



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)
(June'2024)

Date : 21-07-2024

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)
	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 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:	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 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)
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 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



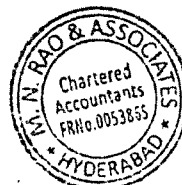
2	Development Cost/ Cost of Construction:	
	(a) Expenditure for Construction. Minimum of (a) and (b) to be considered	-
	(a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer	-
	(b) Actual Cost of construction incurred as per the books of accounts as verified by the CA.	1,07,95,29,438
	(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.	8,21,90,959
	(d) Incurred Expenditure towards Taxes, cess, fees, charges premiums, interest etc., payable to any Statutory Authority.	1,33,07,814
	(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.	11,56,85,103
	Sub-Total of Development cost	1,29,07,13,313
3	Total Cost of the Project (Actual Incurred as on date of certificate)	1,45,06,39,022
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (Table A)	80.36%
5	Amount which can be withdrawn from the Designated Account	1,45,06,39,022
6	Less: Amount withdrawn till date of this certificate from the Designated Account	2,00,00,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	1,43,06,39,022

* 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*	Received Amount*	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	Harmony1-101	78.9	57,47,938	5,55,101	51,92,837
2	Harmony1-501	78.9	61,77,588	6,00,214	55,77,374
3	Harmony1-607	114.06	91,20,985	75,39,425	15,81,560
4	Harmony1-801	78.9	62,10,638	53,31,320	8,79,318
5	Harmony1-807	114.06	91,86,735	8,45,726	83,41,009
6	Harmony1-901	78.9	63,09,788	52,19,811	10,89,977
7	Harmony1-907	114.06	93,34,110	33,20,205	60,13,905
8	Harmony1-1101	78.9	63,09,788	52,19,812	10,89,976
9	Harmony1-1103	94.86	74,62,092	61,66,954	12,95,138
10	Harmony1-1105	94.86	74,52,784	61,59,236	12,93,548
11	Harmony1-1201	78.9	63,09,788	52,19,812	10,89,976
12	Harmony1-1203	94.86	74,62,092	61,66,954	12,95,138
13	Harmony1-1205	94.86	74,52,784	61,59,236	12,93,548
14	Harmony1-1207	114.06	93,66,610	77,58,646	16,07,964
15	Harmony1-1503	94.86	76,21,892	7,42,302	68,79,590
16	Harmony6-505	126.51	1,10,71,415	90,58,611	20,12,804
17	Harmony6-601	130.57	1,18,25,216	32,73,384	85,51,832
18	Harmony6-801	130.57	1,17,15,016	11,51,084	1,05,63,932



19	Harmony6-905	126.51	1,20,42,915	23,87,904	96,55,011
20	Harmony6-1101	130.57	1,21,00,716	40,28,681	80,72,035
21	Harmony6-1205	126.51	1,15,51,790	10,92,692	1,04,59,098
22	Harmony6-1305	126.51	1,14,98,415	10,87,025	1,04,11,390
23	Harmony1-405	94.86	71,73,484	6,95,290	64,78,194
24	Harmony1-407	114.06	92,19,235	8,54,579	83,64,656
25	Harmony1-1007	114.06	92,84,985	8,56,042	84,28,943
26	Harmony6-701	130.57	1,14,39,516	9,50,000	1,04,89,516
27	Harmony1-1507	114.06	95,63,110	9,33,414	86,29,696
28	Harmony1-1001	78.9	64,08,938	6,25,000	57,83,938
29	Harmony6-401	130.57	1,16,04,816	2,00,000	1,14,04,816
30	Harmony1-507	114.06	88,75,360	8,61,201	80,14,159
31	Harmony6-1105	126.51	1,17,24,800	23,09,002	94,15,798
32	Harmony6-1201	130.57	1,24,86,416	12,32,080	1,12,54,336
33	Harmony6-805	126.51	1,11,35,540	10,92,629	1,00,42,911
34	Harmony6-1001	130.57	1,16,04,816	11,39,513	1,04,65,303
35	Harmony1-505	94.86	70,53,784	6,82,721	63,71,063
36	Harmony1-803	94.86	79,01,542	6,31,630	72,69,912
37	Harmony6-1005	126.51	1,19,89,540	11,82,299	1,08,07,241
38	Harmony6-901	130.57	1,22,10,916	17,03,653	1,05,07,263
39	Harmony1-1401	78.9	67,40,760	23,07,717	44,33,043
40	Harmony1-1407	114.06	1,00,07,200	44,10,198	55,97,002
41	Harmony1-1307	114.06	96,61,360	80,21,710	16,39,650
42	Harmony1-707	114.06	39,21,152	10,02,124	29,19,028
Total:		4574.87	38,33,38,365	12,07,74,937	26,25,63,428

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

Unsold Inventory:

