Annexure D

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be sumbitted for withdrawal of Money from Designated Account)

(September'2023)

To **Date : 16-10-2023**

M/s Nagpur Integrated Township Pvt. Ltd.,
H.No.3-71/NR, Plot No.71,
Kavuri Hills, Phase – II, Madhapur,
Hyderabad – 500033, Telangana

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 - Phase2A -Harmony1 & Harmony6" having MahaRERA Registration No.P50500049468 being developed by M/s Nagpur Integrated Township Private Limited

Sir,

This certificate is being issued for RERA compliance for the "First City - Phase2A -Harmony1 & Harmony6" having MahaRERA Registration Number P50500049468 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 (at the time of Registration of Project)

Sr.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)	15,35,37,189
	(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	63,88,520
	(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:	**15,99,25,709**

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Flat No.303, Plot No.135, Prabha Mansion, Kalyan Nagar Phase I,
HYDERABAD - 500 038. Ph: 040 - 2354 4985 E-Mail: mnraoandassociates@gmail.com

	ii. Development Cost/ Cost of Construction:	
	(a) Estimated Cost of Construction	1,26,94,64,892
	(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) 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.,	12,05,93,324
	(d) Estimated Taxex, cess, fees, charges premiums, interest etc., payable to any Statutory Authority.	25,51,35,779
	(e) Interest Payable 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	**1,64,51,93,995**
	Total Cost of the Project (Estimated) [1(i) + 1(ii)] of Estimated Column	**1,80,51,19,704**

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

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

Sr.No.	Particulars	Amount (Rs.) Incurred
(1)	(2)	(3)
I	**Land Cost:**	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR)	15,35,37,189
	(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 Govement / 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 State or Central Government, towards Stamp Duty, transfer Charges, registration Fess etc., and	63,88,520
	(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 / 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) Incurred Expenditure toward 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:	**15,99,25,709**

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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	76,08,99,785.00
	(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.	6,20,46,226
	(d) Incurred Expenditure towards Taxes, cess, fees, charges premiums, interest etc., payable to any Statutory Authority.	1,33,03,764
	(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	**83,62,49,775**
3	Total Cost of the Project (Actual Incurred as on date of certificate)	99,61,75,484
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (Table A)	55.19%
5	Amount which can be withdrawn from the Designated Account	99,61,75,484
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	99,61,75,484

* 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

S.No. (1)	Flat No. (2)	Carpet Area (in Sq.Mt) (3)	Unit Consideration as per Agreement / Letter of Alltoment* (4)	Received Amount* (5)	Balance Receivables (6)
			Nil		
	Total:				

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

Unsold Inventory:

S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Harmony1-0101	78.90	26,20,190
2	Harmony1-0102	78.90	26,20,190
3	Harmony1-0103	94.86	31,50,206
4	Harmony1-0104	94.90	31,51,534
5	Harmony1-0105	94.86	31,50,206
6	Harmony1-0106	101.29	33,63,740
7	Harmony1-0107	114.06	37,87,819
8	Harmony1-0108	113.47	37,68,225
9	Harmony1-0201	78.90	26,20,190
10	Harmony1-0202	78.90	26,20,190
11	Harmony1-0203	94.86	31,50,206

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S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
12	Harmony1-0204	94.90	31,51,534
13	Harmony1-0205	94.86	31,50,206
14	Harmony1-0206	101.29	33,63,740
15	Harmony1-0207	114.06	37,87,819
16	Harmony1-0208	113.47	37,68,225
17	Harmony1-0301	78.90	26,20,190
18	Harmony1-0302	78.90	26,20,190
19	Harmony1-0303	94.86	31,50,206
20	Harmony1-0304	94.90	31,51,534
21	Harmony1-0305	94.86	31,50,206
22	Harmony1-0306	101.29	33,63,740
23	Harmony1-0307	114.06	37,87,819
24	Harmony1-0308	113.47	37,68,225
25	Harmony1-0401	78.90	26,20,190
26	Harmony1-0402	78.90	26,20,190
27	Harmony1-0403	94.86	31,50,206
28	Harmony1-0404	94.90	31,51,534
29	Harmony1-0405	94.86	31,50,206
30	Harmony1-0406	101.29	33,63,740
31	Harmony1-0407	114.06	37,87,819
32	Harmony1-0408	113.47	37,68,225
33	Harmony1-0501	78.90	27,51,200
34	Harmony1-0502	78.90	27,51,200
35	Harmony1-0503	94.86	33,07,716
36	Harmony1-0504	94.90	33,09,111
37	Harmony1-0505	94.86	33,07,716
38	Harmony1-0506	101.29	35,31,927
39	Harmony1-0507	114.06	39,77,209
40	Harmony1-0508	113.47	39,56,636
41	Harmony1-0601	78.90	27,51,200
42	Harmony1-0602	78.90	27,51,200
43	Harmony1-0603	94.86	33,07,716
44	Harmony1-0604	94.90	33,09,111
45	Harmony1-0605	94.86	33,07,716
46	Harmony1-0606	101.29	35,31,927
47	Harmony1-0607	114.06	39,77,209
48	Harmony1-0608	113.47	39,56,636
49	Harmony1-0701	78.90	27,51,200
50	Harmony1-0702	78.90	27,51,200
51	Harmony1-0703	94.86	33,07,716
52	Harmony1-0704	94.90	33,09,111
53	Harmony1-0705	94.86	33,07,716
54	Harmony1-0706	101.29	35,31,927
55	Harmony1-0707	114.06	39,77,209
56	Harmony1-0708	113.47	39,56,636
57	Harmony1-0801	78.90	27,51,200
58	Harmony1-0802	78.90	27,51,200
59	Harmony1-0803	94.86	33,07,716
60	Harmony1-0804	94.90	33,09,111
61	Harmony1-0805	94.86	33,07,716
62	Harmony1-0806	101.29	35,31,927
63	Harmony1-0807	114.06	39,77,209
64	Harmony1-0808	113.47	39,56,636
65	Harmony1-0901	78.90	27,51,200
66	Harmony1-0902	78.90	27,51,200
67	Harmony1-0903	94.86	33,07,716
68	Harmony1-0904	94.90	33,09,111
69	Harmony1-0905	94.86	33,07,716
70	Harmony1-0906	101.29	35,31,927

