Annexure D

FORM-3

[see Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

(September'2024)

To **Date : 17-10-2024**

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	**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 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
	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) [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

M. N. RAO & ASSOCIATES Chartered Accountants FRN:005386S HYDERABAD

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 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
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.	1,24,44,86,932
	(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.	8,61,55,545
	(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.	15,72,88,228
	Sub-Total of Development cost	1,50,12,38,519
3	Total Cost of the Project (Actual Incurred as on date of certificate)	1,66,11,64,228
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (Table A)	92.03%
5	Amount which can be withdrawn from the Designated Account	1,66,11,64,228
6	Less: Amount withdrawn till date of this certificate from the Designated Account	12,50,00,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	1,53,61,64,228

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

RAO & ASSOCIATES
Chartered Accountants
FRN:005386S
HYDERABAD

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	5,28,668	52,19,270
2	Harmony1-307	114.06	91,72,075	8,49,863	83,22,212
3	Harmony1-401	78.9	62,10,638	5,74,938	56,35,700
4	Harmony1-403	94.86	71,82,442	50,000	71,32,442
5	Harmony1-407	114.06	92,19,235	26,11,850	66,07,385
6	Harmony1-501	78.9	61,77,588	5,71,632	56,05,956
7	Harmony1-503	94.86	76,21,892	61,78,955	14,42,937
8	Harmony1-505	94.86	70,53,784	6,50,210	64,03,574
9	Harmony1-507	114.06	88,75,360	8,20,191	80,55,169
10	Harmony1-601	78.9	62,76,738	30,35,417	32,41,321
11	Harmony1-603	94.86	34,75,844	-	34,75,844
12	Harmony1-607	114.06	91,20,985	71,80,402	19,40,583
13	Harmony1-703	94.86	34,00,844	-	34,00,844
14	Harmony1-707	114.06	39,21,152	-	39,21,152
15	Harmony1-801	78.9	62,10,638	50,86,971	11,23,667
16	Harmony1-803	94.86	79,01,542	62,39,289	16,62,253
17	Harmony1-807	114.06	91,86,735	11,05,454	80,81,281
18	Harmony1-901	78.9	63,09,788	49,71,248	13,38,540
19	Harmony1-907	114.06	93,34,110	69,71,624	23,62,486
20	Harmony1-908	113.47	56,05,228	-	56,05,228
21	Harmony1-1001	78.9	64,08,938	5,95,262	58,13,676
22	Harmony1-1005	94.86	75,72,484	7,02,080	68,70,404
23	Harmony1-1007	114.06	92,84,985	8,15,278	84,69,707
