

Annexure D
FORM-3
(See Regulation 3)

CHARTERED ACCOUNTANT'S CERTIFICATE

(To be submitted at the time of Registration of Project and for withdrawal of Money from Designated Account)

Date: 25.07.2023

To,
The Executive Engineer - I,
Nagpur Housing and Area Development
Board, Nagpur

Subject : Certificate of Financial Progress of Work of Plot No. 2, House No.175, Ward No.06, City Survey No.101,154 & 159, Sheet No. 233 & 227, Of Mouza-Nagpur situated at -Mhadacity, Ganeshpeth, Empress Mill, Subhash Road, Nagpur having Maha RERA Registration Number____(Only Applicable after project Registration) being developed by Nagpur Housing & Area Development Board, Nagpur (MHADA, Nagpur Board)

Sir,

This certificate is being used for RERA compliance Construction of 224 T/s under MIG on Plot No. 02, Mhadacity at Empress Mill No. 5, CTS No. 101,154,159, Subhash Road, Nagpur, having MahaRERA Registration Number (Only Applicable after project Registration) being developed by Nagpur Housing & Area Development Board, Nagpur (Nagpur MHADA) and is based on the records and documents produced before me and explanation provided to me by the management of the Company.

Table A - Estimated Cost of the Project (993071125/-)

Sr. No (1)	Particulars (2)	Estimated Cost(At the time of Registration of Project) (3)
1.	i. Land Cost A Value of the land as ascertained from the Annual Statement of Rates	34648311/-

गृहनिर्माण भवन, सिविल लाईन्स, नविन आमदार निवासाजवळ, नागपूर-४४० ००१
दूरध्वनी : २५६२२३९, २५६०६४९, २५६५६९२
फॅक्स : २५६४९३९

Gruha Nirman Bhawan, NR New MLA Hostel,
Civil Lines, Nagpur - 440 001
Phones : 2562239, 2560649, 2565692
Fax : 2564939

	B	Estimated Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	-
	c	Estimated Acquisition cost of TDR (if any)	-
	d	Estimated Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	4371/-
	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 owner or appropriate authority or government or concessionaire which is 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 borrowings done specifically for construction component.	
		Sub-Total of LAND COST	34652682/-
		ii. Development Cost/ Cost of Construction	
	a	a) Estimated Cost of Construction as certified by Engineer	911447409/-
		(b) Cost incurred on additional items not	

	included in estimated cost(As per engineer certificate) (c) Estimated site 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.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. d) Estimated Taxes, cess, fees, charges, premiums, interest etc. Payable to any Statutory Authority. e) Interest payable to financial institution, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction. Sub-total of Development Cost : Total Cost Of Project (Estimated)	42123796/- 4847238/- 958418443/- 993071125/-
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S.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)	34648311/-
	b) Incurred Estimated on Premium to obtain development rights, FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or UT Administration or any Statutory Authority	-
	c) Incurred Expenditure for Acquisition of TDR (if any)	-
	d) Amount paid to State Government or UT administration or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and	4371/-
	e) Land Premium paid as per for redevelopment of land owned by public authorities.	-
	f) Under Rehabilitation scheme:	
	i) Incurred Expenditure for of rehabilitation	

	institution, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	-
	Sub Total Development Cost :	941325190/-
3.	Total Cost Of the Project (Actual incurred as on date of certificate	975977872/-
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	98.27%
5.	Amount which can be withdrawn from the Designed Account	17093253/-
6.	Less: Amount withdrawn till date of this certificate from the Designed Account.	975977872/-
7.	Net Amount which can be withdrawn from the Designed Bank Account under this certificate	17093253/-

- Pass through charges or indirect taxes not included in incurred cost of project.

Table C

Statement for Calculation Of Receivable From the Sales of the Real Estate Project