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S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
71	Harmony1-0907	114.06	39,77,209
72	Harmony1-0908	113.47	39,56,636
73	Harmony1-1001	78.90	27,51,200
74	Harmony1-1002	78.90	27,51,200
75	Harmony1-1003	94.86	33,07,716
76	Harmony1-1004	94.90	33,09,111
77	Harmony1-1005	94.86	33,07,716
78	Harmony1-1006	101.29	35,31,927
79	Harmony1-1007	114.06	39,77,209
80	Harmony1-1008	113.47	39,56,636
81	Harmony1-1101	78.90	28,82,209
82	Harmony1-1102	78.90	28,82,209
83	Harmony1-1103	94.86	34,65,226
84	Harmony1-1104	94.90	34,66,688
85	Harmony1-1105	94.86	34,65,226
86	Harmony1-1106	101.29	37,00,114
87	Harmony1-1107	114.06	41,66,600
88	Harmony1-1108	113.47	41,45,048
89	Harmony1-1201	78.90	28,82,209
90	Harmony1-1202	78.90	28,82,209
91	Harmony1-1203	94.86	34,65,226
92	Harmony1-1204	94.90	34,66,688
93	Harmony1-1205	94.86	34,65,226
94	Harmony1-1206	101.29	37,00,114
95	Harmony1-1207	114.06	41,66,600
96	Harmony1-1208	113.47	41,45,048
97	Harmony1-1301	78.90	28,82,209
98	Harmony1-1302	78.90	28,82,209
99	Harmony1-1303	94.86	34,65,226
100	Harmony1-1304	94.90	34,66,688
101	Harmony1-1305	94.86	34,65,226
102	Harmony1-1306	101.29	37,00,114
103	Harmony1-1307	114.06	41,66,600
104	Harmony1-1308	113.47	41,45,048
105	Harmony1-1401	78.90	28,82,209
106	Harmony1-1402	78.90	28,82,209
107	Harmony1-1403	94.86	34,65,226
108	Harmony1-1404	94.90	34,66,688
109	Harmony1-1405	94.86	34,65,226
110	Harmony1-1406	101.29	37,00,114
111	Harmony1-1407	114.06	41,66,600
112	Harmony1-1408	113.47	41,45,048
113	Harmony1-1501	78.90	28,82,209
114	Harmony1-1502	78.90	28,82,209
115	Harmony1-1503	94.86	34,65,226
116	Harmony1-1504	94.90	34,66,688
117	Harmony1-1505	94.86	34,65,226
118	Harmony1-1506	101.29	37,00,114
119	Harmony1-1507	114.06	41,66,600
120	Harmony1-1508	113.47	41,45,048
121	Harmony6-0101	130.57	43,36,099
122	Harmony6-0102	130.57	43,36,099
123	Harmony6-0103	128.72	42,74,662
124	Harmony6-0104	126.28	41,93,633
125	Harmony6-0105	126.51	42,01,271
126	Harmony6-0106	131.60	43,70,304
127	Harmony6-0201	130.57	43,36,099
128	Harmony6-0202	130.57	43,36,099
129	Harmony6-0203	128.72	42,74,662