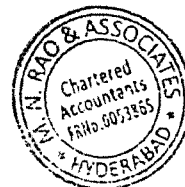
S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
(1)	(2)	(3)	(4)
1	Harmony1-102	78.90	28,58,389
2	Harmony1-103	94.86	34,36,588
3	Harmony1-104	94.90	34,38,037
4	Harmony1-105	94.86	34,36,588
5	Harmony1-106	101.29	36,69,534
6	Harmony1-107	114.06	41,32,166
7	Harmony1-108	113.47	41,10,791
8	Harmony1-201	78.90	28,58,389
9	Harmony1-202	78.90	28,58,389
10	Harmony1-203	94.86	34,36,588
11	Harmony1-204	94.90	34,38,037
12	Harmony1-205	94.86	34,36,588
13	Harmony1-206	101.29	36,69,534
14	Harmony1-207	114.06	41,32,166
15	Harmony1-208	113.47	41,10,791
16	Harmony1-301	78.90	28,58,389
17	Harmony1-302	78.90	28,58,389
18	Harmony1-303	94.86	34,36,588
19	Harmony1-304	94.90	34,38,037
20	Harmony1-305	94.86	34,36,588
21	Harmony1-306	101.29	36,69,534
22	Harmony1-307	114.06	41,32,166
23	Harmony1-308	113.47	41,10,791
24	Harmony1-401	78.90	28,58,389
25	Harmony1-402	78.90	28,58,389
26	Harmony1-403	94.86	34,36,588
27	Harmony1-404	94.90	34,38,037
28	Harmony1-406	101.29	36,69,534



S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
29	Harmony I-408	113.47	41,10,791
30	Harmony I-502	78.90	30,01,309
31	Harmony I-503	94.86	36,08,417
32	Harmony I-504	94.90	36,09,939
33	Harmony I-506	101.29	38,53,011
34	Harmony I-508	113.47	43,16,331
35	Harmony I-601	78.90	30,01,309
36	Harmony I-602	78.90	30,01,309
37	Harmony I-603	94.86	36,08,417
38	Harmony I-604	94.90	36,09,939
39	Harmony I-605	94.86	36,08,417
40	Harmony I-606	101.29	38,53,011
41	Harmony I-608	113.47	43,16,331
42	Harmony I-701	78.90	30,01,309
43	Harmony I-702	78.90	30,01,309
44	Harmony I-703	94.86	36,08,417
45	Harmony I-704	94.90	36,09,939
46	Harmony I-705	94.86	36,08,417
47	Harmony I-706	101.29	38,53,011
48	Harmony I-708	113.47	43,16,331
49	Harmony I-802	78.90	30,01,309
50	Harmony I-804	94.90	36,09,939
51	Harmony I-805	94.86	36,08,417
52	Harmony I-806	101.29	38,53,011
53	Harmony I-808	113.47	43,16,331
54	Harmony I-902	78.90	30,01,309
55	Harmony I-903	94.86	36,08,417
56	Harmony I-904	94.90	36,09,939
57	Harmony I-905	94.86	36,08,417
58	Harmony I-906	101.29	38,53,011
59	Harmony I-908	113.47	43,16,331
60	Harmony I-1002	78.90	30,01,309
61	Harmony I-1003	94.86	36,08,417
62	Harmony I-1004	94.90	36,09,939
63	Harmony I-1005	94.86	36,08,417
64	Harmony I-1006	101.29	38,53,011
65	Harmony I-1008	113.47	43,16,331
66	Harmony I-1102	78.90	31,44,228
67	Harmony I-1104	94.90	37,81,841
68	Harmony I-1106	101.29	40,36,488
69	Harmony I-1107	114.06	45,45,382
70	Harmony I-1108	113.47	45,21,870
71	Harmony I-1202	78.90	31,44,228
72	Harmony I-1204	94.90	37,81,841
73	Harmony I-1206	101.29	40,36,488
74	Harmony I-1208	113.47	45,21,870
75	Harmony I-1301	78.90	31,44,228
76	Harmony I-1302	78.90	31,44,228
77	Harmony I-1303	94.86	37,80,247
78	Harmony I-1304	94.90	37,81,841
79	Harmony I-1305	94.86	37,80,247
80	Harmony I-1306	101.29	40,36,488
81	Harmony I-1308	113.47	45,21,870
82	Harmony I-1402	78.90	31,44,228
83	Harmony I-1403	94.86	37,80,247
84	Harmony I-1404	94.90	37,81,841
85	Harmony I-1405	94.86	37,80,247