Sold Inventory - Nil

Wing A - 64 Flats

SR. NO	FLAT NO	Carpet Area (in sq mtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivables
1	-	-	6078100.00	0	6078100.00
2	-	-	6078100.00	0	6078100.00
3	-	-	6078100.00	0	6078100.00
4	-	-	6078100.00	0	6078100.00
5	-	-	6078100.00	0	6078100.00
6	-	-	6078100.00	0	6078100.00
7	-	-	6078100.00	0	6078100.00
8	-	-	6078100.00	0	6078100.00
9	-	-	6078100.00	0	6078100.00
10	-	-	6078100.00	0	6078100.00
11	-	-	6078100.00	0	6078100.00
12	-	-	6078100.00	0	6078100.00
13	-	-	6078100.00	0	6078100.00
14	-	-	6078100.00	0	6078100.00
15	-	-	6078100.00	0	6078100.00
16	-	-	6078100.00	0	6078100.00
17	-	-	6078100.00	0	6078100.00
18	-	-	6078100.00	0	6078100.00
19	-	-	6078100.00	0	6078100.00
20	-	-	6078100.00	0	6078100.00
21	-	-	6078100.00	0	6078100.00
22	-	-	6078100.00	0	6078100.00
23	-	-	6078100.00	0	6078100.00
24	-	-	6078100.00	0	6078100.00
25	-	-	6078100.00	0	6078100.00
26	-	-	6078100.00	0	6078100.00
27	-	-	6078100.00	0	6078100.00
28	-	-	6078100.00	0	6078100.00
29	-	-	6078100.00	0	6078100.00
30	-	-	6078100.00	0	6078100.00
31	-	-	6078100.00	0	6078100.00
32	-	-	6078100.00	0	6078100.00
33	-	-	6078100.00	0	6078100.00
34	-	-	6078100.00	0	6078100.00
35	-	-	6078100.00	0	6078100.00
36	-	-	6078100.00	0	6078100.00
37	-	-	6078100.00	0	6078100.00
38	-	-	6078100.00	0	6078100.00
39	-	-	6078100.00	0	6078100.00
40	-	-	6078100.00	0	6078100.00

41	-	-	6078100.00	0	6078100.00
42	-	-	6078100.00	0	6078100.00
43	-	-	6078100.00	0	6078100.00
44	-	-	6078100.00	0	6078100.00
45	-	-	6078100.00	0	6078100.00
46	-	-	6078100.00	0	6078100.00
47	-	-	6078100.00	0	6078100.00
48	-	-	6078100.00	0	6078100.00
49	-	-	6078100.00	0	6078100.00
50	-	-	6078100.00	0	6078100.00
51	-	-	6078100.00	0	6078100.00
52	-	-	6078100.00	0	6078100.00
53	-	-	6078100.00	0	6078100.00
54	-	-	6078100.00	0	6078100.00
55	-	-	6078100.00	0	6078100.00
56	-	-	6078100.00	0	6078100.00
57	-	-	6078100.00	0	6078100.00
58	-	-	6078100.00	0	6078100.00
59	-	-	6078100.00	0	6078100.00
60	-	-	6078100.00	0	6078100.00
61	-	-	6078100.00	0	6078100.00
62	-	-	6078100.00	0	6078100.00
63	-	-	6078100.00	0	6078100.00
64	-	-	6078100.00	0	6078100.00

Wing B - 96 Flats

SR. NO	FLAT NO	Carpet Area (in sq mtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivables
1	-	-	5960500.00	0	5960500.00
2	-	-	6108900.00	0	6108900.00
3	-	-	6108900.00	0	6108900.00
4	-	-	6108900.00	0	6108900.00
5	-	-	6108900.00	0	6108900.00
6	-	-	5960500.00	0	5960500.00
7	-	-	5960500.00	0	5960500.00
8	-	-	6108900.00	0	6108900.00
9	-	-	6108900.00	0	6108900.00
10	-	-	6108900.00	0	6108900.00
11	-	-	6108900.00	0	6108900.00
12	-	-	5960500.00	0	5960500.00
13	-	-	5960500.00	0	5960500.00
14	-	-	6108900.00	0	6108900.00
15	-	-	6108900.00	0	6108900.00
16	-	-	6108900.00	0	6108900.00
17	-	-	6108900.00	0	6108900.00
18	-	-	5960500.00	0	5960500.00
19	-	-	5960500.00	0	5960500.00
20	-	-	6108900.00	0	6108900.00
21	-	-	6108900.00	0	6108900.00
22	-	-	6108900.00	0	6108900.00
23	-	-	6108900.00	0	6108900.00
24	-	-	5960500.00	0	5960500.00
25	-	-	5960500.00	0	5960500.00
26	-	-	6108900.00	0	6108900.00
27	-	-	6108900.00	0	6108900.00
28	-	-	6108900.00	0	6108900.00
29	-	-	6108900.00	0	6108900.00
30	-	-	5960500.00	0	5960500.00
31	-	-	5960500.00	0	5960500.00
32	-	-	6108900.00	0	6108900.00
33	-	-	6108900.00	0	6108900.00
34	-	-	6108900.00	0	6108900.00
35	-	-	6108900.00	0	6108900.00
36	-	-	5960500.00	0	5960500.00
37	-	-	5960500.00	0	5960500.00
38	-	-	6108900.00	0	6108900.00
39	-	-	6108900.00	0	6108900.00
40	-	-	6108900.00	0	6108900.00
41	-	-	6108900.00	0	6108900.00
42	-	-	5960500.00	0	5960500.00
43	-	-	5960500.00	0	5960500.00

