

Annexure D

FORM-3

[See Regulation 3]

CHARTERED ACCOUNTANT'S CERTIFICATE

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

(March'2025)

To

M/s Nagpur Integrated Township Pvt. Ltd.,

H.No.3-71/NR, Plot No.71,

Kavuri Hills, Phase – II, Madhapur,

Hyderabad – 500033, Telangana

Date : 19 April 2025

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

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)

[illegible]

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

** Estimated cost shall be revised through correction application. (Due to increase in estimated construction cost and finance cost)

Sr.No.	Particulars	Incurring Cost (Amt in Rs.)
(1)	(2)	(3)
1	Land Cost:	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR) 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	15,65,18,435
	(e) Land Premium Paid for redevelopment of land owned by public authorities	
	(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 Fee etc., and	63,65,054
	(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:	16,28,83,489
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.	- 1,47,20,54,110
	(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.	4,57,34,960
	(d) Incurred Expenditure towards Taxes, cess, fees, charges premiums, interest etc., payable to any Statutory Authority.	48,09,956
	(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.	17,08,37,879
	Sub-Total of Development cost	1,69,34,36,905
3	Total Cost of the Project (Actual Incurred as on date of certificate)	1,85,63,20,393
4	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated cost (Table A)	86.95%
5	Amount which can be withdrawn from the Designated Account	1,85,63,20,393
6	Less: Amount withdrawn till date of this certificate from the Designated Account	42,50,00,000
7	Net Amount which can be withdrawn from the Designated Bank Account under this Certificate	1,43,13,20,393



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	15,02,234	42,45,704
2	Harmony1-102	78.9	63,87,210	6,25,645	57,61,565
3	Harmony1-103	94.86	76,59,626	7,56,055	69,03,571
4	Harmony1-201	78.9	61,45,860	5,68,460	55,77,400
5	Harmony1-202	78.9	63,20,364	52,94,610	10,25,754
6	Harmony1-203	94.86	73,43,840	61,12,351	12,31,490
7	Harmony1-205	94.86	72,26,152	60,32,880	11,93,272
8	Harmony1-207	114.06	91,22,950	77,01,549	14,21,401
9	Harmony1-301	78.9	63,09,788	52,63,675	10,46,113
10	Harmony1-302	78.9	63,53,414	5,91,595	57,61,819
11	Harmony1-303	94.86	72,75,126	7,66,245	65,08,881
12	Harmony1-304	94.9	76,08,148	67,57,830	8,50,318
13	Harmony1-305	94.86	76,42,708	64,07,780	12,34,928
14	Harmony1-306	101.29	79,93,990	73,98,931	5,95,059
15	Harmony1-307	114.06	91,72,075	76,48,763	15,23,312
16	Harmony1-401	78.9	62,10,638	51,74,440	10,36,198
17	Harmony1-402	78.9	64,37,564	57,20,040	7,17,524
18	Harmony1-403	94.86	77,79,476	69,12,360	8,67,116
19	Harmony1-405	94.86	73,05,952	6,78,300	66,27,652
20	Harmony1-406	101.29	78,81,586	7,77,911	71,03,676
21	Harmony1-407	114.06	92,19,235	76,91,208	15,28,027
22	Harmony1-501	78.9	61,77,588	20,00,714	41,76,874
23	Harmony1-502	78.9	64,70,614	57,49,785	7,20,829
24	Harmony1-503	94.86	76,21,892	63,62,597	12,59,295
25	Harmony1-505	94.86	70,53,784	58,35,636	12,18,148
26	Harmony1-507	114.06	88,75,360	73,81,719	14,93,641
27	Harmony1-508	113.47	95,00,554	9,38,015	85,62,539
28	Harmony1-601	78.9	62,76,738	52,33,932	10,42,806
29	Harmony1-602	78.9	65,03,664	57,79,531	7,24,134
30	Harmony1-603	94.86	34,75,844	-	34,75,844
31	Harmony1-605	94.86	73,85,752	34,51,181	39,34,571
32	Harmony1-607	114.06	91,20,985	76,02,779	15,18,206
33	Harmony1-701	78.9	62,43,688	52,04,185	10,39,503
34	Harmony1-703	94.86	34,00,844	-	34,00,844
35	Harmony1-707	114.06	39,21,152	5,68,555	33,52,597
36	Harmony1-708	113.47	95,97,654	9,52,614	86,45,040
37	Harmony1-801	78.9	62,10,638	53,74,440	8,36,198
38	Harmony1-802	78.9	65,69,764	6,48,780	59,20,984
39	Harmony1-803	94.86	79,01,542	66,14,282	12,87,260
40	Harmony1-805	94.86	74,94,280	26,07,478	48,86,803
41	Harmony1-807	114.06	91,86,735	25,05,454	66,81,281
42	Harmony1-901	78.9	63,09,788	52,63,674	10,46,114
43	Harmony1-903	94.86	75,70,756	45,43,928	30,26,828
44	Harmony1-905	94.86	75,34,180	13,96,501	61,37,679
45	Harmony1-907	114.06	93,34,110	73,81,719	19,52,391
46	Harmony1-908	113.47	56,05,228	41,16,481	14,88,747
47	Harmony1-1001	78.9	64,08,938	5,95,262	58,13,676
48	Harmony1-1003	94.86	77,07,566	68,47,641	8,59,925
49	Harmony1-1005	94.86	75,72,484	59,67,684	16,04,800
50	Harmony1-1007	114.06	92,84,985	71,09,549	21,75,436
51	Harmony1-1008	113.47	98,30,694	11,01,449	87,29,245
52	Harmony1-1101	78.9	63,09,788	49,71,250	13,38,538
53	Harmony1-1103	94.86	74,62,092	62,18,777	12,43,315
54	Harmony1-1105	94.86	74,52,784	62,10,994	12,41,790
55	Harmony1-1107	114.06	1,01,04,205	89,84,137	11,20,068
56	Harmony1-1108	113.47	97,91,854	87,04,305	10,87,549
57	Harmony1-1201	78.9	63,09,788	49,71,250	13,38,538
58	Harmony1-1202	78.9	66,07,238	38,76,314	27,30,924
59	Harmony1-1203	94.86	74,62,092	58,73,290	15,88,802
60	Harmony1-1205	94.86	74,52,784	58,65,939	15,86,845



