## Annexure D
## FORM-3
[see Regulation 3]
**CHARTERED ACCOUNTANT'S CERTIFICATE**
**(To be sumbitted for withdrawal of Money from Designated Account)**
**(December'2024)**

**To** **Date : 21-01-2025**

**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)-Amt in Rs. |
|---|---|---|---|
| (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 |
| | **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.0053865 HYDERABAD



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

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

| Sr.No. | Particulars | Incurred Cost (Amt in Rs.) |
|---|---|---|
| (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 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. | 1,21,88,11,806 |
| | (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. | 10,06,44,222 |
| | (d) Incurred Expenditure towards Taxes, cess, fees, charges premiums, interest etc., payable to any Statutory Authority. | 1,41,89,789 |
| | (c) 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. | 20,27,44,534 |
| | **Sub-Total of Development cost** | **1,53,63,90,350** |
| | | |
| 3 | Total Cost of the Project (Actual Incurred as on date of certificate) | 1,69,63,16,059 |
| 4 | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (Table A) | 93.97% |
| 5 | Amount which can be withdrawn from the Designated Account | 1,69,63,16,059 |
| 6 | Less: Amount withdrawn till date of this certificate from the Designated Account | 19,50,00,000 |
| 7 | Net Amount which can be withdrawn from the Designated Bank Account under this Certificate | 1,50,13,16,059 |

