

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT CERTIFICATE

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

Date : 24/05/2023

To
 Techops Infrastructure Pvt. Ltd.,
 Nagpur -

Subject : Certificate of Financial Progress of Work of **Techops Garden** having MahaRERA Registration Number (Only Applicable after project Registration) being developed by Techops Infrastructure Pvt. Ltd.

Sir,

This certificate is being issued for RERA compliance for the Project **Techops Garden** having MahaRERA Registration Number P50500008242 (Only Applicable after project Registration) being developed by **Techops Infrastructure Pvt. Ltd.** 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)
1	i. Land Cost:	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	8,20,00,000.00
	(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.	3,53,00,000.00
	(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 fees etc ; and	45,00,000.00
	(e) Estimated Land Premium payable as per annual statement of rates (ASR) for development 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 :	12,18,00,000.00
ii. Development Cost/Cost of Construction of Building		
(a)	Estimated Cost of Construction as certified by Engineer	1,49,00,00,000.00
(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.	-
(d)	Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	-
(e)	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	5,00,00,000.00
	Sub - Total of Development Cost :	1,54,00,00,000.00
	Total cost of the Project (Estimated)	1,66,18,00,000.00

Table B - Actual Cost of the Project (as on Date of Certificate)

Sr No. (1)	Particulars (2)	Amount (Rs.) Incurred (3)
1	i. Land Cost:	
	(a) Value of the land as ascertained from the Annual Statement of Rates (ASR).	8,20,00,000.00
	(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.	3,54,46,357.00
	(c) Incurred Expenditure for Acquisition 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 fees etc; and	44,47,100.00
	(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 the books of accounts as verified by 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 paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on.	-

	iii. Incurred Expenditure towards ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation. iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub - Total of Land Cost	12,18,93,457.00
2	ii. Development Cost/Cost of Construction (a) Expenditure for construction. Minimum of (a) or (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 CA (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. (d) Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority. (e) Incurred Expenditure towards Interest to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	- - 1,11,63,59,411.99 - - 9,41,53,656.15 -
	Sub - Total of Development Cost	1,21,05,13,068.14
3	Total Cost of Project (Actual incurred as on date of certificate)	1,33,24,06,525.14
	% Completion of Construction Work (as per Project Architech's Certificate)	
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	80.18%
5	Amount which can be withdrawn from the Designated Account	1,33,24,06,525.14
6	Less: Amount withdrawn till date of this certificate from the Designated Account	96,98,37,665.70
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	36,25,68,859.45
	This certificate is issued from RERA compliance for the Company (Promoter's name) and is based on the records and documents produced before me and explanations provided to me by the management of the company.	

Table D		
(ADDITIONAL INFORMATION FOR ONGOING PROJECT)		
1	Estimated Balance cost to complete the Real Estate Project (Difference of Total Estimated Project Cost less Cost incurred) (Calculated as per the Form IV)	32,93,93,474.86
2	Balance amount of receivables from sold apartments as per Annexure A to this (as certified by Chartered Accountant as verified from the records and books of	3,11,66,415.54
3 i.	Balance unsold area (to be certified by Management and to be verified by CA from the records and books of	2,007.12
3 ii.	Estimated amount of sales proceeds in respect of unsold apartments (calculated as per As per Annexure A to this certificate	10,40,52,800.00
4	Estimated receivables of ongoing project	13,52,19,215.54
5	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	13,52,19,215.54

This certificate is issued from RERA compliance for the Company (Promoter's name) and is based on the records and documents produced before me and explanations provided to me by the management of the company.

Table C						
Sold Inventory						
Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
1	LOTUS DUPLEX	G-5	72.238	22,25,000	22,25,000	-
2	LOTUS DUPLEX	G-6	72.238	26,00,000	26,00,000	-
3	LOTUS DUPLEX	G-7	72.238	30,00,000	30,00,000	-
4	LOTUS DUPLEX	G-8	72.238	26,50,000	26,50,000	-
5	LOTUS DUPLEX	G-9	72.238	22,00,000	22,00,000	-
6	LOTUS DUPLEX	G-10	72.238	31,00,000	31,00,000	-
7	LOTUS DUPLEX	G-11	72.238	27,40,000	27,40,000	-
8	LOTUS DUPLEX	G-12	72.238	17,00,000	17,00,000	-
9	LOTUS DUPLEX	G-13	72.238	23,00,000	23,00,000	-
10	LOTUS DUPLEX	G-14	72.238	19,25,000	19,25,000	-
11	LOTUS DUPLEX	G-15	72.238	30,00,000	30,00,000	-
12	LOTUS DUPLEX	G-16	72.238	22,00,000	22,00,000	-
13	LOTUS DUPLEX	G-17	72.238	29,00,000	29,00,000	-
14	LOTUS DUPLEX	G-18	72.238	27,50,000	27,50,000	-
15	LOTUS DUPLEX	G-19	72.238	17,00,000	17,00,000	-
16	LOTUS DUPLEX	G-20	72.238	22,25,000	22,25,000	-
17	LOTUS DUPLEX	G-21	72.238	18,00,000	18,00,000	-
18	LOTUS DUPLEX	G-22	72.238	21,50,000	21,50,000	-
19	LOTUS DUPLEX	G-23	72.238	29,00,000	29,00,000	-
20	LOTUS DUPLEX	G-24	72.238	30,00,000	30,00,000	-
21	LOTUS DUPLEX	G-25	72.238	18,50,000	18,50,000	-
22	LOTUS DUPLEX	G-26	72.238	20,00,000	20,00,000	-
23	LOTUS DUPLEX	G-27	72.238	23,00,000	23,00,000	-
24	LOTUS DUPLEX	G-28	72.238	22,00,000	22,00,000	-
25	LOTUS DUPLEX	G-29	72.238	20,50,000	20,50,000	-
26	LOTUS DUPLEX	G-30	72.238	22,00,000	22,00,000	-
27	LOTUS DUPLEX	G-31	72.238	26,75,000	26,75,000	-
28	LOTUS DUPLEX	G-32	72.238	21,00,000	21,00,000	-
29	LOTUS DUPLEX	G-33	72.238	26,75,000	26,75,000	-
30	LOTUS DUPLEX	G-34	72.238	18,50,000	18,50,000	-
31	LOTUS DUPLEX	G-35	72.238	22,20,000	22,20,000	-
32	LOTUS DUPLEX	G-36	72.238	20,00,000	20,00,000	-
33	TULIP DUPLEX	G-41	110.587	19,70,000	19,70,000	-
34	TULIP DUPLEX	G-42	110.587	22,00,000	22,00,000	-
35	TULIP DUPLEX	G-43	110.587	22,50,000	22,50,000	-
36	TULIP DUPLEX	G-44	110.587	35,50,000	35,50,000	-
37	TULIP DUPLEX	G-45	110.587	18,51,000	18,51,000	-
38	TULIP DUPLEX	G-46	110.587	21,50,000	21,50,000	-
39	TULIP DUPLEX	G-47	110.587	21,50,000	21,50,000	-
40	TULIP DUPLEX	G-48	110.587	21,50,000	21,50,000	-
41	TULIP DUPLEX	G-49	110.587	18,51,000	18,51,000	-
42	TULIP DUPLEX	G-50	110.587	19,00,000	19,00,000	-
43	TULIP DUPLEX	G-51	110.587	23,22,000	23,22,000	-
44	TULIP DUPLEX	G-52	110.587	18,51,000	18,51,000	-
45	TULIP DUPLEX	G-53	110.587	20,00,000	20,00,000	-
46	TULIP DUPLEX	G-54	110.587	21,00,000	21,00,000	-
47	TULIP DUPLEX	G-55	110.587	23,50,000	23,50,000	-
48	TULIP DUPLEX	G-56	110.587	23,50,000	23,50,000	-
49	TULIP DUPLEX	G-57	110.587	25,00,000	25,00,000	-
50	TULIP DUPLEX	G-58	110.587	25,00,000	25,00,000	-
51	TULIP DUPLEX	G-59	110.587	21,00,000	21,00,000	-
52	TULIP DUPLEX	G-60	110.587	21,00,000	21,00,000	-
53	TULIP DUPLEX	G-61	110.587	27,00,000	27,00,000	-
54	TULIP DUPLEX	G-62	110.587	20,00,000	20,00,000	-
55	TULIP DUPLEX	G-63	110.587	35,50,000	35,50,000	-
56	TULIP DUPLEX	G-64	110.587	26,00,000	26,00,000	-
57	TULIP DUPLEX	G-65	110.587	24,00,000	24,00,000	-
58	TULIP DUPLEX	G-66	110.587	20,00,000	20,00,000	-
59	TULIP DUPLEX	G-67	110.587	35,00,000	35,00,000	-
60	TULIP DUPLEX	G-68	110.587	42,00,000	42,00,000	-
61	TULIP DUPLEX	G-69	110.587	43,00,000	43,00,000	-
62	TULIP DUPLEX	G-70	110.587	44,00,000	44,00,000	-
63	TULIP DUPLEX	G-71	110.587	43,50,000	43,50,000	-
64	TULIP DUPLEX	G-72	110.587	43,00,000	43,00,000	-
65	TULIP DUPLEX	G-73	110.587	43,00,000	43,00,000	-
66	TULIP DUPLEX	G-74	110.587	43,00,000	43,00,000	-
67	TULIP DUPLEX	G-75	110.587	43,00,000	43,00,000	-
68	TULIP DUPLEX	G-76	110.587	40,50,000	40,50,000	-
69	TULIP DUPLEX	G-77	110.587	40,00,000	40,00,000	-
70	TULIP DUPLEX	G-78	110.587	43,50,000	43,50,000	-
71	TULIP DUPLEX	G-79	110.587	42,00,000	42,00,000	-
72	TULIP DUPLEX	G-80	110.587	43,00,000	43,00,000	-
73	TULIP DUPLEX	G-81	110.587	43,50,000	43,50,000	-
74	TULIP DUPLEX	G-82	110.587	42,50,000	42,50,000	-
75	TULIP DUPLEX	G-83	110.587	26,00,000	26,00,000	-
76	TULIP DUPLEX	G-84	110.587	33,00,000	33,00,000	-
77	TULIP DUPLEX	G-85	110.587	40,50,000	40,50,000	-
78	TULIP DUPLEX	G-86	110.587	42,00,000	42,00,000	-
79	TULIP DUPLEX	G-87	110.587	25,00,000	25,00,000	-