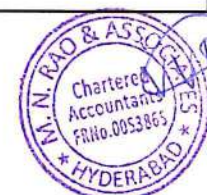
61	Harmony1-1207	114.06	93,66,610	78,23,845	15,42,765
62	Harmony1-1208	113.47	98,40,404	81,56,100	16,84,304
63	Harmony1-1301	78.9	65,74,188	55,01,635	10,72,553
64	Harmony1-1303	94.86	77,43,340	64,71,901	12,71,439
65	Harmony1-1305	94.86	39,03,780	-	39,03,780
66	Harmony1-1307	114.06	96,61,360	80,89,119	15,72,241
67	Harmony1-1308	113.47	98,88,954	10,25,698	88,63,256
68	Harmony1-1401	78.9	67,40,760	56,51,553	10,89,207
69	Harmony1-1403	94.86	79,03,140	66,63,780	12,39,360
70	Harmony1-1405	94.86	77,04,952	7,18,200	69,86,752
71	Harmony1-1407	114.06	1,00,07,200	84,00,377	16,06,823
72	Harmony1-1408	113.47	99,37,504	88,35,390	11,02,114
73	Harmony1-1503	94.86	76,21,892	63,62,595	12,59,297
74	Harmony1-1505	94.86	79,31,584	7,37,990	71,93,594
75	Harmony1-1507	114.06	95,63,110	57,14,950	38,48,160
76	Harmony6-103	128.72	1,30,09,952	12,87,803	1,17,22,149
77	Harmony6-203	128.72	1,09,03,336	91,92,960	17,10,376
78	Harmony6-205	126.51	1,12,97,800	95,11,425	17,86,375
79	Harmony6-301	130.57	1,16,22,448	10,90,980	1,05,31,468
80	Harmony6-303	128.72	1,09,56,536	56,95,739	52,60,797
81	Harmony6-401	130.57	1,16,04,816	10,85,251	1,05,19,565
82	Harmony6-505	126.51	1,10,71,415	90,33,054	20,38,361
83	Harmony6-601	130.57	1,18,25,216	99,65,607	18,59,609
84	Harmony6-605	126.51	1,14,57,925	58,27,047	56,30,878
85	Harmony6-606	131.6	1,20,77,430	1,01,83,689	18,93,741
86	Harmony6-701	130.57	1,14,39,516	96,18,476	18,21,040
87	Harmony6-703	128.72	1,17,20,488	99,28,397	17,92,091
88	Harmony6-801	130.57	1,16,75,344	97,49,277	19,26,067
89	Harmony6-802	130.57	1,19,86,108	54,60,501	65,25,607
90	Harmony6-803	128.72	1,12,22,536	94,80,240	17,42,296
91	Harmony6-805	126.51	1,11,35,540	57,74,063	53,61,477
92	Harmony6-901	130.57	1,22,10,916	93,73,956	28,36,960
93	Harmony6-903	128.72	1,12,75,736	95,28,120	17,47,616
94	Harmony6-905	126.51	1,20,42,915	80,20,220	40,22,695
95	Harmony6-1001	130.57	1,16,04,816	97,67,248	18,37,568
96	Harmony6-1003	128.72	1,39,48,400	68,39,859	71,08,541
97	Harmony6-1005	126.51	1,19,89,540	98,14,096	21,75,444
98	Harmony6-1101	130.57	1,21,00,716	1,02,13,556	18,87,160
99	Harmony6-1103	128.72	1,14,18,312	96,21,965	17,96,347
100	Harmony6-1105	126.51	1,17,24,800	98,95,727	18,29,073
101	Harmony6-1201	130.57	1,24,86,416	1,05,60,687	19,25,729
102	Harmony6-1203	128.72	1,35,16,416	1,19,24,383	15,92,033
103	Harmony6-1205	126.51	1,15,51,790	93,65,390	21,86,400
104	Harmony6-1301	130.57	1,23,76,216	11,62,390	1,12,13,826
105	Harmony6-1303	128.72	1,15,94,936	29,86,070	86,08,866
106	Harmony6-1305	126.51	1,14,98,415	92,02,369	22,96,046
107	Harmony6-1401	130.57	1,22,28,548	11,51,592	1,10,76,957
108	Harmony6-1402	130.57	1,26,16,708	1,04,43,653	21,73,055
109	Harmony6-1403	128.72	1,36,76,016	1,20,66,587	16,09,429
110	Harmony1-204	94.9	75,68,048	1,00,000	74,68,048
111	Harmony1-208	113.47	51,95,306	-	51,95,306
112	Harmony1-308	113.47	94,03,454	4,74,720	89,28,734
113	Harmony1-408	113.47	94,52,004	2,00,000	92,52,004
114	Harmony1-506	101.29	40,15,944	-	40,15,944
115	Harmony1-604	94.9	77,28,448	6,22,025	71,06,423
116	Harmony1-608	113.47	47,40,686	-	47,40,686
117	Harmony1-702	78.9	65,36,714	2,00,000	63,36,714
118	Harmony1-705	94.86	34,71,888	-	34,71,888
119	Harmony1-808	113.47	44,92,110	-	44,92,110
120	Harmony1-902	78.9	66,02,814	2,00,000	64,02,814
121	Harmony1-1002	78.9	66,35,864	2,00,000	64,35,864
122	Harmony1-1102	78.9	66,68,914	2,00,000	64,68,914
123	Harmony1-1206	101.29	81,44,536	2,00,000	79,44,536
124	Harmony1-1306	101.29	86,03,121	2,00,001	84,03,120
125	Harmony1-1402	78.9	67,68,064	2,00,000	65,68,064
126	Harmony1-1501	78.9	65,08,088	4,00,000	61,08,088
127	Harmony6-603	128.72	1,35,69,616	50,000	1,35,19,616
Total:		13335.48	1,09,36,06,480	61,34,16,932	48,01,89,548