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

M.N. RAO & ASSOCIATES Chartered Accountants 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 | 15,28,668 | 42,19,270 |
| 2 | Harmony1-202 | 78.9 | 63,20,364 | 52,94,610 | 10,25,754 |
| 3 | Harmony1-203 | 94.86 | 73,43,840 | 61,12,351 | 12,31,490 |
| 4 | Harmony1-205 | 94.86 | 72,26,152 | 6,70,320 | 65,55,832 |
| 5 | Harmony1-207 | 114.06 | 91,22,950 | 8,44,950 | 82,78,000 |
| 6 | Harmony1-301 | 78.9 | 63,09,788 | 5,84,852 | 57,24,936 |
| 7 | Harmony1-305 | 94.86 | 76,42,708 | 7,11,975 | 69,30,733 |
| 8 | Harmony1-307 | 114.06 | 91,72,075 | 13,49,863 | 78,22,212 |
| 9 | Harmony1-401 | 78.9 | 62,10,638 | 48,86,971 | 13,23,667 |
| 10 | Harmony1-403 | 94.86 | 71,82,442 | 50,000 | 71,32,442 |
| 11 | Harmony1-405 | 94.86 | 73,05,952 | 13,73,590 | 59,32,362 |
| 12 | Harmony1-407 | 114.06 | 92,19,235 | 76,91,208 | 15,28,027 |
| 13 | Harmony1-501 | 78.9 | 61,77,588 | 10,71,632 | 51,05,956 |
| 14 | Harmony1-503 | 94.86 | 76,21,892 | 63,62,597 | 12,59,295 |
| 15 | Harmony1-505 | 94.86 | 70,53,784 | 8,60,210 | 61,93,574 |
| 16 | Harmony1-507 | 114.06 | 88,75,360 | 12,21,191 | 76,54,169 |
| 17 | Harmony1-601 | 78.9 | 62,76,738 | 52,33,932 | 10,42,806 |
| 18 | Harmony1-603 | 94.86 | 34,75,844 | - | 34,75,844 |
| 19 | Harmony1-605 | 94.86 | 73,85,752 | 35,71,280 | 38,14,472 |
| 20 | Harmony1-607 | 114.06 | 91,20,985 | 76,02,779 | 15,18,206 |
| 21 | Harmony1-703 | 94.86 | 34,00,844 | - | 34,00,844 |
| 22 | Harmony1-707 | 114.06 | 39,21,152 | 3,86,700 | 35,34,452 |
| 23 | Harmony1-801 | 78.9 | 62,10,638 | 50,86,971 | 11,23,667 |
| 24 | Harmony1-805 | 94.86 | 74,94,280 | 6,94,260 | 68,00,020 |
| 25 | Harmony1-803 | 94.86 | 79,01,542 | 66,14,282 | 12,87,260 |
| 26 | Harmony1-807 | 114.06 | 85,86,735 | 11,05,454 | 74,81,281 |
| 27 | Harmony1-901 | 78.9 | 63,09,788 | 52,63,674 | 10,46,114 |
| 28 | Harmony1-903 | 94.86 | 75,70,756 | 17,01,842 | 58,68,914 |
| 29 | Harmony1-905 | 94.86 | 75,34,180 | 6,98,251 | 68,35,930 |
| 30 | Harmony1-907 | 114.06 | 87,34,110 | 69,71,624 | 17,62,486 |
| 31 | Harmony1-908 | 113.47 | 56,05,228 | 41,16,481 | 14,88,747 |
| 32 | Harmony1-1001 | 78.9 | 64,08,938 | 5,95,262 | 58,13,676 |
| 33 | Harmony1-1003 | 94.86 | 77,07,566 | 9,60,849 | 67,46,717 |
| 34 | Harmony1-1005 | 94.86 | 75,72,484 | 59,67,684 | 16,04,800 |
| 35 | Harmony1-1007 | 114.06 | 86,84,985 | 55,91,076 | 30,93,909 |
| 36 | Harmony1-1101 | 78.9 | 63,09,788 | 49,71,250 | 13,38,538 |
| 37 | Harmony1-1103 | 94.86 | 74,62,092 | 58,73,290 | 15,88,802 |
| 38 | Harmony1-1105 | 94.86 | 74,52,784 | 58,65,939 | 15,86,845 |
| 39 | Harmony1-1201 | 78.9 | 63,09,788 | 49,71,250 | 13,38,538 |
| 40 | Harmony1-1202 | 78.9 | 66,07,238 | 15,83,868 | 50,23,370 |
| 41 | Harmony1-1203 | 94.86 | 74,62,092 | 58,73,290 | 15,88,802 |
| 42 | Harmony1-1205 | 94.86 | 74,52,784 | 58,65,939 | 15,86,845 |
| 43 | Harmony1-1207 | 114.06 | 93,66,610 | 78,23,845 | 15,42,765 |
| 44 | Harmony1-1301 | 78.9 | 65,74,188 | 51,95,989 | 13,78,199 |
| 45 | Harmony1-1303 | 94.86 | 77,43,340 | 61,12,351 | 16,30,990 |
| 46 | Harmony1-1307 | 114.06 | 96,61,360 | 80,89,119 | 15,72,241 |
| 47 | Harmony1-1401 | 78.9 | 67,40,760 | 56,51,553 | 10,89,207 |
| 48 | Harmony1-1403 | 94.86 | 79,03,140 | 66,63,780 | 12,39,360 |
| 49 | Harmony1-1407 | 114.06 | 1,00,07,200 | 84,00,377 | 16,06,823 |
| 50 | Harmony1-1503 | 94.86 | 76,21,892 | 60,09,118 | 16,12,774 |
| 51 | Harmony1-1507 | 114.06 | 95,63,110 | 43,34,398 | 52,28,712 |
| 52 | Harmony6-203 | 128.72 | 1,09,03,336 | 91,92,960 | 17,10,376 |
| 53 | Harmony6-205 | 126.51 | 1,12,97,800 | 95,11,425 | 17,86,375 |
| 54 | Harmony6-303 | 128.72 | 1,09,56,536 | 10,26,760 | 99,29,776 |
| 55 | Harmony6-401 | 130.57 | 1,16,04,816 | 10,85,251 | 1,05,19,565 |
| 56 | Harmony6-505 | 126.51 | 1,04,71,415 | 90,33,054 | 14,38,361 |
| 57 | Harmony6-601 | 130.57 | 1,18,25,216 | 99,65,607 | 18,59,609 |
| 58 | Harmony6-605 | 126.51 | 1,14,57,925 | 10,72,837 | 1,03,85,088 |
| 59 | Harmony6-606 | 131.6 | 1,20,77,430 | 11,31,521 | 1,09,45,909 |
| 60 | Harmony6-701 | 130.57 | 1,14,39,516 | 35,12,975 | 79,26,541 |
| 61 | Harmony6-703 | 128.72 | 1,17,58,792 | 13,03,156 | 1,04,55,636 |
| 62 | Harmony6-801 | 130.57 | 1,16,75,344 | 92,01,142 | 24,74,202 |
| 63 | Harmony6-802 | 130.57 | 1,19,86,108 | 11,27,346 | 1,08,58,762 |
| 64 | Harmony6-803 | 128.72 | 1,12,22,536 | 10,53,360 | 1,01,69,176 |
| 65 | Harmony6-805 | 126.51 | 1,11,35,540 | 47,90,697 | 63,44,843 |
| 66 | Harmony6-901 | 130.57 | 1,22,10,916 | 93,73,956 | 28,36,960 |
| 67 | Harmony6-903 | 128.72 | 1,12,75,736 | 10,58,680 | 1,02,17,056 |
| 68 | Harmony6-905 | 126.51 | 1,20,42,915 | 70,76,787 | 49,66,128 |
| 69 | Harmony6-1001 | 130.57 | 1,16,04,816 | 92,24,623 | 23,80,193 |

