificate) (In Rs.)
1	Own Funds	99,59,661	99,59,661	99,59,661
2	Total Borrowed Funds (Secured) - Drawdown availed till date	-		
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-		
4	Customer Receipts used for the Project	8,29,97,423	11,95,48,756	11,95,48,756
5	Total Funds for Project	9,29,57,084	12,95,08,417	12,95,08,417
6	Total Estimated Cost (As per Table A)	9,29,57,084	9,07,49,127	9,07,49,127

Table G
Any Comments / Observations of CA

1	NIL

For M N Rao and Associates
Chartered Accountants
Firm Reg. No.: 005386S

Agreed and accepted by:
Signature of Promoter
Name : A.V.Sunil Kumar
Date : 20-01-2024

M.N. RAO & ASSOCIATES Chartered Accountants 12No.005386S HYDERABAD

(Sreekanth Reddy V)
Partner
Membership No.023408
UDIN:24023408BKATWG5897

Annexure-A to Table C

Statement for Calculation of Receivables from Sales of the ongoing Real Estate Project as on 31-12-2023

Sold Inventory

(Amounts in Rs)

Sr.No	Shop	Carpet Area (in Sq.mtr)	Carpet Area (in Sq.ft)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	Shop.No.1	43.877	472.29	39,67,800	39,67,800	-
2	Shop.No.2	43.877	472.29	40,22,800	24,27,502	15,95,298
3	Shop.No.3	43.877	472.29	36,92,800	36,55,870	36,930
4	Shop.No.4	43.877	472.29	36,92,800	36,55,870	36,930
5	Shop.No.5	43.877	472.29	36,92,800	36,55,870	36,930
6	Shop.No.6	43.877	472.29	36,92,800	36,55,870	36,930
7	Shop.No.7	43.877	472.29	36,92,800	36,55,870	36,930
8	Shop.No.8	43.877	472.29	36,92,800	36,55,870	36,930
9	Shop.No.9	43.877	472.29	36,92,800	36,92,800	-
10	Shop.No.10	43.877	472.29	36,92,800	14,70,601	22,22,200
11	Shop.No.11	43.877	472.29	36,92,800	36,92,801	-1
12	Shop.No.13	43.877	472.29	36,92,800	36,55,870	36,930
13	Shop.No.14	43.877	472.29	36,92,800	36,55,870	36,930
14	Shop.No.15	43.877	472.29	36,92,800	36,55,870	36,930
15	Shop.No.16	43.877	472.29	36,92,800	36,55,870	36,930
16	Shop.No.17	43.877	472.29	36,92,800	36,55,870	36,930
17	Shop.No.18	43.877	472.29	36,92,800	36,55,870	36,930
18	Shop.No.19	43.877	472.29	36,92,800	36,55,870	36,930
19	Shop.No.20	43.877	472.29	36,92,800	36,55,870	36,930
20	Shop.No.21	43.877	472.29	36,92,800	36,55,870	36,930
21	Shop.No.22	43.877	472.29	36,92,800	36,55,870	36,930
22	Shop.No.23	43.877	472.29	40,22,800	41,22,800	-1,00,000
23	Shop.No.24	43.877	472.29	39,67,800	8,52,963	31,14,838
24	Shop.No.25	43.877	472.29	35,55,300	35,55,301	-1
25	Shop.No.26	43.877	472.29	35,55,300	35,55,301	-1
26	Shop.No.27	43.877	472.29	36,92,800	36,92,800	-
27	Shop.No.28	43.877	472.29	39,67,800	39,67,841	-41
28	Shop.No.29	43.877	472.29	39,67,800	39,67,801	-1
29	Shop.No.30	43.877	472.29	39,67,800	39,67,801	-1
30	Shop.No.31	43.877	472.29	39,67,800	39,67,800	-
31	Shop.No.32	43.877	472.29	36,92,800	36,92,800	-
32	Shop.No.33	43.877	472.29	36,92,800	36,92,800	-
33	Shop.No.34	43.877	472.29	47,10,300	50,65,463	-3,55,163
34	Shop.No.35	43.877	472.29	47,10,300	8,55,163	38,55,137
35	Shop.No.36	43.877	472.29	36,92,800	36,92,800	-
	35	**1,535.69**	**16,530**	**13,33,18,000**	**12,23,94,861**	**1,09,23,144**



Annexure-B to Table C
Unsold Inventory Valuation on the date of Certificate of the Commercial premises

Rs.9973.32 per sq.ft of Carpet Area as average base rate

(Amounts in Rs)

S.No.	Unit No.	Carpet Area (in Sq.mtr)	Carpet Area (in Sq.ft)	Status	Unit Consideration
1	Shop.No.12	43.877	472.29	Unsold	47,10,300
	1	43.877	472.290		47,10,300

