



M.N. RAO & ASSOCIATES
Chartered Accountants

Annexure D
FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE
(To be submitted for withdrawal of Money from Designated Account)
(March'2024)

Date : 26-04-2024

To
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 Authority or State Government / 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



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 Taxes, 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) [I(i) + I(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)
1	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 Authority or State Government / 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 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) 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



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	1,04,67,66,711
	(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) 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.	6,46,92,929
	(d) Incurred Expenditure towards Taxes, cess, fees, charges premiums, interest etc., payable to any Statutory Authority.	1,33,05,789
	(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.	4,74,87,289
	Sub-Total of Development cost	1,17,22,52,718
3	Total Cost of the Project (Actual Incurred as on date of certificate)	1,33,21,78,427
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (Table A)	73.80%
5	Amount which can be withdrawn from the Designated Account	1,33,21,78,427
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	1,33,21,78,427

* 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.	Flat No.	Carpet Area (in Sq.Mt)	Unit Consideration as per Agreement / Letter of Allotment ^a	Received Amount ^a	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	Harmony 1-101	78.9	57,47,938	5,50,000	51,97,938
2	Harmony 1-501	78.9	61,77,588	6,00,214	55,77,374
3	Harmony 1-607	114.06	91,20,985	8,86,992	82,33,993
4	Harmony 1-801	78.9	62,10,638	8,03,685	54,06,953
5	Harmony 1-807	114.06	91,86,735	8,45,726	83,41,009
6	Harmony 1-901	78.9	63,09,788	5,84,853	57,24,935
7	Harmony 1-907	114.06	93,34,110	8,61,201	84,72,909
8	Harmony 1-1101	78.9	63,09,788	6,14,096	56,95,692
9	Harmony 1-1103	94.86	74,62,092	7,25,524	67,36,568
10	Harmony 1-1105	94.86	74,52,784	7,24,616	67,28,168
11	Harmony 1-1201	78.9	63,09,788	6,14,096	56,95,692
12	Harmony 1-1203	94.86	74,62,092	7,25,524	67,36,568
13	Harmony 1-1205	94.86	74,52,784	7,24,616	67,28,168
14	Harmony 1-1207	114.06	93,66,610	9,12,782	84,53,828
15	Harmony 1-1503	94.86	76,21,892	7,42,302	68,79,590
16	Harmony 6-505	126.51	1,10,71,415	13,10,000	97,61,415
17	Harmony 6-601	130.57	1,18,25,216	12,73,384	1,05,51,832
18	Harmony 6-801	130.57	1,17,15,016	11,51,084	1,05,63,932
19	Harmony 6-905	126.51	1,20,42,915	11,87,904	1,08,55,011
20	Harmony 6-1101	130.57	1,21,00,716	11,91,582	1,09,09,134
21	Harmony 6-1205	126.51	1,15,51,790	10,92,692	1,04,59,098
22	Harmony 6-1305	126.51	1,14,98,415	10,87,025	1,04,11,390
	Total:	2301.69	19,33,31,095	1,92,09,898	17,41,21,197

* 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	Harmony I-102	78.90	28,58,389
2	Harmony I-103	94.86	34,36,588
3	Harmony I-104	94.90	34,38,037
4	Harmony I-105	94.86	34,36,588
5	Harmony I-106	101.29	36,69,534
6	Harmony I-107	114.06	41,32,166
7	Harmony I-108	113.47	41,10,791
8	Harmony I-201	78.90	28,58,389
9	Harmony I-202	78.90	28,58,389
10	Harmony I-203	94.86	34,36,588
11	Harmony I-204	94.90	34,38,037
12	Harmony I-205	94.86	34,36,588
13	Harmony I-206	101.29	36,69,534
14	Harmony I-207	114.06	41,32,166
15	Harmony I-208	113.47	41,10,791
16	Harmony I-301	78.90	28,58,389
17	Harmony I-302	78.90	28,58,389
18	Harmony I-303	94.86	34,36,588
19	Harmony I-304	94.90	34,38,037
20	Harmony I-305	94.86	34,36,588
21	Harmony I-306	101.29	36,69,534
22	Harmony I-307	114.06	41,32,166
23	Harmony I-308	113.47	41,10,791
24	Harmony I-401	78.90	28,58,389
25	Harmony I-402	78.90	28,58,389
26	Harmony I-403	94.86	34,36,588
27	Harmony I-404	94.90	34,38,037
28	Harmony I-405	94.86	34,36,588
29	Harmony I-406	101.29	36,69,534
30	Harmony I-407	114.06	41,32,166
31	Harmony I-408	113.47	41,10,791
32	Harmony I-502	78.90	30,01,309
33	Harmony I-503	94.86	36,08,417
34	Harmony I-504	94.90	36,09,939
35	Harmony I-505	94.86	36,08,417
36	Harmony I-506	101.29	38,53,011
37	Harmony I-507	114.06	43,38,774
38	Harmony I-508	113.47	43,16,331
39	Harmony I-601	78.90	30,01,309
40	Harmony I-602	78.90	30,01,309
41	Harmony I-603	94.86	36,08,417
42	Harmony I-604	94.90	36,09,939
43	Harmony I-605	94.86	36,08,417
44	Harmony I-606	101.29	38,53,011
45	Harmony I-608	113.47	43,16,331
46	Harmony I-701	78.90	30,01,309
47	Harmony I-702	78.90	30,01,309
48	Harmony I-703	94.86	36,08,417
49	Harmony I-704	94.90	36,09,939
50	Harmony I-705	94.86	36,08,417
51	Harmony I-706	101.29	38,53,011
52	Harmony I-707	114.06	43,38,774
53	Harmony I-708	113.47	43,16,331
54	Harmony I-802	78.90	30,01,309
55	Harmony I-803	94.86	36,08,417
56	Harmony I-804	94.90	36,09,939
57	Harmony I-805	94.86	36,08,417
58	Harmony I-806	101.29	38,53,011
59	Harmony I-808	113.47	43,16,331
60	Harmony I-902	78.90	30,01,309
61	Harmony I-903	94.86	36,08,417
62	Harmony I-904	94.90	36,09,939
63	Harmony I-905	94.86	36,08,417
64	Harmony I-906	101.29	38,53,011