| | | | | | |
|---|---|---|---|---|---|
| 70 | Harmony6-1005 | 126.51 | 1,19,89,540 | 92,86,449 | 27,03,091 |
| 71 | Harmony6-1101 | 130.57 | 1,21,00,716 | 96,46,137 | 24,54,579 |
| 72 | Harmony6-1103 | 128.72 | 1,14,18,312 | 90,87,410 | 23,30,902 |
| 73 | Harmony6-1105 | 126.51 | 1,17,24,800 | 93,45,964 | 23,78,836 |
| 74 | Harmony6-1201 | 130.57 | 1,24,86,416 | 1,05,60,687 | 19,25,729 |
| 75 | Harmony6-1205 | 126.51 | 1,09,51,790 | 87,02,467 | 22,49,323 |
| 76 | Harmony6-1303 | 128.72 | 1,15,94,936 | 10,90,600 | 1,05,04,336 |
| 77 | Harmony6-1305 | 126.51 | 1,08,98,415 | 92,02,369 | 16,96,046 |
| 78 | Harmony6-1402 | 130.57 | 1,23,16,708 | 11,60,406 | 1,11,56,302 |
| 79 | Harmony1-102 | 78.9 | 59,47,560 | 2,00,000 | 57,47,560 |
| 80 | Harmony1-201 | 78.9 | 61,45,860 | 2,00,000 | 59,45,860 |
| 81 | Harmony1-206 | 101.29 | 44,48,415 | - | 44,48,415 |
| 82 | Harmony1-302 | 78.9 | 63,53,414 | 2,00,000 | 61,53,414 |
| 83 | Harmony1-303 | 94.86 | 72,75,126 | 2,00,002 | 70,75,124 |
| 84 | Harmony1-306 | 101.29 | 79,93,990 | - | 79,93,990 |
| 85 | Harmony1-402 | 78.9 | 64,27,564 | - | 64,27,564 |
| 86 | Harmony1-408 | 113.47 | 47,40,686 | - | 47,40,686 |
| 87 | Harmony1-506 | 101.29 | 40,15,944 | - | 40,15,944 |
| 88 | Harmony1-701 | 78.9 | 62,43,688 | 2,00,000 | 60,43,688 |
| 89 | Harmony1-705 | 94.86 | 34,71,888 | - | 34,71,888 |
| 90 | Harmony1-808 | 113.47 | 44,92,110 | - | 44,92,110 |
| 91 | Harmony1-1006 | 101.29 | 40,35,165 | - | 40,35,165 |
| 92 | Harmony1-1008 | 113.47 | 98,30,694 | 7,00,000 | 91,30,694 |
| 93 | Harmony1-1206 | 101.29 | 81,44,536 | 2,00,000 | 79,44,536 |
| 94 | Harmony1-1308 | 113.47 | 99,87,460 | 4,00,000 | 95,87,460 |
| 95 | Harmony1-1405 | 94.86 | 77,04,952 | 2,00,000 | 75,04,952 |
| 96 | Harmony1-1501 | 78.9 | 65,08,088 | 4,00,000 | 61,08,088 |
| 97 | Harmony1-1505 | 94.86 | 79,31,584 | 2,00,000 | 77,31,584 |
| 98 | Harmony6-105 | 126.51 | 1,04,41,665 | 2,00,000 | 1,02,41,665 |
| 99 | Harmony6-201 | 130.57 | 1,06,32,416 | 2,00,000 | 1,04,32,416 |
| 100 | Harmony6-301 | 130.57 | 1,16,22,448 | 2,00,000 | 1,14,22,448 |
| 101 | Harmony6-501 | 130.57 | 1,16,59,916 | 2,00,000 | 1,14,59,916 |
| 102 | Harmony6-1203 | 128.72 | 1,35,16,416 | 2,00,000 | 1,33,16,416 |
| 103 | Harmony6-1301 | 130.57 | 1,23,76,216 | 2,00,000 | 1,21,76,216 |
| 104 | Harmony6-1401 | 130.57 | 1,22,28,548 | 2,00,000 | 1,20,28,548 |
| 105 | Harmony6-1403 | 128.72 | 1,36,76,016 | 2,00,000 | 1,34,76,016 |
| | Total: | 11209.53 | 90,29,54,107 | 35,85,87,369 | 54,43,66,738 |