44	-	-	6108900.00	0	6108900.00
45	-	-	6108900.00	0	6108900.00
46	-	-	6108900.00	0	6108900.00
47	-	-	6108900.00	0	6108900.00
48	-	-	5960500.00	0	5960500.00
49	-	-	5960500.00	0	5960500.00
50	-	-	6108900.00	0	6108900.00
51	-	-	6108900.00	0	6108900.00
52	-	-	6108900.00	0	6108900.00
53	-	-	6108900.00	0	6108900.00
54	-	-	5960500.00	0	5960500.00
55	-	-	5960500.00	0	5960500.00
56	-	-	6108900.00	0	6108900.00
57	-	-	6108900.00	0	6108900.00
58	-	-	6108900.00	0	6108900.00
59	-	-	6108900.00	0	6108900.00
60	-	-	5960500.00	0	5960500.00
61	-	-	5960500.00	0	5960500.00
62	-	-	6108900.00	0	6108900.00
63	-	-	6108900.00	0	6108900.00
64	-	-	6108900.00	0	6108900.00
65	-	-	6108900.00	0	6108900.00
66	-	-	5960500.00	0	5960500.00
67	-	-	5960500.00	0	5960500.00
68	-	-	6108900.00	0	6108900.00
69	-	-	6108900.00	0	6108900.00
70	-	-	6108900.00	0	6108900.00
71	-	-	6108900.00	0	6108900.00
72	-	-	5960500.00	0	5960500.00
73	-	-	5960500.00	0	5960500.00
74	-	-	6108900.00	0	6108900.00
75	-	-	6108900.00	0	6108900.00
76	-	-	6108900.00	0	6108900.00
77	-	-	6108900.00	0	6108900.00
78	-	-	5960500.00	0	5960500.00
79	-	-	5960500.00	0	5960500.00
80	-	-	6108900.00	0	6108900.00
81	-	-	6108900.00	0	6108900.00
82	-	-	6108900.00	0	6108900.00
83	-	-	6108900.00	0	6108900.00
84	-	-	5960500.00	0	5960500.00
85	-	-	5960500.00	0	5960500.00
86	-	-	6108900.00	0	6108900.00
87	-	-	6108900.00	0	6108900.00
88	-	-	6108900.00	0	6108900.00
89	-	-	6108900.00	0	6108900.00
90	-	-	5960500.00	0	5960500.00
91	-	-	5960500.00	0	5960500.00

92	-	-	6108900.00	0	6108900.00
93	-	-	6108900.00	0	6108900.00
94	-	-	6108900.00	0	6108900.00
95	-	-	6108900.00	0	6108900.00
96	-	-	5960500.00	0	5960500.00