Table C						
Sold Inventory		Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
Sr. No.	Building					
80	TULIP DUPLEX	G-88	110.587	42,00,000	42,00,000	-
81	TULIP DUPLEX	G-89	110.587	27,00,000	27,00,000	-
82	TULIP DUPLEX	G-90	110.587	29,50,000	29,50,000	-
83	TULIP DUPLEX	G-91	110.587	20,00,000	20,00,000	-
84	TULIP DUPLEX	G-92	110.587	18,00,000	18,00,000	-
85	TULIP DUPLEX	G-93	110.587	26,00,000	26,00,000	-
86	TULIP DUPLEX	G-94	110.587	18,51,000	18,51,000	-
87	TULIP DUPLEX	G-95	110.587	18,51,000	18,51,000	-
88	TULIP DUPLEX	G-96	110.587	18,51,000	18,51,000	-
89	TULIP DUPLEX	G-97	110.587	18,51,000	18,51,000	-
90	TULIP DUPLEX	G-98	110.587	18,51,000	18,51,000	-
91	TULIP DUPLEX	G-99	110.587	25,00,000	25,00,000	-
92	TULIP DUPLEX	G-100	110.587	20,00,000	20,00,000	-
93	TULIP DUPLEX	G-101	110.587	23,00,000	23,00,000	-
94	TULIP DUPLEX	G-102	110.587	22,25,000	22,25,000	-
95	TULIP DUPLEX	G-103	110.587	22,00,000	22,00,000	-
96	TULIP DUPLEX	G-104	110.587	22,25,000	22,25,000	-
97	TULIP DUPLEX	G-105	110.587	20,00,000	20,00,000	-
98	TULIP DUPLEX	G-106	110.587	43,00,000	43,00,000	-
99	TULIP DUPLEX	G-107	110.587	21,00,000	21,00,000	-
100	TULIP DUPLEX	G-108	110.587	36,00,000	36,00,000	-
101	TULIP DUPLEX	G-109	110.587	22,00,000	22,00,000	-
102	TULIP DUPLEX	G-110	110.587	31,80,000	31,80,000	-
103	TULIP DUPLEX	G-111	110.587	43,00,000	43,00,000	-
104	TULIP DUPLEX	G-112	110.587	35,75,000	35,75,000	-
105	TULIP DUPLEX	G-113	110.587	43,00,000	43,00,000	-
106	TULIP DUPLEX	G-114	110.587	25,00,000	25,00,000	-
107	TULIP DUPLEX	G-115	110.587	24,00,000	24,00,000	-
108	TULIP DUPLEX	G-116	110.587	42,00,000	42,00,000	-
109	TULIP DUPLEX	G-117	110.587	43,00,000	43,00,000	-
110	TULIP DUPLEX	G-118	110.587	28,00,000	28,00,000	-
111	TULIP DUPLEX	G-119	110.587	25,00,000	25,00,000	-
112	TULIP DUPLEX	G-120	110.587	36,00,000	36,00,000	-
113	TULIP DUPLEX	G-121	110.587	37,50,000	37,50,000	-
114	TULIP DUPLEX	G-122	110.587	39,50,000	39,50,000	-
115	TULIP DUPLEX	G-123	110.587	28,00,000	28,00,000	-
116	TULIP DUPLEX	G-124	110.587	26,00,000	26,00,000	-
117	TULIP DUPLEX	G-125	110.587	25,00,000	25,00,000	-
118	TULIP DUPLEX	G-126	110.587	29,00,000	29,00,000	-
119	TULIP DUPLEX	G-127	110.587	35,00,000	35,00,000	-
120	TULIP DUPLEX	G-128	110.587	23,22,000	23,22,000	-
121	TULIP DUPLEX	G-129	110.587	19,00,000	19,00,000	-
122	TULIP DUPLEX	G-130	110.587	26,00,000	26,00,000	-
123	TULIP DUPLEX	G-131	110.587	24,00,000	24,00,000	-
124	TULIP DUPLEX	G-132	110.587	28,50,000	27,08,500	1,41,500
125	TULIP DUPLEX	G-133	110.587	26,00,000	26,00,000	-
126	TULIP DUPLEX	G-134	110.587	21,00,000	21,00,000	-
127	TULIP DUPLEX	G-135	110.587	20,00,000	20,00,000	-
128	TULIP DUPLEX	G-136	110.587	26,00,000	26,00,000	-
129	TULIP DUPLEX	G-137	110.587	18,51,000	18,51,000	-
130	TULIP DUPLEX	G-138	110.587	18,51,000	18,51,000	-
131	TULIP DUPLEX	G-139	110.587	18,51,000	18,51,000	-
132	TULIP DUPLEX	G-140	110.587	25,00,000	25,00,000	-
133	TULIP DUPLEX	G-141	110.587	25,00,000	25,00,000	-
134	TULIP DUPLEX	G-142	110.587	27,50,000	27,50,000	-
135	TULIP DUPLEX	G-143	110.587	40,00,000	40,00,000	-
136	TULIP DUPLEX	G-144	110.587	48,00,000	30,00,000	18,00,000
137	ROSE DUPLEX	G-145	111.606	40,00,000	40,00,000	-
138	ROSE DUPLEX	G-146	111.606	26,55,000	26,55,000	-
139	ROSE DUPLEX	G-147	111.606	36,00,000	36,00,000	-
140	ROSE DUPLEX	G-148	111.606	25,00,000	25,00,000	-
141	ROSE DUPLEX	G-149	111.606	40,00,000	40,00,000	-
142	ROSE DUPLEX	G-150	111.606	35,50,000	35,50,000	-
143	ROSE DUPLEX	G-151	111.606	35,40,000	35,40,000	-
144	ROSE DUPLEX	G-152	111.606	35,00,000	35,00,000	-
145	ROSE DUPLEX	G-153	111.606	30,00,000	30,00,000	-
146	ROSE DUPLEX	G-154	111.606	27,60,000	27,60,000	-
147	ROSE DUPLEX	G-155	111.606	30,00,000	30,00,000	-
148	ROSE DUPLEX	G-156	111.606	45,00,000	45,00,000	-
149	ROSE DUPLEX	G-157	111.606	40,00,000	40,00,000	-
150	ROSE DUPLEX	G-158	111.606	44,00,000	44,00,000	-
151	GARDEN	A-101	49.44	15,00,000	15,00,000	-
152	GARDEN	A-102	49.44	19,98,000	19,98,000	-
153	GARDEN	A-103	49.44	25,15,000	25,15,000	-
154	GARDEN	A-104	49.44	18,00,000	18,00,000	-
155	GARDEN	A-105	49.44	24,00,000	24,00,000	-
156	GARDEN	A-106	49.44	23,06,900	23,06,900	-
157	GARDEN	A-107	49.44	21,47,000	21,47,000	-
158	GARDEN	A-108	49.44	26,00,000	26,00,000	-
159	GARDEN	A-201	49.44	22,45,000	22,45,000	-