* 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	Harmony1-104	94.90	34,38,037
2	Harmony1-105	94.86	34,36,588
3	Harmony1-106	101.29	36,69,534
4	Harmony1-107	114.06	41,32,166
5	Harmony1-108	113.47	41,10,791
6	Harmony1-206	101.29	36,69,534
7	Harmony1-404	94.90	34,38,037
8	Harmony1-504	94.90	36,09,939
9	Harmony1-606	101.29	38,53,011
10	Harmony1-704	94.90	36,09,939
11	Harmony1-706	101.29	38,53,011
12	Harmony1-804	94.90	36,09,939
13	Harmony1-806	101.29	38,53,011
14	Harmony1-904	94.90	36,09,939
15	Harmony1-906	101.29	38,53,011
16	Harmony1-1004	94.90	36,09,939
17	Harmony1-1006	101.29	38,53,011
18	Harmony1-1104	94.90	37,81,841
19	Harmony1-1106	101.29	40,36,488
20	Harmony1-1204	94.90	37,81,841
21	Harmony1-1302	78.90	31,44,228
22	Harmony1-1304	94.90	37,81,841
23	Harmony1-1404	94.90	37,81,841
24	Harmony1-1406	101.29	40,36,488
25	Harmony1-1502	78.90	31,44,228
26	Harmony1-1504	94.90	37,81,841
27	Harmony1-1506	101.29	40,36,488
28	Harmony1-1508	113.47	45,21,870
29	Harmony6-101	130.57	47,30,290
30	Harmony6-102	130.57	47,30,290
31	Harmony6-104	126.28	45,74,872
32	Harmony6-105	126.51	45,83,204
33	Harmony6-106	131.60	47,67,605
34	Harmony6-201	130.57	47,30,290
35	Harmony6-202	130.57	47,30,290
36	Harmony6-204	126.28	45,74,872
37	Harmony6-206	131.60	47,67,605
38	Harmony6-302	130.57	47,30,290
39	Harmony6-304	126.28	45,74,872
40	Harmony6-305	126.51	45,83,204
41	Harmony6-306	131.60	47,67,605
42	Harmony6-402	130.57	47,30,290
43	Harmony6-403	128.72	46,63,268
44	Harmony6-404	126.28	45,74,872
45	Harmony6-405	126.51	45,83,204
46	Harmony6-406	131.60	47,67,605
47	Harmony6-501	130.57	49,66,804
48	Harmony6-502	130.57	49,66,804
49	Harmony6-503	128.72	48,96,432
50	Harmony6-504	126.28	48,03,615
51	Harmony6-506	131.60	50,05,985
52	Harmony6-602	130.57	49,66,804
53	Harmony6-604	126.28	48,03,615
54	Harmony6-702	130.57	49,66,804
55	Harmony6-704	126.28	48,03,615
56	Harmony6-705	126.51	48,12,364
57	Harmony6-706	131.60	50,05,985
58	Harmony6-804	126.28	48,03,615
59	Harmony6-806	131.60	50,05,985
60	Harmony6-902	130.57	49,66,804