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

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

Unsold Inventory:

| S.No. | Flat No. | Carpet Area (in Sq. Mtr) | Unit Consideration as per Ready Reckoner 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 | Harmony1-204 | 94.90 | 34,38,037 |
| 8 | Harmony1-208 | 113.47 | 41,10,791 |
| 9 | Harmony1-304 | 94.90 | 34,38,037 |
| 10 | Harmony1-308 | 113.47 | 41,10,791 |
| 11 | Harmony1-404 | 94.90 | 34,38,037 |
| 12 | Harmony1-406 | 101.29 | 36,69,534 |
| 13 | Harmony1-502 | 78.90 | 30,01,309 |
| 14 | Harmony1-504 | 94.90 | 36,09,939 |
| 15 | Harmony1-508 | 113.47 | 43,16,331 |
| 16 | Harmony1-602 | 78.90 | 30,01,309 |
| 17 | Harmony1-604 | 94.90 | 36,09,939 |
| 18 | Harmony1-606 | 101.29 | 38,53,011 |
| 19 | Harmony1-608 | 113.47 | 43,16,331 |
| 20 | Harmony1-702 | 78.90 | 30,01,309 |
| 21 | Harmony1-704 | 94.90 | 36,09,939 |
| 22 | Harmony1-706 | 101.29 | 38,53,011 |
| 23 | Harmony1-708 | 113.47 | 43,16,331 |
| 24 | Harmony1-802 | 78.90 | 30,01,309 |
| 25 | Harmony1-804 | 94.90 | 36,09,939 |
| 26 | Harmony1-806 | 101.29 | 38,53,011 |
| 27 | Harmony1-902 | 78.90 | 30,01,309 |
| 28 | Harmony1-904 | 94.90 | 36,09,939 |
| 29 | Harmony1-906 | 101.29 | 38,53,011 |
| 30 | Harmony1-1002 | 78.90 | 30,01,309 |
| 31 | Harmony1-1004 | 94.90 | 36,09,939 |
| 32 | Harmony1-1102 | 78.90 | 31,44,228 |
| 33 | Harmony1-1104 | 94.90 | 37,81,841 |
| 34 | Harmony1-1106 | 101.29 | 40,36,488 |
| 35 | Harmony1-1107 | 114.06 | 45,45,382 |
| 36 | Harmony1-1108 | 113.47 | 45,21,870 |
| 37 | Harmony1-1204 | 94.90 | 37,81,841 |
| 38 | Harmony1-1208 | 113.47 | 45,21,870 |
| 39 | Harmony1-1302 | 78.90 | 31,44,228 |
| 40 | Harmony1-1304 | 94.90 | 37,81,841 |
| 41 | Harmony1-1305 | 94.86 | 37,80,247 |
| 42 | Harmony1-1306 | 101.29 | 40,36,488 |
| 43 | Harmony1-1402 | 78.90 | 31,44,228 |
| 44 | Harmony1-1404 | 94.90 | 37,81,841 |
| 45 | Harmony1-1406 | 101.29 | 40,36,488 |
| 46 | Harmony1-1408 | 113.47 | 45,21,870 |
| 47 | Harmony1-1502 | 78.90 | 31,44,228 |
| 48 | Harmony1-1504 | 94.90 | 37,81,841 |
| 49 | Harmony1-1506 | 101.29 | 40,36,488 |
| 50 | Harmony1-1508 | 113.47 | 45,21,870 |
| 51 | Harmony6-101 | 130.57 | 47,30,290 |
| 52 | Harmony6-102 | 130.57 | 47,30,290 |
| 53 | Harmony6-103 | 128.72 | 46,63,268 |
| 54 | Harmony6-104 | 126.28 | 45,74,872 |
| 55 | Harmony6-106 | 131.60 | 47,67,605 |
| 56 | Harmony6-202 | 130.57 | 47,30,290 |
| 57 | Harmony6-204 | 126.28 | 45,74,872 |
| 58 | Harmony6-206 | 131.60 | 47,67,605 |
| 59 | Harmony6-302 | 130.57 | 47,30,290 |
| 60 | Harmony6-304 | 126.28 | 45,74,872 |
| 61 | Harmony6-305 | 126.51 | 45,83,204 |
| 62 | Harmony6-306 | 131.60 | 47,67,605 |
| 63 | Harmony6-402 | 130.57 | 47,30,290 |
| 64 | Harmony6-403 | 128.72 | 46,63,268 |
| 65 | Harmony6-404 | 126.28 | 45,74,872 |
| 66 | Harmony6-405 | 126.51 | 45,83,204 |
| 67 | Harmony6-406 | 131.60 | 47,67,605 |
| 68 | Harmony6-502 | 130.57 | 49,66,804 |
| 69 | Harmony6-503 | 128.72 | 48,96,432 |