Table C						
Sold Inventory		Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
Sr. No.	Building					
160	GARDEN	A-202	49.44	21,00,000	21,00,000	-
161	GARDEN	A-203	49.44	20,00,000	20,00,000	-
162	GARDEN	A-204	49.44	18,00,000	18,00,000	-
163	GARDEN	A-205	49.44	17,95,000	17,95,000	-
164	GARDEN	A-206	49.44	22,00,000	22,00,000	-
165	GARDEN	A-207	49.44	15,00,000	15,00,000	-
166	GARDEN	A-208	49.44	20,45,000	20,45,000	-
167	GARDEN	A-301	49.44	20,37,800	20,37,800	-
168	GARDEN	A-302	49.44	20,44,000	20,44,000	-
169	GARDEN	A-303	49.44	16,70,000	16,70,000	-
170	GARDEN	A-304	49.44	22,45,000	22,45,000	-
171	GARDEN	A-305	49.44	20,44,000	20,44,000	-
172	GARDEN	A-306	49.44	20,44,000	20,44,000	-
173	GARDEN	A-307	49.44	20,94,000	20,94,000	-
174	GARDEN	A-308	49.44	14,00,000	14,00,000	-
175	GARDEN	A-401	49.44	24,00,000	24,00,000	-
176	GARDEN	A-402	49.44	23,50,000	23,50,000	-
177	GARDEN	A-403	49.44	19,67,000	19,67,000	-
178	GARDEN	A-404	49.44	14,00,000	14,00,000	-
179	GARDEN	A-405	49.44	19,25,000	19,25,000	-
180	GARDEN	A-406	49.44	21,50,000	21,50,000	-
181	GARDEN	A-407	49.44	17,00,000	17,00,000	-
182	GARDEN	A-408	49.44	20,00,000	19,12,972	87,028
183	GARDEN	A-501	49.44	19,24,000	19,24,000	-
184	GARDEN	A-502	49.44	22,20,000	22,20,000	-
185	GARDEN	A-503	49.44	27,25,000	27,25,000	-
186	GARDEN	A-504	49.44	15,00,000	15,00,000	-
187	GARDEN	A-505	49.44	19,57,000	19,57,000	-
188	GARDEN	A-506	49.44	19,92,900	19,92,900	-
189	GARDEN	A-507	49.44	20,95,100	20,95,100	-
190	GARDEN	A-508	49.44	18,39,600	18,39,600	-
191	GARDEN	A-601	49.44	20,40,000	20,40,000	-
192	GARDEN	A-602	49.44	18,80,000	18,80,000	-
193	GARDEN	A-603	49.44	19,41,800	19,41,800	-
194	GARDEN	A-604	49.44	24,50,000	24,50,000	-
195	GARDEN	A-605	49.44	21,46,200	21,46,200	-
196	GARDEN	A-606	49.44	19,41,800	19,41,800	-
197	GARDEN	A-607	49.44	17,86,450	17,86,450	-
198	GARDEN	A-608	49.44	18,00,000	18,00,000	-
199	GARDEN	A-701	49.44	22,75,000	22,75,000	-
200	GARDEN	A-702	49.44	24,00,000	24,00,000	-
201	GARDEN	A-703	49.44	24,11,000	24,11,000	-
202	GARDEN	A-704	49.44	17,90,000	17,90,000	-
203	GARDEN	A-705	49.44	19,50,000	19,50,000	-
204	GARDEN	A-706	49.44	21,46,200	21,46,200	-
205	GARDEN	A-707	49.44	14,00,000	14,00,000	-
206	GARDEN	A-708	49.44	18,39,600	18,39,600	-
207	GARDEN	B-101	53.204	19,10,000	19,10,000	-
208	GARDEN	B-102	53.204	17,34,000	17,34,000	-
209	GARDEN	B-103	53.204	16,50,000	16,50,000	-
210	GARDEN	B-104	53.204	16,50,000	16,50,000	-
211	GARDEN	B-105	53.204	16,00,000	16,00,000	-
212	GARDEN	B-106	53.204	16,60,000	16,60,000	-
213	GARDEN	B-107	53.204	16,44,000	16,44,000	-
214	GARDEN	B-108	53.204	15,84,000	15,84,000	-
215	GARDEN	B-201	53.204	16,01,000	16,01,000	-
216	GARDEN	B-202	53.204	16,97,000	16,97,000	-
217	GARDEN	B-203	53.204	16,35,700	16,35,700	-
218	GARDEN	B-204	53.204	16,35,700	16,35,700	-
219	GARDEN	B-205	53.204	16,22,400	16,22,400	-
220	GARDEN	B-206	53.204	16,12,000	16,12,000	-
221	GARDEN	B-207	53.204	16,59,300	16,59,300	-
222	GARDEN	B-208	53.204	15,46,000	15,46,000	-
223	GARDEN	B-301	53.204	16,60,000	16,60,000	-
224	GARDEN	B-302	53.204	15,80,000	15,80,000	-
225	GARDEN	B-303	53.204	15,00,000	15,00,000	-
226	GARDEN	B-304	53.204	15,00,000	15,00,000	-
227	GARDEN	B-305	53.204	15,00,000	15,00,000	-
228	GARDEN	B-306	53.204	16,15,000	16,15,000	-
229	GARDEN	B-307	53.204	12,72,700	12,72,700	-
230	GARDEN	B-308	53.204	15,20,000	15,20,000	-
231	GARDEN	B-401	53.204	13,00,000	13,00,000	-
232	GARDEN	B-402	53.204	17,00,000	17,00,000	-
233	GARDEN	B-403	53.204	15,30,000	15,30,000	-
234	GARDEN	B-404	53.204	15,21,000	15,21,000	-
235	GARDEN	B-405	53.204	16,57,500	16,57,500	-
236	GARDEN	B-406	53.204	17,50,000	17,50,000	-
237	GARDEN	B-407	53.204	15,00,000	15,00,000	-
238	GARDEN	B-408	53.204	14,00,000	14,00,000	-
239	GARDEN	B-501	53.204			-