24	Harmony1-1101	78.9	63,09,788	49,71,250	13,38,538
25	Harmony1-1103	94.86	74,62,092	58,73,290	15,88,802
26	Harmony1-1105	94.86	74,52,784	58,65,939	15,86,845
27	Harmony1-1201	78.9	63,09,788	49,71,250	13,38,538
28	Harmony1-1202	78.9	66,07,238	6,14,598	59,92,640
29	Harmony1-1203	94.86	74,62,092	58,73,290	15,88,802
30	Harmony1-1205	94.86	74,52,784	58,65,939	15,86,845
31	Harmony1-1207	114.06	93,66,610	73,89,187	19,77,423
32	Harmony1-1301	78.9	65,74,188	6,11,292	59,62,896
33	Harmony1-1307	114.06	96,61,360	76,39,724	20,21,636
34	Harmony1-1401	78.9	67,40,760	53,37,578	14,03,182
35	Harmony1-1403	94.86	79,03,140	7,35,080	71,68,060
36	Harmony1-1407	114.06	1,00,07,200	79,33,689	20,73,511
37	Harmony1-1503	94.86	76,21,892	60,09,118	16,12,774
38	Harmony1-1507	114.06	95,63,110	29,44,518	66,18,592
39	Harmony6-205	126.51	1,12,97,800	10,56,825	1,02,40,975
40	Harmony6-401	130.57	1,16,04,816	10,85,251	1,05,19,565
41	Harmony6-505	126.51	1,10,71,415	85,36,773	25,34,642
42	Harmony6-601	130.57	1,18,25,216	94,11,962	24,13,254
43	Harmony6-701	130.57	1,14,39,516	10,96,564	1,03,42,952
44	Harmony6-801	130.57	1,17,15,016	40,96,271	76,18,745
45	Harmony6-805	126.51	1,11,35,540	20,23,965	91,11,575
46	Harmony6-901	130.57	1,22,10,916	20,46,360	1,01,64,556
47	Harmony6-905	126.51	1,20,42,915	41,89,920	78,52,995
48	Harmony6-1001	130.57	1,16,04,816	10,85,251	1,05,19,565
49	Harmony6-1005	126.51	1,19,89,540	93,42,749	26,46,791
50	Harmony6-1101	130.57	1,21,00,716	96,46,137	24,54,579
51	Harmony6-1103	128.72	1,14,18,312	10,69,108	1,03,49,204
52	Harmony6-1105	126.51	1,17,24,800	81,45,914	35,78,887
53	Harmony6-1201	130.57	1,24,86,416	99,73,982	25,12,434
54	Harmony6-1205	126.51	1,15,51,790	77,54,497	37,97,293
55	Harmony6-1305	126.51	1,14,98,415	91,87,946	23,10,469
56	Harmony1-102	78.9	59,47,560	2,00,000	2,00,000
57	Harmony1-207	114.06	91,22,950	2,00,000	2,00,000
58	Harmony1-301	78.9	63,09,788	4,00,000	4,00,000
59	Harmony1-701	78.9	62,43,688	2,00,000	2,00,000
60	Harmony1-805	94.86	74,94,280	2,00,000	2,00,000
61	Harmony1-903	94.86	75,70,756	2,00,000	2,00,000
62	Harmony1-1003	94.86	78,21,642	2,00,000	2,00,000
63	Harmony1-1308	113.47	99,87,460	4,00,000	4,00,000
64	Harmony1-1501	78.9	65,08,088	4,00,000	4,00,000
65	Harmony1-1505	94.86	79,31,584	2,00,000	2,00,000
66	Harmony6-105	126.51	1,04,41,665	2,00,000	2,00,000
67	Harmony6-201	130.57	1,12,32,416	2,00,000	2,00,000
68	Harmony6-501	130.57	1,13,29,316	2,00,000	2,00,000
69	Harmony6-1003	128.72	1,09,39,512	2,00,000	2,00,000
	Total:	7286.47	59,53,64,449	21,53,24,547	26,79,59,198