S.No.	Flat No.	Carpet Area (in Sq. Mtr)	Unit Consideration as per Ready Reckoner Rate
61	Harmony6-904	126.28	48,03,615
62	Harmony6-906	131.60	50,05,985
63	Harmony6-1002	130.57	49,66,804
64	Harmony6-1004	126.28	48,03,615
65	Harmony6-1006	131.60	50,05,985
66	Harmony6-1102	130.57	52,03,319
67	Harmony6-1104	126.28	50,32,359
68	Harmony6-1106	131.60	52,44,365
69	Harmony6-1202	130.57	52,03,319
70	Harmony6-1204	126.28	50,32,359
71	Harmony6-1206	131.60	52,44,365
72	Harmony6-1302	130.57	52,03,319
73	Harmony6-1304	126.28	50,32,359
74	Harmony6-1306	131.60	52,44,365
75	Harmony6-1404	126.28	50,32,359
76	Harmony6-1405	126.51	50,41,525
77	Harmony6-1406	131.60	52,44,365
78	Harmony6-1501	130.57	52,03,319
79	Harmony6-1502	130.57	52,03,319
80	Harmony6-1503	128.72	51,29,595
81	Harmony6-1504	126.28	50,32,359
82	Harmony6-1505	126.51	50,41,525
83	Harmony6-1506	131.60	52,44,365
Total:		9846.87	37,51,77,059

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)	27,86,80,387
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)	48,01,89,548
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)	9,847
	(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	37,51,77,059
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	85,53,66,608
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	59,87,56,625
	If 4 is lesser than 1, 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	43,56,41,701
3	Withdrawals	42,50,00,000
4	Closing Balance	2,69,23,630

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	1,21,63,19,225	93,76,38,838
2	Total Borrowed Funds (Secured) - Drawdown availed till date	1,68,50,00,780	30,00,00,000	30,00,00,000
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	-		-
4	Customer Receipts used for the Project	-	61,86,81,556	61,86,81,556
5	Total Funds for Project	2,13,50,00,780	2,13,50,00,780	1,85,63,20,393
6	Total Estimated Cost (As per Table A)	2,13,50,00,780	2,13,50,00,780	2,13,50,00,780

Table G
Any Comments / Observations of CA

1	NIL
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Agreed and accepted by:
Signature of Promoter
Name : A.V.Sunil Kumar
Date : 19-04-2025



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

V.V. Bhavana
(V Venkata Bhavana)
Partner

Membership No. 243589
UDIN: 25243589BMLIZW7738