Table C

Sold Inventory						
Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
240	GARDEN	B-502	53.204	15,84,750	15,84,750	-
241	GARDEN	B-503	53.204	15,21,000	15,21,000	-
242	GARDEN	B-504	53.204	15,80,000	15,80,000	-
243	GARDEN	B-505	53.204	15,00,000	15,00,000	-
244	GARDEN	B-506	53.204	15,21,000	15,21,000	-
245	GARDEN	B-507	53.204	15,00,000	15,00,000	-
246	GARDEN	B-508	53.204	15,15,000	15,15,000	-
247	GARDEN	B-601	53.204	14,34,000	14,34,000	-
248	GARDEN	B-602	53.204	18,60,000	18,60,000	-
249	GARDEN	D-603	53.204	19,00,000	19,00,000	-
250	GARDEN	D-604	53.204	16,70,000	16,70,000	-
251	GARDEN	B-605	53.204	15,00,000	15,00,000	-
252	GARDEN	D-606	53.204	23,87,800	23,87,800	-
253	GARDEN	B-607	53.204	17,25,000	17,25,000	-
254	GARDEN	B-608	53.204	15,47,100	15,47,100	-
255	GARDEN	C-101	36.351	20,50,000	20,50,000	-
256	GARDEN	C-102	36.351	20,50,000	20,50,000	-
257	GARDEN	C-103	36.351	21,59,000	21,59,000	-
258	GARDEN	C-104	36.351	24,50,000	24,50,000	-
259	GARDEN	C-105	36.351	19,40,000	19,40,000	-
260	GARDEN	C-106	36.351	17,00,000	17,00,000	-
261	GARDEN	C-107	36.351	24,99,000	24,99,000	-
262	GARDEN	C-108	36.351	21,50,000	21,50,000	-
263	GARDEN	C-201	36.351	19,75,000	19,75,000	-
264	GARDEN	C-202	36.351	21,00,000	21,00,000	-
265	GARDEN	C-203	36.351	19,75,000	19,75,000	-
266	GARDEN	C-204	36.351	19,75,000	19,75,000	-
267	GARDEN	C-205	36.351	23,00,000	20,54,717	2,45,283
268	GARDEN	C-206	36.351	16,85,000	16,85,000	-
269	GARDEN	C-207	36.351	21,00,000	21,00,000	-
270	GARDEN	C-208	36.351	20,65,000	20,65,000	-
271	GARDEN	C-301	36.351	20,00,000	20,00,000	-
272	GARDEN	C-302	36.351	23,80,000	23,80,000	-
273	GARDEN	C-303	36.351	13,00,000	13,00,000	-
274	GARDEN	C-304	36.351	21,56,000	21,56,000	-
275	GARDEN	C-305	36.351	20,65,000	20,65,000	-
276	GARDEN	C-306	36.351	19,00,000	19,00,000	-
277	GARDEN	C-307	36.351	19,50,000	19,50,000	-
278	GARDEN	C-308	36.351	19,97,000	19,97,000	-
279	GARDEN	C-401	36.351	21,27,000	21,27,000	-
280	GARDEN	C-402	36.351	19,36,000	19,36,000	-
281	GARDEN	C-403	36.351	20,00,000	20,00,000	-
282	GARDEN	C-404	36.351	15,10,000	15,10,000	-
283	GARDEN	C-405	36.351	22,75,000	22,75,000	-
284	GARDEN	C-406	36.351	22,00,000	22,00,000	-
285	GARDEN	C-407	36.351	12,00,000	12,00,000	-
286	GARDEN	C-408	36.351	20,35,000	20,35,000	-
287	GARDEN	C-501	36.351	15,00,000	15,00,000	-
288	GARDEN	C-502	36.351	22,99,000	22,99,000	-
289	GARDEN	C-503	36.351	20,00,000	20,00,000	-
290	GARDEN	C-504	36.351	20,40,000	20,40,000	-
291	GARDEN	C-505	36.351	22,75,000	22,75,000	-
292	GARDEN	C-506	36.351	22,50,000	10,50,000	12,00,000
293	GARDEN	C-508	36.351	19,50,000	19,50,000	-
294	GARDEN	C-601	36.351	18,50,000	18,50,000	-
295	GARDEN	C-602	36.351	25,60,000	25,60,000	-
296	GARDEN	C-603	36.351	24,00,000	24,00,000	-
297	GARDEN	C-604	36.351	18,50,000	18,50,000	-
298	GARDEN	C-605	36.351	21,00,000	21,00,000	-
299	GARDEN	C-606	36.351	22,25,000	22,25,000	-
300	GARDEN	C-608	36.351	19,00,000	19,00,000	-
301	GARDEN	D-101	38.014	20,00,000	20,00,000	-
302	GARDEN	D-102	38.014	20,50,000	20,50,000	-
303	GARDEN	D-103	38.014	20,50,000	20,50,000	-
304	GARDEN	D-104	38.014	20,30,000	20,30,000	-
305	GARDEN	D-105	38.014	21,50,000	21,50,000	-
306	GARDEN	D-106	38.014	20,39,000	20,39,000	-
307	GARDEN	D-107	38.014	18,65,000	18,65,000	-
308	GARDEN	D-108	38.014	20,40,000	20,40,000	-
309	GARDEN	D-201	38.014	21,50,000	21,50,000	-
310	GARDEN	D-202	38.014	17,00,000	17,00,000	-
311	GARDEN	D-203	38.014	14,99,000	14,99,000	-
312	GARDEN	D-204	38.014	20,40,000	20,40,000	-
313	GARDEN	D-205	38.014	19,50,000	19,50,000	-
314	GARDEN	D-206	38.014	14,00,000	14,00,000	-
315	GARDEN	D-207	38.014	17,00,000	17,00,000	-
316	GARDEN	D-208	38.014	22,00,000	22,00,000	-
317	GARDEN	D-301	38.014	20,80,000	20,80,000	-
318	GARDEN	D-302	38.014	25,00,000	25,00,000	-
319	GARDEN	D-303	38.014	25,00,000	25,00,000	-