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

RAO & ASSOCIATES Chartered

Unsold Inventory:

S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Package Rate
(1)	(2)	(3)	(4)
1	Harmony1-103	94.86	34,36,588
2	Harmony1-104	94.90	34,38,037
3	Harmony1-105	94.86	34,36,588
4	Harmony1-106	101.29	36,69,534
5	Harmony1-107	114.06	41,32,166
6	Harmony1-108	113.47	41,10,791
7	Harmony1-201	78.90	28,58,389
8	Harmony1-202	78.90	28,58,389
9	Harmony1-203	94.86	34,36,588
10	Harmony1-204	94.90	34,38,037
11	Harmony1-205	94.86	34,36,588
12	Harmony1-206	101.29	36,69,534
13	Harmony1-208	113.47	41,10,791
14	Harmony1-302	78.90	28,58,389
15	Harmony1-303	94.86	34,36,588
16	Harmony1-304	94.90	34,38,037
17	Harmony1-305	94.86	34,36,588
18	Harmony1-306	101.29	36,69,534
19	Harmony1-308	113.47	41,10,791
20	Harmony1-402	78.90	28,58,389
21	Harmony1-404	94.90	34,38,037
22	Harmony1-405	94.86	34,36,588
23	Harmony1-406	101.29	36,69,534
24	Harmony1-408	113.47	41,10,791
25	Harmony1-502	78.90	30,01,309
26	Harmony1-504	94.90	36,09,939
27	Harmony1-506	101.29	38,53,011
28	Harmony1-508	113.47	43,16,331
29	Harmony1-602	78.90	30,01,309
30	Harmony1-604	94.90	36,09,939
31	Harmony1-605	94.86	36,08,417
32	Harmony1-606	101.29	38,53,011
33	Harmony1-608	113.47	43,16,331
34	Harmony1-702	78.90	30,01,309
35	Harmony1-704	94.90	36,09,939
36	Harmony1-705	94.86	36,08,417
37	Harmony1-706	101.29	38,53,011
38	Harmony1-708	113.47	43,16,331
39	Harmony1-802	78.90	30,01,309
40	Harmony1-804	94.90	36,09,939
41	Harmony1-806	101.29	38,53,011
42	Harmony1-808	113.47	43,16,331
43	Harmony1-902	78.90	30,01,309
44	Harmony1-904	94.90	36,09,939
45	Harmony1-905	94.86	36,08,417
46	Harmony1-906	101.29	38,53,011
47	Harmony1-1002	78.90	30,01,309
48	Harmony1-1004	94.90	36,09,939
49	Harmony1-1006	101.29	38,53,011
50	Harmony1-1008	113.47	43,16,331
51	Harmony1-1102	78.90	31,44,228
52	Harmony1-1104	94.90	37,81,841
53	Harmony1-1106	101.29	40,36,488
54	Harmony1-1107	114.06	45,45,382
55	Harmony1-1108	113.47	45,21,870
56	Harmony1-1204	94.90	37,81,841
57	Harmony1-1206	101.29	40,36,488
58	Harmony1-1208	113.47	45,21,870
59	Harmony1-1302	78.90	31,44,228
60	Harmony1-1303	94.86	37,80,247
61	Harmony1-1304	94.90	37,81,841
62	Harmony1-1305	94.86	37,80,247
63	Harmony1-1306	101.29	40,36,488
64	Harmony1-1402	78.90	31,44,228
65	Harmony1-1404	94.90	37,81,841
66	Harmony1-1405	94.86	37,80,247
67	Harmony1-1406	101.29	40,36,488
68	Harmony1-1408	113.47	45,21,870
69	Harmony1-1502	78.90	31,44,228
70	Harmony1-1504	94.90	37,81,841
71	Harmony1-1506	101.29	40,36,488
72	Harmony1-1508	113.47	45,21,870
73	Harmony6-101	130.57	47,30,290
74	Harmony6-102	130.57	47,30,290
75	Harmony6-103	128.72	46,63,268
76	Harmony6-104	126.28	45,74,872
77	Harmony6-106	131.60	47,67,605

M.N. RAO & ASSOCIATES * Chartered Accountants FRN:005386S * HYDERABAD *

S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready
78	Harmony6-202	130.57	47,30,290
79	Harmony6-203	128.72	46,63,268
80	Harmony6-204	126.28	45,74,872
81	Harmony6-206	131.60	47,67,605
82	Harmony6-301	130.57	47,30,290
83	Harmony6-302	130.57	47,30,290
84	Harmony6-303	128.72	46,63,268
85	Harmony6-304	126.28	45,74,872
86	Harmony6-305	126.51	45,83,204
87	Harmony6-306	131.60	47,67,605
88	Harmony6-402	130.57	47,30,290
89	Harmony6-403	128.72	46,63,268
90	Harmony6-404	126.28	45,74,872
91	Harmony6-405	126.51	45,83,204
92	Harmony6-406	131.60	47,67,605
93	Harmony6-502	130.57	49,66,804
94	Harmony6-503	128.72	48,96,432
95	Harmony6-504	126.28	48,03,615
96	Harmony6-506	131.60	50,05,985
97	Harmony6-602	130.57	49,66,804
98	Harmony6-603	128.72	48,96,432
99	Harmony6-604	126.28	48,03,615
100	Harmony6-605	126.51	48,12,364
101	Harmony6-606	131.60	50,05,985
102	Harmony6-702	130.57	49,66,804
103	Harmony6-703	128.72	48,96,432
104	Harmony6-704	126.28	48,03,615
105	Harmony6-705	126.51	48,12,364
106	Harmony6-706	131.60	50,05,985