Wing C - 64 Flats

SR. NO	FLAT NO	Carpet Area (in sq mtrs)	Unit Consideration as per Agreement /Letter of Allotment	Received Amount	Balance Receivables
1	-	-	6078100.00	0	6078100.00
2	-	-	6078100.00	0	6078100.00
3	-	-	6078100.00	0	6078100.00
4	-	-	6078100.00	0	6078100.00
5	-	-	6078100.00	0	6078100.00
6	-	-	6078100.00	0	6078100.00
7	-	-	6078100.00	0	6078100.00
8	-	-	6078100.00	0	6078100.00
9	-	-	6078100.00	0	6078100.00
10	-	-	6078100.00	0	6078100.00
11	-	-	6078100.00	0	6078100.00
12	-	-	6078100.00	0	6078100.00
13	-	-	6078100.00	0	6078100.00
14	-	-	6078100.00	0	6078100.00
15	-	-	6078100.00	0	6078100.00
16	-	-	6078100.00	0	6078100.00
17	-	-	6078100.00	0	6078100.00
18	-	-	6078100.00	0	6078100.00
19	-	-	6078100.00	0	6078100.00
20	-	-	6078100.00	0	6078100.00
21	-	-	6078100.00	0	6078100.00
22	-	-	6078100.00	0	6078100.00
23	-	-	6078100.00	0	6078100.00
24	-	-	6078100.00	0	6078100.00
25	-	-	6078100.00	0	6078100.00
26	-	-	6078100.00	0	6078100.00
27	-	-	6078100.00	0	6078100.00
28	-	-	6078100.00	0	6078100.00
29	-	-	6078100.00	0	6078100.00
30	-	-	6078100.00	0	6078100.00
31	-	-	6078100.00	0	6078100.00
32	-	-	6078100.00	0	6078100.00
33	-	-	6078100.00	0	6078100.00
34	-	-	6078100.00	0	6078100.00
35	-	-	6078100.00	0	6078100.00
36	-	-	6078100.00	0	6078100.00
37	-	-	6078100.00	0	6078100.00
38	-	-	6078100.00	0	6078100.00
39	-	-	6078100.00	0	6078100.00
40	-	-	6078100.00	0	6078100.00
41	-	-	6078100.00	0	6078100.00

42	-	-	6078100.00	0	6078100.00
43	-	-	6078100.00	0	6078100.00
44	-	-	6078100.00	0	6078100.00
45	-	-	6078100.00	0	6078100.00
46	-	-	6078100.00	0	6078100.00
47	-	-	6078100.00	0	6078100.00
48	-	-	6078100.00	0	6078100.00
49	-	-	6078100.00	0	6078100.00
50	-	-	6078100.00	0	6078100.00
51	-	-	6078100.00	0	6078100.00
52	-	-	6078100.00	0	6078100.00
53	-	-	6078100.00	0	6078100.00
54	-	-	6078100.00	0	6078100.00
55	-	-	6078100.00	0	6078100.00
56	-	-	6078100.00	0	6078100.00
57	-	-	6078100.00	0	6078100.00
58	-	-	6078100.00	0	6078100.00
59	-	-	6078100.00	0	6078100.00
60	-	-	6078100.00	0	6078100.00
61	-	-	6078100.00	0	6078100.00
62	-	-	6078100.00	0	6078100.00
63	-	-	6078100.00	0	6078100.00
64	-	-	6078100.00	0	6078100.00
Total			1359702400.00		1359702400

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

UNSOLD INVENTORY

Wing A - 64 Flats

SR. NO	FLAT NO	Carpet Area (in sq mtrs)	Unit Consideration as per Ready Recknor
1	2	3	4
1	101	74.51	5800244.00
2	102	74.51	5800244.00
3	103	74.51	5800244.00
4	104	74.51	5800244.00
5	201	74.51	5800244.00
6	202	74.51	5800244.00
7	203	74.51	5800244.00
8	204	74.51	5800244.00
9	301	74.51	5800244.00
10	302	74.51	5800244.00
11	303	74.51	5800244.00
12	304	74.51	5800244.00
13	401	74.51	5800244.00
14	402	74.51	5800244.00
15	403	74.51	5800244.00
16	404	74.51	5800244.00
17	501	74.51	5800244.00
18	502	74.51	5800244.00
19	503	74.51	5800244.00
20	504	74.51	5800244.00
21	601	74.51	5800244.00
22	602	74.51	5800244.00
23	603	74.51	5800244.00
24	604	74.51	5800244.00
25	701	74.51	5800244.00
26	702	74.51	5800244.00
27	703	74.51	5800244.00
28	704	74.51	5800244.00
29	801	74.51	5800244.00
30	802	74.51	5800244.00
31	803	74.51	5800244.00
32	804	74.51	5800244.00
33	901	74.51	5800244.00
34	902	74.51	5800244.00
35	903	74.51	5800244.00
36	904	74.51	5800244.00
37	1001	74.51	5800244.00
38	1002	74.51	5800244.00
39	1003	74.51	5800244.00
40	1004	74.51	5800244.00
41	1101	74.51	5800244.00