Table C						
Sold Inventory		Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
Sr. No.	Building					
320	GARDEN	D-304	38.014	19,78,000	19,78,000	-
321	GARDEN	D-305	38.014	20,25,000	20,25,000	-
322	GARDEN	D-306	38.014	20,00,000	20,00,000	-
323	GARDEN	D-307	38.014	20,00,000	20,00,000	-
324	GARDEN	D-308	38.014	19,98,000	19,98,000	-
325	GARDEN	D-401	38.014	14,00,000	14,00,000	-
326	GARDEN	D-402	38.014	20,40,000	20,40,000	-
327	GARDEN	D-403	38.014	12,00,000	12,00,000	-
328	GARDEN	D-404	38.014	15,00,000	15,00,000	-
329	GARDEN	D-405	38.014	18,70,000	18,70,000	-
330	GARDEN	D-406	38.014	14,00,000	14,00,000	-
331	GARDEN	D-407	38.014	20,75,000	20,75,000	-
332	GARDEN	D-408	38.014	19,50,000	19,50,000	-
333	GARDEN	D-501	38.014	22,00,000	22,00,000	-
334	GARDEN	D-502	38.014	21,50,000	21,50,000	-
335	GARDEN	D-503	38.014	19,55,000	19,55,000	-
336	GARDEN	D-504	38.014	18,70,000	18,70,000	-
337	GARDEN	D-505	38.014	21,50,000	21,50,000	-
338	GARDEN	D-506	38.014	12,00,000	12,00,000	-
339	GARDEN	D-507	38.014	19,50,000	12,00,000	7,50,000
340	GARDEN	D-508	38.014	19,12,000	19,12,000	-
341	GARDEN	D-601	38.014	23,00,000	23,00,000	-
342	GARDEN	D-603	38.014	10,41,072	10,41,072	-
343	GARDEN	D-604	38.014	19,00,000	19,00,000	-
344	GARDEN	D-605	38.014	22,00,000	22,00,000	-
345	GARDEN	D-606	38.014	14,00,000	14,00,000	-
346	GARDEN	D-607	38.014	23,49,000	23,49,000	-
347	GARDEN	D-608	38.014	22,50,000	22,50,000	-
348	GARDEN	E-101	38.014	21,00,000	21,00,000	-
349	GARDEN	E-102	38.014	24,75,000	24,75,000	-
350	GARDEN	E-103	38.014	22,50,000	22,25,000	25,000
351	GARDEN	E-104	38.014	23,00,000	23,00,000	-
352	GARDEN	E-105	38.014	24,40,000	24,40,000	-
353	GARDEN	E-106	38.014	24,75,000	24,75,000	-
354	GARDEN	E-107	38.014	24,25,000	24,25,000	-
355	GARDEN	E-108	38.014	21,00,000	21,00,000	-
356	GARDEN	E-201	38.014	23,16,000	23,16,000	-
357	GARDEN	E-202	38.014	13,00,000	13,00,000	-
358	GARDEN	E-203	38.014	21,77,500	21,77,500	-
359	GARDEN	E-204	38.014	17,65,000	17,65,000	-
360	GARDEN	E-205	38.014	22,25,000	22,25,000	-
361	GARDEN	E-206	38.014	20,25,000	20,25,000	-
362	GARDEN	E-207	38.014	14,99,000	14,99,000	-
363	GARDEN	E-208	38.014	19,50,000	19,50,000	-
364	GARDEN	E-301	38.014	18,90,000	18,90,000	-
365	GARDEN	E-302	38.014	18,90,000	18,90,000	-
366	GARDEN	E-303	38.014	21,20,000	21,20,000	-
367	GARDEN	E-304	38.014	22,11,000	22,11,000	-
368	GARDEN	E-305	38.014	14,99,000	14,99,000	-
369	GARDEN	E-306	38.014	20,25,000	20,25,000	-
370	GARDEN	E-307	38.014	18,90,000	18,90,000	-
371	GARDEN	E-308	38.014	18,90,000	18,90,000	-
372	GARDEN	E-401	38.014	21,00,000	21,00,000	-
373	GARDEN	E-402	38.014	15,00,000	15,00,000	-
374	GARDEN	E-403	38.014	22,52,500	22,52,500	-
375	GARDEN	E-404	38.014	22,52,500	22,52,500	-
376	GARDEN	E-405	38.014	15,20,000	15,20,000	-
377	GARDEN	E-406	38.014	18,70,000	18,70,000	-
378	GARDEN	E-407	38.014	20,00,000	20,00,000	-
379	GARDEN	E-408	38.014	19,40,000	19,40,000	-
380	GARDEN	E-501	38.014	19,50,000	19,50,000	-
381	GARDEN	E-502	38.014	23,25,000	23,25,000	-
382	GARDEN	E-503	38.014	20,00,000	20,00,000	-
383	GARDEN	E-504	38.014	24,00,000	24,00,000	-
384	GARDEN	E-505	38.014	19,20,000	19,20,000	-
385	GARDEN	E-506	38.014	18,70,000	18,70,000	-
386	GARDEN	E-507	38.014	19,50,000	19,50,000	-
387	GARDEN	E-508	38.014	14,00,000	14,00,000	-
388	GARDEN	E-601	38.014	17,00,000	17,00,000	-
389	GARDEN	E-602	38.014	17,00,000	11,11,000	5,89,000
390	GARDEN	E-603	38.014	22,00,000	22,00,000	-
391	GARDEN	E-605	38.014	13,00,000	13,00,000	-
392	GARDEN	E-606	38.014	22,00,000	22,00,000	-
393	GARDEN	E-607	38.014	22,00,000	22,00,000	-
394	GARDEN	E-608	38.014	20,18,750	20,18,750	-
395	GARDEN	F-101	37.273	18,25,000	18,25,000	-
396	GARDEN	F-102	37.273	25,40,000	24,80,000	60,000
397	GARDEN	F-104	37.273	23,25,000	1,68,885	21,56,115
398	GARDEN	F-105	37.273	13,00,000	12,09,000	91,000
399	GARDEN	F-108	37.273	24,45,000	24,45,000	-