M.N. RAO & ASSOCIATES Chartered Accountants FRN:005386S HYDERABAD

S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
107	Harmony6-802	130.57	49,66,804
108	Harmony6-803	128.72	48,96,432
109	Harmony6-804	126.28	48,03,615
110	Harmony6-806	131.60	50,05,985
111	Harmony6-902	130.57	49,66,804
112	Harmony6-903	128.72	48,96,432
113	Harmony6-904	126.28	48,03,615
114	Harmony6-906	131.60	50,05,985
115	Harmony6-1002	130.57	49,66,804
116	Harmony6-1004	126.28	48,03,615
117	Harmony6-1006	131.60	50,05,985
118	Harmony6-1102	130.57	52,03,319
119	Harmony6-1104	126.28	50,32,359
120	Harmony6-1106	131.60	52,44,365
121	Harmony6-1202	130.57	52,03,319
122	Harmony6-1203	128.72	51,29,595
123	Harmony6-1204	126.28	50,32,359
124	Harmony6-1206	131.60	52,44,365
125	Harmony6-1301	130.57	52,03,319
126	Harmony6-1302	130.57	52,03,319
127	Harmony6-1303	128.72	51,29,595
128	Harmony6-1304	126.28	50,32,359
129	Harmony6-1306	131.60	52,44,365
130	Harmony6-1401	130.57	52,03,319
131	Harmony6-1402	130.57	52,03,319
132	Harmony6-1403	128.72	51,29,595
133	Harmony6-1404	126.28	50,32,359
134	Harmony6-1405	126.51	50,41,525
135	Harmony6-1406	131.60	52,44,365
136	Harmony6-1501	130.57	52,03,319
137	Harmony6-1502	130.57	52,03,319
138	Harmony6-1503	128.72	51,29,595
139	Harmony6-1504	126.28	50,32,359
140	Harmony6-1505	126.51	50,41,525
141	Harmony6-1506	131.60	52,44,365
Total:	141	15895.88	60,52,77,951

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)	14,39,55,476
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)	26,79,59,198
3	(i) Balance Unsold area (in Sq. Mtr) (to be certified by Management and to be Verified by CA from the records and books of accounts)	15.896
	(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	60,52,77,951
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	87,32,37,149
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	61,12,66,004
	If 4 is lesser than1, then 100% of the balance receivables of ongoing project will be deposited in designated Account	-

M.N. RAO & ASSOCIATES * Chartered Accountants FRN: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	1,62,81,929
2	Deposits	14,18,62,911
3	Withdrawals	12,50,00,000
4	Closing Balance	3,31,44,840

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	1,31,23,43,344	1,16,83,87,868
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	-	19,27,76,360	19,27,76,360
5	Total Funds for Project	**1,80,51,19,704**	**1,80,51,19,704**	**1,66,11,64,228**
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

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

Digitally signed by Vaduguru Sreekanth Reddy
Date: 2024.10.17 17:59:41 +05'30'

(Sreekanth Reddy V)
Partner
Membership.No.023408
UDIN:24023408BKATXR8280

M. N. RAO & ASSOCIATES * Chartered Accountants FRN:005386S * HYDERABAD *

Agreed and accepted by:
Signature of Promoter
Name : A.V.Sunil Kumar
Date : 17-10-2024

Nagpur Integrated Township Private Limited