| S.No. | Flat No. | Carpet Area (in Sq. Mtr) | Unit Consideration as per Ready Reckoner Rate |
|---|---|---|---|
| 70 | Harmony6-504 | 126.28 | 48,03,615 |
| 71 | Harmony6-506 | 131.60 | 50,05,985 |
| 72 | Harmony6-602 | 130.57 | 49,66,804 |
| 73 | Harmony6-603 | 128.72 | 48,96,432 |
| 74 | Harmony6-604 | 126.28 | 48,03,615 |
| 75 | Harmony6-702 | 130.57 | 49,66,804 |
| 76 | Harmony6-704 | 126.28 | 48,03,615 |
| 77 | Harmony6-705 | 126.51 | 48,12,364 |
| 78 | Harmony6-706 | 131.60 | 50,05,985 |
| 79 | Harmony6-804 | 126.28 | 48,03,615 |
| 80 | Harmony6-806 | 131.60 | 50,05,985 |
| 81 | Harmony6-902 | 130.57 | 49,66,804 |
| 82 | Harmony6-904 | 126.28 | 48,03,615 |
| 83 | Harmony6-906 | 131.60 | 50,05,985 |
| 84 | Harmony6-1002 | 130.57 | 49,66,804 |
| 85 | Harmony6-1003 | 128.72 | 48,96,432 |
| 86 | Harmony6-1004 | 126.28 | 48,03,615 |
| 87 | Harmony6-1006 | 131.60 | 50,05,985 |
| 88 | Harmony6-1102 | 130.57 | 52,03,319 |
| 89 | Harmony6-1104 | 126.28 | 50,32,359 |
| 90 | Harmony6-1106 | 131.60 | 52,44,365 |
| 91 | Harmony6-1202 | 130.57 | 52,03,319 |
| 92 | Harmony6-1204 | 126.28 | 50,32,359 |
| 93 | Harmony6-1206 | 131.60 | 52,44,365 |
| 94 | Harmony6-1302 | 130.57 | 52,03,319 |
| 95 | Harmony6-1304 | 126.28 | 50,32,359 |
| 96 | Harmony6-1306 | 131.60 | 52,44,365 |
| 97 | Harmony6-1404 | 126.28 | 50,32,359 |
| 98 | Harmony6-1405 | 126.51 | 50,41,525 |
| 99 | Harmony6-1406 | 131.60 | 52,44,365 |
| 100 | Harmony6-1501 | 130.57 | 52,03,319 |
| 101 | Harmony6-1502 | 130.57 | 52,03,319 |
| 102 | Harmony6-1503 | 128.72 | 51,29,595 |
| 103 | Harmony6-1504 | 126.28 | 50,32,359 |
| 104 | Harmony6-1505 | 126.51 | 50,41,525 |
| 105 | Harmony6-1506 | 131.60 | 52,44,365 |
| Total: | | 11972.82 | 45,68,17,093 |

**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) | 10,88,03,645 |
| 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) | 54,43,66,738 |
| 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) | 11,973 |
| | (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 | 45,68,17,093 |
| 4 | Estimated receivables of ongoing project. [Sum of 2+3(ii)] | 1,00,11,83,831 |
| 5 | (To be Filed for Ongoing Projects Only)<br>*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 | 70,08,28,682 |
| | If 4 is lesser than1, then 100% of the balance receivables of ongoing project will be deposited in designated Account | - |



**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 | 24,68,52,619 |
| 3 | Withdrawals | 19,50,00,000 |
| 4 | Closing Balance | 6,81,34,548 |

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 | 1,19,73,47,755 | 1,08,85,44,110 |
| 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 | - | 30,77,71,949 | 30,77,71,949 |
| 5 | Total Funds for Project | **1,80,51,19,704** | **1,80,51,19,704** | **1,69,63,16,059** |
| 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

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

V.V.Bhavana

**(V Venkata Bhavana)**
Partner
Membership.No.243589
UDIN:25243589BMLIZA7044

**Agreed and accepted by:**
Signature of Promoter
Name : A.V.Sunil Kumar
Date : 21-01-2025