Table C

Table C						
Sold Inventory		Flat/Shop No.	Carpet Area (In sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
Sr. No.	Building					
400	GARDEN	F-201	37.273	23,25,000	23,25,000	-
401	GARDEN	F-202	37.273	11,00,000	11,00,000	-
402	GARDEN	F-203	37.273	22,25,000	22,25,000	-
403	GARDEN	F-204	37.273	23,20,000	23,20,000	-
404	GARDEN	F-205	37.273	24,50,000	24,30,000	20,000
405	GARDEN	F-206	37.273	25,00,000	25,00,000	-
406	GARDEN	F-208	37.273	22,75,000	19,19,950	3,55,050
407	GARDEN	F-301	37.273	17,50,000	17,50,000	-
408	GARDEN	F-302	37.273	16,00,000	11,752	15,68,248
409	GARDEN	F-303	37.273	16,00,000	15,36,000	64,000
410	GARDEN	F-304	37.273	22,77,000	22,77,000	-
411	GARDEN	F-305	37.273	19,75,000	19,75,000	-
412	GARDEN	F-306	37.273	19,12,500	17,07,104	2,05,396
413	GARDEN	F-307	37.273	21,25,000	23,25,000	-
414	GARDEN	F-308	37.273	22,70,000	22,70,000	-
415	GARDEN	F-401	37.273	22,40,000	22,40,000	-
416	GARDEN	F-403	37.273	23,50,000	23,50,000	-
417	GARDEN	F-404	37.273	23,50,000	23,50,000	-
418	GARDEN	F-405	37.273	19,00,000	19,00,000	-
419	GARDEN	F-406	37.273	22,50,000	22,50,000	-
420	GARDEN	F-407	37.273	23,00,000	23,00,000	-
421	GARDEN	F-408	37.273	18,00,000	16,74,000	1,26,000
422	GARDEN	F-501	37.273	23,99,000	21,00,000	2,99,000
423	GARDEN	F-502	37.273	18,99,000	18,99,000	-
424	GARDEN	F-503	37.273	20,50,000	20,50,000	-
425	GARDEN	F-504	37.273	20,50,000	14,00,000	6,50,000
426	GARDEN	F-505	37.273	18,00,000	18,00,000	-
427	GARDEN	F-506	37.273	22,60,000	22,60,000	-
428	GARDEN	F-507	37.273	23,50,000	23,50,000	-
429	GARDEN	F-508	37.273	23,00,000	15,00,000	8,00,000
430	GARDEN	F-601	37.273	23,00,000	23,00,000	-
431	GARDEN	F-602	37.273	22,50,000	22,50,000	-
432	GARDEN	F-603	37.273	12,00,000	12,00,000	-
433	GARDEN	F-604	37.273	21,75,000	21,75,000	-
434	GARDEN	F-605	37.273	22,00,000	22,00,000	-
435	GARDEN	F-606	37.273	22,18,000	22,18,000	-
436	GARDEN	F-608	37.273	21,00,000	21,00,000	-
437	GARDEN	G-101	37.299	19,60,000	19,60,000	-
438	GARDEN	G-102	37.299	21,25,000	32,743	20,92,257
439	GARDEN	G-103	37.299	24,00,000	24,00,000	-
440	GARDEN	G-104	37.299	23,10,000	23,10,000	-
441	GARDEN	G-105	37.299	23,00,000	21,15,420	1,84,580
442	GARDEN	G-106	37.299	25,00,000	25,00,000	-
443	GARDEN	G-108	37.299	20,00,000	20,00,000	-
444	GARDEN	G-201	37.299	10,00,000	10,00,000	-
445	GARDEN	G-202	37.299	19,50,000	21,000	19,29,000
446	GARDEN	G-203	37.299	20,00,000	16,83,169	3,16,831
447	GARDEN	G-204	37.299	21,00,000	15,97,554	5,02,446
448	GARDEN	G-205	37.299	17,25,000	17,25,000	-
449	GARDEN	G-206	37.299	23,70,000	23,70,000	-
450	GARDEN	G-208	37.299	24,51,000	24,51,000	-
451	GARDEN	G-301	37.299	18,50,000	18,50,000	-
452	GARDEN	G-302	37.299	20,75,000	17,51,000	3,24,000
453	GARDEN	G-303	37.299	23,40,000	23,40,000	-
454	GARDEN	G-304	37.299	22,30,000	18,89,971	3,40,029
455	GARDEN	G-305	37.299	15,00,000	15,00,000	-
456	GARDEN	G-306	37.299	17,00,000	17,00,000	-
457	GARDEN	G-307	37.299	10,82,000	10,82,000	-
458	GARDEN	G-308	37.299	23,00,000	21,83,000	1,17,000
459	GARDEN	G-401	37.299	18,60,000	13,00,000	5,60,000
460	GARDEN	G-402	37.299	20,11,000	40,000	19,71,000
461	GARDEN	G-403	37.299	20,00,000	18,32,674	1,67,326
462	GARDEN	G-404	37.299	20,00,000	16,14,951	3,85,049
463	GARDEN	G-408	37.299	25,00,000	25,00,000	-
464	GARDEN	G-501	37.299	18,50,000	18,50,000	-
465	GARDEN	G-502	37.299	18,00,000	17,38,000	72,000
466	GARDEN	G-503	37.299	14,00,000	14,00,000	-
467	GARDEN	G-504	37.299	22,99,000	21,77,300	1,21,500
468	GARDEN	G-505	37.299	15,00,000	15,00,000	-
469	GARDEN	G-506	37.299	23,00,000	22,75,000	25,000
470	GARDEN	G-507	37.299	13,00,000	1,46,000	11,54,000
471	GARDEN	G-508	37.299	23,79,000	23,79,000	-
472	GARDEN	G-602	37.299	19,40,000	19,27,000	13,000
473	GARDEN	G-603	37.299	22,60,000	22,60,000	-
474	GARDEN	G-605	37.299	22,35,000	22,35,000	-
475	GARDEN	G-606	37.299	15,51,000	15,51,000	-
476	GARDEN	G-608	37.299	21,75,000	20,33,911	1,41,089
477	GARDEN	I-101	40.648	17,35,000	17,35,000	-
478	GARDEN	I-102	40.648	18,75,000	18,75,000	-
479	GARDEN	I-103	40.648	16,34,000	16,34,000	-