42	1102	74.51	5800244.00
43	1103	74.51	5800244.00
44	1104	74.51	5800244.00
45	1201	74.51	5800244.00
46	1202	74.51	5800244.00
47	1203	74.51	5800244.00
48	1204	74.51	5800244.00
49	1301	74.51	5800244.00
50	1302	74.51	5800244.00
51	1303	74.51	5800244.00
52	1304	74.51	5800244.00
53	1401	74.51	5800244.00
54	1402	74.51	5800244.00
55	1403	74.51	5800244.00
56	1404	74.51	5800244.00
57	1501	74.51	5800244.00
58	1502	74.51	5800244.00
59	1503	74.51	5800244.00
60	1504	74.51	5800244.00
61	1601	74.51	5800244.00
62	1602	74.51	5800244.00
63	1603	74.51	5800244.00
64	1604	74.51	5800244.00

Wing B - 96 Flats

SR. NO	FLAT NO	Carpet Area (in sq mtrs)	Unit Consideration as per Ready Recknor
			4
1	2	3	
1	101	72.39	5688020.00
2	102	74.34	5829636.00
3	103	74.94	5829636.00
4	104	74.94	5829636.00
5	105	74.34	5829636.00
6	106	72.39	5688020.00
7	201	72.39	5688020.00
8	202	74.34	5829636.00
9	203	74.94	5829636.00
10	204	74.94	5829636.00
11	205	74.34	5829636.00
12	206	72.39	5688020.00
13	301	72.39	5688020.00
14	302	74.34	5829636.00
15	303	74.94	5829636.00
16	304	74.94	5829636.00
17	305	74.34	5829636.00
18	306	72.39	5688020.00
19	401	72.39	5688020.00
20	402	74.34	5829636.00
21	403	74.94	5829636.00
22	404	74.94	5829636.00
23	405	74.34	5829636.00
24	406	72.39	5688020.00
25	501	72.39	5688020.00
26	502	74.34	5829636.00
27	503	74.94	5829636.00
28	504	74.94	5829636.00
29	505	74.34	5829636.00
30	506	72.39	5688020.00
31	601	72.39	5688020.00
32	602	74.34	5829636.00
33	603	74.94	5829636.00
34	604	74.94	5829636.00
35	605	74.34	5829636.00
36	606	72.39	5688020.00
37	701	72.39	5688020.00
38	702	74.34	5829636.00
39	703	74.94	5829636.00
40	704	74.94	5829636.00
41	705	74.34	5829636.00
42	706	72.39	5688020.00
43	801	72.39	5688020.00

44	802	74.34	5829636.00
45	803	74.94	5829636.00
46	804	74.94	5829636.00
47	805	74.34	5829636.00
48	806	72.39	5688020.00
49	901	72.39	5688020.00
50	902	74.34	5829636.00
51	903	74.94	5829636.00
52	904	74.94	5829636.00
53	905	74.34	5829636.00
54	906	72.39	5688020.00
55	1001	72.39	5688020.00
56	1002	74.34	5829636.00
57	1003	74.94	5829636.00
58	1004	74.94	5829636.00
59	1005	74.34	5829636.00
60	1006	72.39	5688020.00
61	1101	72.39	5688020.00
62	1102	74.34	5829636.00
63	1103	74.94	5829636.00
64	1104	74.94	5829636.00
65	1105	74.34	5829636.00
66	1106	72.39	5688020.00
67	1201	72.39	5688020.00
68	1202	74.34	5829636.00
69	1203	74.94	5829636.00
70	1204	74.94	5829636.00
71	1205	74.34	5829636.00
72	1206	72.39	5688020.00
73	1301	72.39	5688020.00
74	1302	74.34	5829636.00
75	1303	74.94	5829636.00
76	1304	74.94	5829636.00
77	1305	74.34	5829636.00
78	1306	72.39	5688020.00
79	1401	72.39	5688020.00
80	1402	74.34	5829636.00
81	1403	74.94	5829636.00
82	1404	74.94	5829636.00
83	1405	74.34	5829636.00
84	1406	72.39	5688020.00
85	1501	72.39	5688020.00
86	1502	74.34	5829636.00
87	1503	74.94	5829636.00
88	1504	74.94	5829636.00
89	1505	74.34	5829636.00
90	1506	72.39	5688020.00
91	1601	72.39	5688020.00

92	1602	74.34	5829636.00
93	1603	74.94	5829636.00
94	1604	74.94	5829636.00
95	1605	74.34	5829636.00
96	1606	72.39	5688020.00