S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
130	Harmony6-0204	126.28	41,93,633
131	Harmony6-0205	126.51	42,01,271
132	Harmony6-0206	131.60	43,70,304
133	Harmony6-0301	130.57	43,36,099
134	Harmony6-0302	130.57	43,36,099
135	Harmony6-0303	128.72	42,74,662
136	Harmony6-0304	126.28	41,93,633
137	Harmony6-0305	126.51	42,01,271
138	Harmony6-0306	131.60	43,70,304
139	Harmony6-0401	130.57	43,36,099
140	Harmony6-0402	130.57	43,36,099
141	Harmony6-0403	128.72	42,74,662
142	Harmony6-0404	126.28	41,93,633
143	Harmony6-0405	126.51	42,01,271
144	Harmony6-0406	131.60	43,70,304
145	Harmony6-0501	130.57	45,52,904
146	Harmony6-0502	130.57	45,52,904
147	Harmony6-0503	128.72	44,88,396
148	Harmony6-0504	126.28	44,03,314
149	Harmony6-0505	126.51	44,11,334
150	Harmony6-0506	131.60	45,88,820
151	Harmony6-0601	130.57	45,52,904
152	Harmony6-0602	130.57	45,52,904
153	Harmony6-0603	128.72	44,88,396
154	Harmony6-0604	126.28	44,03,314
155	Harmony6-0605	126.51	44,11,334
156	Harmony6-0606	131.60	45,88,820
157	Harmony6-0701	130.57	45,52,904
158	Harmony6-0702	130.57	45,52,904
159	Harmony6-0703	128.72	44,88,396
160	Harmony6-0704	126.28	44,03,314
161	Harmony6-0705	126.51	44,11,334
162	Harmony6-0706	131.60	45,88,820
163	Harmony6-0801	130.57	45,52,904
164	Harmony6-0802	130.57	45,52,904
165	Harmony6-0803	128.72	44,88,396
166	Harmony6-0804	126.28	44,03,314
167	Harmony6-0805	126.51	44,11,334
168	Harmony6-0806	131.60	45,88,820
169	Harmony6-0901	130.57	45,52,904
170	Harmony6-0902	130.57	45,52,904
171	Harmony6-0903	128.72	44,88,396
172	Harmony6-0904	126.28	44,03,314
173	Harmony6-0905	126.51	44,11,334
174	Harmony6-0906	131.60	45,88,820
175	Harmony6-1001	130.57	45,52,904
176	Harmony6-1002	130.57	45,52,904
177	Harmony6-1003	128.72	44,88,396
178	Harmony6-1004	126.28	44,03,314
179	Harmony6-1005	126.51	44,11,334
180	Harmony6-1006	131.60	45,88,820
181	Harmony6-1101	130.57	47,69,709
182	Harmony6-1102	130.57	47,69,709
183	Harmony6-1103	128.72	47,02,129
184	Harmony6-1104	126.28	46,12,996
185	Harmony6-1105	126.51	46,21,398
186	Harmony6-1106	131.60	48,07,335
187	Harmony6-1201	130.57	47,69,709
188	Harmony6-1202	130.57	47,69,709

M. N. RAO & ASSOCIATES * Chartered Accountants FRNo.0053865 * HYDERABAD *

S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
189	Harmony6-1203	128.72	47,02,129
190	Harmony6-1204	126.28	46,12,996
191	Harmony6-1205	126.51	46,21,398
192	Harmony6-1206	131.60	48,07,335
193	Harmony6-1301	130.57	47,69,709
194	Harmony6-1302	130.57	47,69,709
195	Harmony6-1303	128.72	47,02,129
196	Harmony6-1304	126.28	46,12,996
197	Harmony6-1305	126.51	46,21,398
198	Harmony6-1306	131.60	48,07,335
199	Harmony6-1401	130.57	47,69,709
200	Harmony6-1402	130.57	47,69,709
201	Harmony6-1403	128.72	47,02,129
202	Harmony6-1404	126.28	46,12,996
203	Harmony6-1405	126.51	46,21,398
204	Harmony6-1406	131.60	48,07,335
205	Harmony6-1501	130.57	47,69,709
206	Harmony6-1502	130.57	47,69,709
207	Harmony6-1503	128.72	47,02,129
208	Harmony6-1504	126.28	46,12,996
209	Harmony6-1505	126.51	46,21,398
210	Harmony6-1506	131.60	48,07,335
Total:	210	23182.35	81,09,22,003

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)	80,89,44,220
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)	23,182.35
	(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	81,09,22,003
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	81,09,22,003
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	56,76,45,402

M. N. RAO & ASSOCIATES
Chartered Accountants
FRNo.005386S
HYDERABAD

Table E
Designated Bank Account Details

S.No.	Particulars	Designated Bank Account Details
		The Hongkong and Shanghai Banking Corporation Limited, India (HSBC) RERA A/c No.082-519646-955 IFSC Code: HSBC0500002
		Actual Amount till date (From Start of bank account to till date)
1	Opening Balance	0
2	Deposits	280000
3	Withdrawals	0
4	Closing Balance	280000

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 Acccount

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	45,00,00,000		
2	Total Borrowed Funds (Secured) - Drawdown availed till date	1,35,51,19,704		
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-		
4	Customer Receipts used for the Project	-		
5	Total Funds for Project	1,80,51,19,704		
6	Total Estimated Cost (As per Table A)	1,80,51,19,704		

Table G
Any Comments / Observations of CA

1	NIL

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

M.N. RAO & ASSOCIATES Chartered Accountants FRNo.005386S HYDERABAD

Vaduguru Sreekanth Reddy
Digitally signed by Vaduguru Sreekanth Reddy
Date: 2023.10.17 15:56:55 +05'30'

(Sreekanth Reddy V)
Partner
Membership.No.023408
UDIN: 23023408BGXWM3382

Agreed and accepted by:
Signature of Promoter
Name : A. V. SUNIL KUMAR
Date :