Table C						
Sr. No.	Sold Inventory Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
480	GARDEN	I-104	40.648	16,79,000	16,79,000	-
481	GARDEN	I-105	40.648	20,60,000	20,60,000	-
482	GARDEN	I-106	40.648	21,00,000	21,00,000	-
483	GARDEN	I-107	40.648	23,60,000	23,60,000	-
484	GARDEN	I-108	40.648	20,80,000	20,80,000	-
485	GARDEN	I-201	40.648	16,50,000	16,50,000	-
486	GARDEN	I-202	40.648	18,00,000	18,00,000	-
487	GARDEN	I-203	40.648	18,70,000	18,70,000	-
488	GARDEN	I-204	40.648	16,75,000	16,75,000	-
489	GARDEN	I-205	40.648	15,84,000	15,84,000	-
490	GARDEN	I-206	40.648	18,50,000	18,50,000	-
491	GARDEN	I-207	40.648	18,70,000	18,70,000	-
492	GARDEN	I-208	40.648	20,99,000	20,99,000	-
493	GARDEN	I-301	40.648	19,25,000	19,25,000	-
494	GARDEN	I-302	40.648	16,50,000	16,50,000	-
495	GARDEN	I-303	40.648	15,00,000	15,00,000	-
496	GARDEN	I-304	40.648	16,00,000	16,00,000	-
497	GARDEN	I-305	40.648	20,70,000	20,70,000	-
498	GARDEN	I-306	40.648	13,00,000	13,00,000	-
499	GARDEN	I-307	40.648	20,75,000	20,75,000	-
500	GARDEN	I-308	40.648	13,00,000	13,00,000	-
501	GARDEN	I-401	40.648	17,50,000	17,50,000	-
502	GARDEN	I-402	40.648	17,50,000	17,50,000	-
503	GARDEN	I-403	40.648	20,00,000	20,00,000	-
504	GARDEN	I-404	40.648	15,75,000	15,75,000	-
505	GARDEN	I-405	40.648	15,67,000	15,67,000	-
506	GARDEN	I-406	40.648	17,20,000	17,20,000	-
507	GARDEN	I-407	40.648	17,40,000	17,40,000	-
508	GARDEN	I-408	40.648	13,00,000	13,00,000	-
509	GARDEN	I-501	40.648	14,50,000	14,50,000	-
510	GARDEN	I-502	40.648	15,00,000	15,00,000	1,92,236
511	GARDEN	I-503	40.648	17,50,000	15,57,764	-
512	GARDEN	I-504	40.648	14,91,000	14,91,000	-
513	GARDEN	I-505	40.648	14,88,000	14,88,000	-
514	GARDEN	I-506	40.648	14,50,000	14,50,000	-
515	GARDEN	I-507	40.648	15,00,000	15,00,000	-
516	GARDEN	I-508	40.648	15,00,000	15,00,000	-
517	GARDEN	I-601	40.648	14,00,000	14,00,000	-
518	GARDEN	I-602	40.648	17,00,000	17,00,000	-
519	GARDEN	I-603	40.648	18,99,000	18,99,000	-
520	GARDEN	I-604	40.648	22,25,000	22,25,000	-
521	GARDEN	I-605	40.648	15,10,000	15,10,000	-
522	GARDEN	I-606	40.648	23,25,000	23,25,000	-
523	GARDEN	I-608	40.648	20,00,000	20,00,000	-
524	GARDEN	J-101	49.44	23,00,000	23,00,000	-
525	GARDEN	J-102	49.44	27,36,500	27,36,500	-
526	GARDEN	J-103	49.44	20,00,000	20,00,000	-
527	GARDEN	J-104	49.44	21,97,000	21,97,000	-
528	GARDEN	J-105	49.44	20,75,000	20,75,000	-
529	GARDEN	J-106	49.44	18,00,000	18,00,000	-
530	GARDEN	J-107	49.44	21,46,200	21,46,200	-
531	GARDEN	J-108	49.44	21,46,000	21,46,000	-
532	GARDEN	J-201	49.44	14,00,000	14,00,000	-
533	GARDEN	J-202	49.44	25,00,000	25,00,000	-
534	GARDEN	J-203	49.44	25,42,000	25,42,000	-
535	GARDEN	J-204	49.44	22,25,000	22,25,000	-
536	GARDEN	J-205	49.44	17,50,000	17,50,000	-
537	GARDEN	J-206	49.44	13,50,000	13,50,000	-
538	GARDEN	J-207	49.44	18,00,000	18,00,000	-
539	GARDEN	J-208	49.44	20,33,700	20,33,700	-
540	GARDEN	J-301	49.44	21,97,000	21,97,000	-
541	GARDEN	J-302	49.44	22,00,000	22,00,000	-
542	GARDEN	J-303	49.44	21,50,000	21,50,000	-
543	GARDEN	J-304	49.44	20,60,000	20,60,000	-
544	GARDEN	J-305	49.44	25,00,000	25,00,000	-
545	GARDEN	J-306	49.44	20,95,000	20,95,000	-
546	GARDEN	J-307	49.44	20,03,200	20,03,200	-
547	GARDEN	J-308	49.44	20,03,200	20,03,200	-
548	GARDEN	J-401	49.44	14,50,000	13,84,167	65,833
549	GARDEN	J-402	49.44	15,90,000	15,90,000	-
550	GARDEN	J-403	49.44	16,80,000	16,80,000	-
551	GARDEN	J-404	49.44	15,50,000	15,50,000	-
552	GARDEN	J-405	49.44	24,50,000	24,50,000	-
553	GARDEN	J-406	49.44	21,45,000	21,45,000	-
554	GARDEN	J-407	49.44	21,40,000	21,40,000	-
555	GARDEN	J-408	49.44	21,20,000	21,20,000	-
556	GARDEN	J-501	49.44	22,77,000	22,77,000	-
557	GARDEN	J-502	49.44	19,95,000	19,95,000	-
558	GARDEN	J-503	49.44	20,00,000	20,00,000	-
559	GARDEN	J-504	49.44	26,00,000	26,00,000	-