Wing C - 64 Flats

SR. NO	FLAT NO	Carpet Area (in sq mtrs)	Unit Consideration as per Ready Recknor
1	2	3	4
1	101	74.51	5800244.00
2	102	74.51	5800244.00
3	103	74.51	5800244.00
4	104	74.51	5800244.00
5	201	74.51	5800244.00
6	202	74.51	5800244.00
7	203	74.51	5800244.00
8	204	74.51	5800244.00
9	301	74.51	5800244.00
10	302	74.51	5800244.00
11	303	74.51	5800244.00
12	304	74.51	5800244.00
13	401	74.51	5800244.00
14	402	74.51	5800244.00
15	403	74.51	5800244.00
16	404	74.51	5800244.00
17	501	74.51	5800244.00
18	502	74.51	5800244.00
19	503	74.51	5800244.00
20	504	74.51	5800244.00
21	601	74.51	5800244.00
22	602	74.51	5800244.00
23	603	74.51	5800244.00
24	604	74.51	5800244.00
25	701	74.51	5800244.00
26	702	74.51	5800244.00
27	703	74.51	5800244.00
28	704	74.51	5800244.00
29	801	74.51	5800244.00
30	802	74.51	5800244.00
31	803	74.51	5800244.00
32	804	74.51	5800244.00
33	901	74.51	5800244.00
34	902	74.51	5800244.00
35	903	74.51	5800244.00
36	904	74.51	5800244.00
37	1001	74.51	5800244.00
38	1002	74.51	5800244.00
39	1003	74.51	5800244.00
40	1004	74.51	5800244.00
41	1101	74.51	5800244.00
42	1102	74.51	5800244.00
43	1103	74.51	5800244.00

44	1104	74.51	5800244.00
45	1201	74.51	5800244.00
46	1202	74.51	5800244.00
47	1203	74.51	5800244.00
48	1204	74.51	5800244.00
49	1301	74.51	5800244.00
50	1302	74.51	5800244.00
51	1303	74.51	5800244.00
52	1304	74.51	5800244.00
53	1401	74.51	5800244.00
54	1402	74.51	5800244.00
55	1403	74.51	5800244.00
56	1404	74.51	5800244.00
57	1501	74.51	5800244.00
58	1502	74.51	5800244.00
59	1503	74.51	5800244.00
60	1504	74.51	5800244.00
61	1601	74.51	5800244.00
62	1602	74.51	5800244.00
63	1603	74.51	5800244.00
64	1604	74.51	5800244.00

Total

1297544576.00

Table D

Comparison between Balance Cost and Receivables

S.No.	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	17093253/-
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)	0
3	i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of Accounts) ii) Estimated amount of sales proceeds in respect of unsold apartment (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	1359702400/-
4	Estimated receivables of ongoing project. [Sum of 2+3(ii)]	1359702400/-
5	(To Be Filled for Ongoing Projects Only) Amount to be deposited in Designed Account - 70% or 100% IF 4 is greater than 1, then 70% of the balance receivable of ongoing project will be deposited in designated Account. IF 4 is less than 1, then 100% of the balance receivables of ongoing project will be deposited in designed Account.	-

Table E

Designated Bank Account Details

S. No.	Particulars	Designated Bank Account Details
1	Opening Balance	N.A. for MHADA
2	Deposits	0
3	Withdrawals	-
4	Closing Balance	N.A. for MHADA

I hereby certified 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.

- N.A. For MHADA

I hereby certify that (Name of Promoter) 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.

- N.A. For MHADA

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	993071125/-	993071125/-	993071125/-
2.	Total Borrowed Funds(Secured) -Drawdown availed till date	-	-	-
3.	Total Borrowed Funds(Unsecured) -Drawdown availed till date	-	-	-
4.	Customer Receipt used for project	-	-	-
5.	Total Funds for Project	993071125/-	993071125/-	993071125/-
6.	Total Estimated Cost (As per Table A)	993071125/-	993071125/-	993071125/-

Table G

Any Comments / Observations of CA

1.	MHADA is a statutory Organisation (Govt. Department) and has 100 % its own fund.
2.	In this Scheme no any single flat sold out till date.
3.	As per MahaRERA allow MHADA single Bank Account for all project wide letter No. MahaRERA/adm/494/2023 Dated :- 23.03.2023 signed by Secretary / MahaRERA (Copy attached)

Yours Faithfully,

Chief account Officer
Nagpur Housing and Area Development
Board, Nagpur

Name: - Shri. Jaideo Narayanrao Chiwande

Agreed and accepted by:

Executive Engineer - I
Nagpur Housing and Area Development
Board, Nagpur

Name: Shri Piyush Arun Kamble

Date: 25 /07/2023