S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
65	Harmony I-908	113.47	43,16,331
66	Harmony I-1001	78.90	30,01,309
67	Harmony I-1002	78.90	30,01,309
68	Harmony I-1003	94.86	36,08,417
69	Harmony I-1004	94.90	36,09,939
70	Harmony I-1005	94.86	36,08,417
71	Harmony I-1006	101.29	38,53,011
72	Harmony I-1007	114.06	43,38,774
73	Harmony I-1008	113.47	43,16,331
74	Harmony I-1102	78.90	31,44,228
75	Harmony I-1104	94.90	37,81,841
76	Harmony I-1106	101.29	40,36,488
77	Harmony I-1107	114.06	45,45,382
78	Harmony I-1108	113.47	45,21,870
79	Harmony I-1202	78.90	31,44,228
80	Harmony I-1204	94.90	37,81,841
81	Harmony I-1206	101.29	40,36,488
82	Harmony I-1208	113.47	45,21,870
83	Harmony I-1301	78.90	31,44,228
84	Harmony I-1302	78.90	31,44,228
85	Harmony I-1303	94.86	37,80,247
86	Harmony I-1304	94.90	37,81,841
87	Harmony I-1305	94.86	37,80,247
88	Harmony I-1306	101.29	40,36,488
89	Harmony I-1307	114.06	45,45,382
90	Harmony I-1308	113.47	45,21,870
91	Harmony I-1401	78.90	31,44,228
92	Harmony I-1402	78.90	31,44,228
93	Harmony I-1403	94.86	37,80,247
94	Harmony I-1404	94.90	37,81,841
95	Harmony I-1405	94.86	37,80,247
96	Harmony I-1406	101.29	40,36,488
97	Harmony I-1407	114.06	45,45,382
98	Harmony I-1408	113.47	45,21,870
99	Harmony I-1501	78.90	31,44,228
100	Harmony I-1502	78.90	31,44,228
101	Harmony I-1504	94.90	37,81,841
102	Harmony I-1505	94.86	37,80,247
103	Harmony I-1506	101.29	40,36,488
104	Harmony I-1507	114.06	45,45,382
105	Harmony I-1508	113.47	45,21,870
106	Harmony 6-101	130.57	47,30,290
107	Harmony 6-102	130.57	47,30,290
108	Harmony 6-103	128.72	46,63,268
109	Harmony 6-104	126.28	45,74,872
110	Harmony 6-105	126.51	45,83,204
111	Harmony 6-106	131.60	47,67,605
112	Harmony 6-201	130.57	47,30,290
113	Harmony 6-202	130.57	47,30,290
114	Harmony 6-203	128.72	46,63,268
115	Harmony 6-204	126.28	45,74,872
116	Harmony 6-205	126.51	45,83,204
117	Harmony 6-206	131.60	47,67,605
118	Harmony 6-301	130.57	47,30,290
119	Harmony 6-302	130.57	47,30,290
120	Harmony 6-303	128.72	46,63,268
121	Harmony 6-304	126.28	45,74,872
122	Harmony 6-305	126.51	45,83,204
123	Harmony 6-306	131.60	47,67,605
124	Harmony 6-401	130.57	47,30,290
125	Harmony 6-402	130.57	47,30,290
126	Harmony 6-403	128.72	46,63,268
127	Harmony 6-404	126.28	45,74,872
128	Harmony 6-405	126.51	45,83,204
129	Harmony 6-406	131.60	47,67,605
130	Harmony 6-501	130.57	49,66,804
131	Harmony 6-502	130.57	49,66,804