Table C						
Sold Inventory						
Sr. No.	Building	Flat/Shop No.	Carpet Area (in sq. mtrs.)	Unit Consideration as per agreement/Letter of allotment	Received Amount (Excl. Taxes) as on cut off date of this certificate	Balance Receivables
560	GARDEN	J-505	49.44	23,50,000	23,50,000	-
561	GARDEN	J-506	49.44	24,50,000	24,50,000	-
562	GARDEN	J-507	49.44	15,20,000	15,20,000	-
563	GARDEN	J-508	49.44	16,50,000	16,50,000	-
564	GARDEN	J-601	49.44	27,00,000	27,00,000	-
565	GARDEN	J-602	49.44	22,25,000	22,25,000	-
566	GARDEN	J-603	49.44	22,50,000	22,50,000	-
567	GARDEN	J-604	49.44	17,95,000	15,20,000	2,75,000
568	GARDEN	J-605	49.44	18,50,000	18,50,000	-
569	GARDEN	J-606	49.44	18,39,600	18,39,600	-
570	GARDEN	J-607	49.44	21,50,000	21,50,000	-
571	GARDEN	J-608	49.44	15,20,000	15,20,000	-
572	GARDEN	J-701	49.44	27,34,000	27,34,000	-
573	GARDEN	J-702	49.44	26,60,000	26,60,000	-
574	GARDEN	J-703	49.44	22,75,000	21,24,805	1,50,195
575	GARDEN	J-704	49.44	16,50,000	16,50,000	-
576	GARDEN	J-705	49.44	26,50,000	26,50,000	-
577	GARDEN	J-706	49.44	19,93,000	19,93,000	-
578	GARDEN	J-707	49.44	22,50,000	22,50,000	-
579	GARDEN	J-708	49.44	18,90,700	18,90,700	-
580	GARDEN	K-001	61.052	26,00,000	18,00,000	8,00,000
581	GARDEN	K-002	61.052	34,75,000	28,61,737	6,13,263
582	GARDEN	K-101	61.052	25,00,000	25,00,000	-
583	GARDEN	K-102	61.052	31,85,000	31,85,000	-
584	GARDEN	K-103	61.052	35,00,000	35,00,000	-
585	GARDEN	K-104	61.052	34,00,000	34,00,000	-
586	GARDEN	K-201	61.052	32,50,000	32,50,000	-
587	GARDEN	K-202	61.052	27,00,000	27,00,000	-
588	GARDEN	K-203	61.052	30,00,000	27,19,337	2,80,663
589	GARDEN	K-204	61.052	33,50,000	30,45,819	3,04,181
590	GARDEN	K-301	61.052	31,21,000	25,91,073	5,29,927
591	GARDEN	K-302	61.052	25,00,000	24,00,208	99,792
592	GARDEN	K-303	61.052	32,00,000	32,00,000	-
593	GARDEN	K-304	61.052	31,11,000	23,00,000	8,11,000
594	GARDEN	K-401	61.052	30,40,000	30,40,000	-
595	GARDEN	K-402	61.052	32,25,000	32,25,000	-
596	GARDEN	K-403	61.052	31,50,000	31,50,000	-
597	GARDEN	K-404	61.052	26,00,000	24,00,000	2,00,000
598	GARDEN	L-002	61.052	36,00,000	36,00,000	-
599	GARDEN	L-101	61.052	27,60,000	27,60,000	-
600	GARDEN	L-102	61.052	34,00,000	15,04,821	18,95,179
601	GARDEN	L-103	61.052	32,75,000	32,75,000	-
602	GARDEN	L-104	61.052	33,00,000	32,73,350	26,650
603	GARDEN	L-201	61.052	32,50,000	32,50,000	-
604	GARDEN	L-202	61.052	23,00,000	21,68,363	1,31,637
605	GARDEN	L-203	61.052	25,00,000	23,76,239	1,23,761
606	GARDEN	L-204	61.052	28,50,000	28,50,000	-
607	GARDEN	L-301	61.052	25,00,000	25,00,000	-
608	GARDEN	L-302	61.052	29,90,000	9,58,919	20,31,081
609	GARDEN	L-303	61.052	32,50,000	32,50,000	-
610	GARDEN	L-304	61.052	17,00,000	17,00,000	-
611	GARDEN	L-401	61.052	30,40,000	30,40,000	-
612	GARDEN	L-402	61.052	30,00,000	30,00,000	-
613	GARDEN	L-403	61.052	31,00,000	31,00,000	-
614	GARDEN	L-404	61.052	32,85,000	32,85,000	-
615	GARDEN	M-001	61.052	33,00,000	33,00,000	-
616	GARDEN	M-002	61.052	30,00,000	30,00,000	-
617	GARDEN	M-101	61.052	16,50,000	16,50,000	-
618	GARDEN	M-102	61.052	29,90,000	29,90,000	-
619	GARDEN	M-103	61.052	16,50,000	16,50,000	-
620	GARDEN	M-104	61.052	28,00,000	25,89,501	2,10,499
621	GARDEN	M-201	61.052	29,90,000	29,90,000	-
622	GARDEN	M-202	61.052	20,00,000	20,00,000	-
623	GARDEN	M-203	61.052	28,00,000	28,00,000	-
624	GARDEN	M-204	61.052	23,00,000	23,00,000	-
625	GARDEN	M-301	61.052	26,50,000	26,50,000	-
626	GARDEN	M-302	61.052	23,00,000	17,98,208	5,01,792
627	GARDEN	M-303	61.052	33,00,000	33,00,000	-
628	GARDEN	M-304	61.052	30,00,000	30,00,000	-
629	GARDEN	M-401	61.052	32,75,000	30,00,000	2,75,000
630	GARDEN	M-402	61.052	28,00,000	28,00,000	-
631	GARDEN	M-403	61.052	30,00,000	30,00,000	-
632	GARDEN	M-404	36,915	1,41,10,83,222	1,37,99,16,806	3,11,66,416
TOTAL :						

TABLE C

DETAILS OF UNSOLD INVENTORY

Sr. No.	Building	Flat/Shop No.	RERA Carpet Area (in sq. mtrs.)	Unit Consideration as per Ready reckoner rate on cut off date
A. RESIDENTIAL FLATS				
1	GARDEN	C-507	36.351	23,75,000
2	GARDEN	C-607	36.351	22,80,000
3	GARDEN	D-602	38.014	22,00,000
4	GARDEN	E-604	38.014	22,00,000
5	GARDEN	F-103	37.273	20,00,000
6	GARDEN	F-106	37.273	12,00,000
7	GARDEN	F-107	37.273	25,25,000
8	GARDEN	F-207	37.273	12,00,000
9	GARDEN	F-402	37.273	20,00,000
10	GARDEN	F-607	37.273	21,00,000
11	GARDEN	G-107	37.299	25,50,000
12	GARDEN	G-207	37.299	26,50,000
13	GARDEN	G-405	37.299	21,50,000
14	GARDEN	G-406	37.299	25,50,000
15	GARDEN	G-407	37.299	23,50,000
16	GARDEN	G-601	37.299	-
17	GARDEN	G-603	37.299	25,00,000
18	GARDEN	G-607	37.299	16,00,000
19	GARDEN	I-607	40.648	24,00,000
20	GARDEN	L-001	61.052	34,90,000
21	GARDEN	N-001	68.592	34,29,600
22	GARDEN	N-002	68.592	34,29,600
23	GARDEN	N-101	68.592	34,29,600
24	GARDEN	N-102	68.592	34,29,600
25	GARDEN	N-103	68.592	34,29,600
26	GARDEN	N-104	68.592	34,29,600
27	GARDEN	N-201	68.592	34,29,600
28	GARDEN	N-202	68.592	34,29,600
29	GARDEN	N-203	68.592	34,29,600
30	GARDEN	N-204	68.592	34,29,600
31	GARDEN	N-301	68.592	34,29,600
32	GARDEN	N-302	68.592	34,29,600
33	GARDEN	N-303	68.592	34,29,600
34	GARDEN	N-304	68.592	34,29,600
35	GARDEN	N-401	68.592	34,29,600
36	GARDEN	N-402	68.592	34,29,600
37	GARDEN	N-403	68.592	34,29,600
38	GARDEN	N-404	68.592	34,29,600
TOTAL :			2,007	10,40,52,800

Table E Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details
		Actual amount till date (from start of bank account till the cut off date of this certificate)
1	Opening Balance	
2	Deposits	2,26,728.10
3	Withdrawals	17,36,43,190.00
4	Closing Balance	17,13,44,371.44
		25,25,546.66

Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.

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 **Techops Infrastructure Pvt. Ltd.** 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

Sr. 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	1,66,18,00,000.00	30,18,00,000.00	28,18,83,193.54
2	Total Borrowed Funds (Secured) --Drawdown availed till date	0	0	0
3	Total Borrowed Funds (UnSecured) --Drawdown availed till date	0	0	0
4	Customer Receipts used for project	0	1,36,00,00,000.00	1,37,99,16,806.46
5	Total funds for project	1,66,18,00,000.00	1,66,18,00,000.00	1,66,18,00,000.00
6	Total Estimated cost (As per Table A)	1,66,18,00,000.00	1,66,18,00,000.00	1,66,18,00,000.00

Note: Reasonable assumptions have been made to derive at above mentioned values.

Table G Any Comments/Observations of CA

Sr. No.	Comments/Observations of CA
1	Refer relevant notes mentioned in respective tables.
2	Actual sale values of the unsold flats (N Wing) may go beyond its estimated ready reckoner rates.

For : Techops Infrastructure Private Ltd.

As Per Our Report of Even Date Attached

Date : 24/05/2023

UDIN : 23191240BGYDBT6766

Promoter
Techops Infrastructure Pvt. Ltd.



Paori

(Payal Taori)
Chartered Accountants
M.No. 191240