S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
86	Harmony1-1406	101.29	40,36,488
87	Harmony1-1408	113.47	45,21,870
88	Harmony1-1501	78.90	31,44,228
89	Harmony1-1502	78.90	31,44,228
90	Harmony1-1504	94.90	37,81,841
91	Harmony1-1505	94.86	37,80,247
92	Harmony1-1506	101.29	40,36,488
93	Harmony1-1508	113.47	45,21,870
94	Harmony6-101	130.57	47,30,290
95	Harmony6-102	130.57	47,30,290
96	Harmony6-103	128.72	46,63,268
97	Harmony6-104	126.28	45,74,872
98	Harmony6-105	126.51	45,83,204
99	Harmony6-106	131.60	47,67,605
100	Harmony6-201	130.57	47,30,290
101	Harmony6-202	130.57	47,30,290
102	Harmony6-203	128.72	46,63,268
103	Harmony6-204	126.28	45,74,872
104	Harmony6-205	126.51	45,83,204
105	Harmony6-206	131.60	47,67,605
106	Harmony6-301	130.57	47,30,290
107	Harmony6-302	130.57	47,30,290
108	Harmony6-303	128.72	46,63,268
109	Harmony6-304	126.28	45,74,872
110	Harmony6-305	126.51	45,83,204
111	Harmony6-306	131.60	47,67,605
112	Harmony6-402	130.57	47,30,290
113	Harmony6-403	128.72	46,63,268
114	Harmony6-404	126.28	45,74,872
115	Harmony6-405	126.51	45,83,204
116	Harmony6-406	131.60	47,67,605
117	Harmony6-501	130.57	49,66,804
118	Harmony6-502	130.57	49,66,804
119	Harmony6-503	128.72	48,96,432
120	Harmony6-504	126.28	48,03,615
121	Harmony6-506	131.60	50,05,985
122	Harmony6-602	130.57	49,66,804
123	Harmony6-603	128.72	48,96,432
124	Harmony6-604	126.28	48,03,615
125	Harmony6-605	126.51	48,12,364
126	Harmony6-606	131.60	50,05,985
127	Harmony6-702	130.57	49,66,804
128	Harmony6-703	128.72	48,96,432
129	Harmony6-704	126.28	48,03,615
130	Harmony6-705	126.51	48,12,364
131	Harmony6-706	131.60	50,05,985
132	Harmony6-802	130.57	49,66,804
133	Harmony6-803	128.72	48,96,432
134	Harmony6-804	126.28	48,03,615
135	Harmony6-806	131.60	50,05,985
136	Harmony6-902	130.57	49,66,804
137	Harmony6-903	128.72	48,96,432
138	Harmony6-904	126.28	48,03,615
139	Harmony6-906	131.60	50,05,985
140	Harmony6-1002	130.57	49,66,804
141	Harmony6-1003	128.72	48,96,432
142	Harmony6-1004	126.28	48,03,615



S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
143	Harmony6-1006	131.60	50,05,985
144	Harmony6-1102	130.57	52,03,319
145	Harmony6-1103	128.72	51,29,595
146	Harmony6-1104	126.28	50,32,359
147	Harmony6-1106	131.60	52,44,365
148	Harmony6-1202	130.57	52,03,319
149	Harmony6-1203	128.72	51,29,595
150	Harmony6-1204	126.28	50,32,359
151	Harmony6-1206	131.60	52,44,365
152	Harmony6-1301	130.57	52,03,319
153	Harmony6-1302	130.57	52,03,319
154	Harmony6-1303	128.72	51,29,595
155	Harmony6-1304	126.28	50,32,359
156	Harmony6-1306	131.60	52,44,365
157	Harmony6-1401	130.57	52,03,319
158	Harmony6-1402	130.57	52,03,319
159	Harmony6-1403	128.72	51,29,595
160	Harmony6-1404	126.28	50,32,359
161	Harmony6-1405	126.51	50,41,525
162	Harmony6-1406	131.60	52,44,365
163	Harmony6-1501	130.57	52,03,319
164	Harmony6-1502	130.57	52,03,319
165	Harmony6-1503	128.72	51,29,595
166	Harmony6-1504	126.28	50,32,359
167	Harmony6-1505	126.51	50,41,525
168	Harmony6-1506	131.60	52,44,365
Total:	168	708118506.25	70,80,99,899

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)	35,44,80,682
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)	26,25,63,428
3	(i) Balance Unsold area (to be certified by Management and to be Verified by CA from the records and books of accounts)	70,81,18,506
	(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	70,80,99,899
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	97,06,63,327
5	(To be Filed 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	67,94,64,329



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	1,62,81,929
2	Deposits	6,94,84,048
3	Withdrawals	2,00,00,000
4	Closing Balance	6,57,65,976

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.

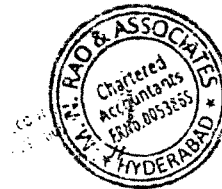
Table F
Means of Finance

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	1,09,38,82,175	1,09,38,82,175
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	-	5,67,56,847	5,67,56,847
5	Total Funds for Project	1,80,51,19,704	1,45,06,39,022	1,45,06,39,022
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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For M N Rao and Associates
Chartered Accountants
Firm Reg. No.: 005386S



Mattapalli Venkata Rathnam
Digitally signed by
Mattapalli
Venkata Rathnam
Date: 2024.07.21
14:13:29 +05'30'

(MV Ratnam)
Partner

Membership No.008314
UDIN:24008314BKAILC4569

Agreed and accepted by:
Signature of Promoter
Name : A.V.Sunil Kumar
Date : 21-07-2024