S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
132	Harmony6-503	128.72	48,96,432
133	Harmony6-504	126.28	48,03,615
134	Harmony6-506	131.60	50,05,985
135	Harmony6-602	130.57	49,66,804
136	Harmony6-603	128.72	48,96,432
137	Harmony6-604	126.28	48,03,615
138	Harmony6-605	126.51	48,12,364
139	Harmony6-606	131.60	50,05,985
140	Harmony6-701	130.57	49,66,804
141	Harmony6-702	130.57	49,66,804
142	Harmony6-703	128.72	48,96,432
143	Harmony6-704	126.28	48,03,615
144	Harmony6-705	126.51	48,12,364
145	Harmony6-706	131.60	50,05,985
146	Harmony6-802	130.57	49,66,804
147	Harmony6-803	128.72	48,96,432
148	Harmony6-804	126.28	48,03,615
149	Harmony6-805	126.51	48,12,364
150	Harmony6-806	131.60	50,05,985
151	Harmony6-901	130.57	49,66,804
152	Harmony6-902	130.57	49,66,804
153	Harmony6-903	128.72	48,96,432
154	Harmony6-904	126.28	48,03,615
155	Harmony6-906	131.60	50,05,985
156	Harmony6-1001	130.57	49,66,804
157	Harmony6-1002	130.57	49,66,804
158	Harmony6-1003	128.72	48,96,432
159	Harmony6-1004	126.28	48,03,615
160	Harmony6-1005	126.51	48,12,364
161	Harmony6-1006	131.60	50,05,985
162	Harmony6-1102	130.57	52,03,319
163	Harmony6-1103	128.72	51,29,595
164	Harmony6-1104	126.28	50,32,359
165	Harmony6-1105	126.51	50,41,525
166	Harmony6-1106	131.60	52,44,365
167	Harmony6-1201	130.57	52,03,319
168	Harmony6-1202	130.57	52,03,319
169	Harmony6-1203	128.72	51,29,595
170	Harmony6-1204	126.28	50,32,359
171	Harmony6-1206	131.60	52,44,365
172	Harmony6-1301	130.57	52,03,319
173	Harmony6-1302	130.57	52,03,319
174	Harmony6-1303	128.72	51,29,595
175	Harmony6-1304	126.28	50,32,359
176	Harmony6-1306	131.60	52,44,365
177	Harmony6-1401	130.57	52,03,319
178	Harmony6-1402	130.57	52,03,319
179	Harmony6-1403	128.72	51,29,595
180	Harmony6-1404	126.28	50,32,359
181	Harmony6-1405	126.51	50,41,525
182	Harmony6-1406	131.60	52,44,365
183	Harmony6-1501	130.57	52,03,319
184	Harmony6-1502	130.57	52,03,319
185	Harmony6-1503	128.72	51,29,595
186	Harmony6-1504	126.28	50,32,359
187	Harmony6-1505	126.51	50,41,525
188	Harmony6-1506	131.60	52,44,365
Total:	188	20,881	79,51,83,769



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 Incurred)	47,29,41,277
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)	17,41,21,197
3	(i) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts)	20,881
	(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	79,51,83,769
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	96,93,04,966
5	(To be Filled for Ongoing Projects Only) Amount to be deposited in Designated Account - 70% or 100% If 4 is greater than 1, 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	67,85,13,476

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	-
2	Deposits	1,62,81,929
3	Withdrawals	-
4	Closing Balance	1,62,81,929

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	45,00,00,000	1,02,61,00,457	1,02,61,00,457
2	Total Borrowed Funds (Secured) - Drawdown availed till date	1,35,51,19,704	30,00,00,000	30,00,00,000
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-	-	-
4	Customer Receipts used for the Project	-	60,77,969	60,77,969
5	Total Funds for Project	1,80,51,19,704	1,33,21,78,427	1,33,21,78,427
6	Total Estimated Cost (As per Table A)	1,80,51,19,704	1,80,51,19,704	1,80,51,19,704

Table G
Any Comments / Observations of CA

1	NIL
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Agreed and accepted by:
Signature of Promoter
Name : A.V.Sujil Kumar
Date : 26-04-2024



For M.N. Rao and Associates
Chartered Accountants
Firm Reg. No.: 0053865

Vaduguru Sreekanth Reddy
Digitally signed
by Vaduguru Sreekanth Reddy
Date: 2024.04.26
10:57:18 +05'30'

(Sreekanth Reddy V)
Partner
Membership.No.023408
UDIN:24023408BKATXG1886