PAYAL TAORI
CHARTERED ACCOUNTANT

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Form-3
(See Regulation-3)
CHARTERED ACCOUNTANT CERIFICATE
(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHRAWAL OF MONEY)

To
Techops Infrastructure Pvt. Ltd.,
Nagpur -

Date: 07/04/2023

Subject : Certificate of Financial Progress of Work of **Techops Grand** 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 Grand** having MahaRERA Registration Number P50500022373 (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 till date 31/03/2022.

Cost of Real Estate Project Registration Number : P50500022373

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 (ASR).	4,05,00,000.00
	(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.	5,00,00,000.00
	(c) Estimated Acquisition cost of TDR (if any)	
	(d) Estimated Amounts Payable to State Govcnrment/UT Administration or competent authority, or any other statutory authority of the State or Central Govenment, towards stamp duty, transfer charges, registration fees etc ; and	1,65,00,000.00 2,05,00,000.00
	(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, appartment owners or appropriate athority 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.	2,83,67,000.00
	iv. Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost :	**15,58,67,000.00**
	ii. Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer	31,97,80,000.00
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	

OFFICES AT:
503, Satyam Apartment,
Wardha Road,
Dhantoli, Nagpur-440012

	(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.	9,87,10,902.00
	(d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	1,32,00,000.00
	(e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	2,00,00,000.00
	Sub - Total of Development Cost :	**45,16,90,902.00**
	Total cost of the Project (Estimated)	**60,75,57,902.00**

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).	3,63,51,800.00
	(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.	4,64,53,690.00
	(c) Incurred Expenditure for Acquisition of TDR (if any)	1,65,00,000.00
	(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	1,81,14,986.00
	(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 Accomodation, overhcad cost, amounts paid to slum dwellers. tenants, appartment owners or appropriate athority 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.	3,78,30,424.00
	iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub - Total of Land Cost	**15,52,50,900.00**
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	3,82,28,941.23



	(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 (iucluding 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.	28,21,899.00
	(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 corstruction.	2,05,91,306.77
	Sub - Total of Development Cost	**6,16,42,147.00**
3	**Total Cost of Project (Actual incurred as on date of certificate)**	**21,68,93,047.00**
	% 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)	35.70%
5	Amount which can be withdrawn from the Designated Account	21,68,93,047.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	21,68,93,047.00
	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 explainations 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)	39,06,64,855.00
	(Calculated as per the Form IV)	
2	Balance amount of receivables from sold apartments as per Annexure A to this Certificate	16,99,01,720.15
	(as certified by Chartered Accountant as verified from the records and books of accounts)	
3 i.	Balance unsold area	5,891.79
	(to be certified by Management and to be verified by CA from the records and books of accounts)	
3 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)	30,83,11,882.16
	As per Annexure A to this certificate	
4	Estimnated receivables of ongoing project	47,82,13,602.32
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	33,47,49,521.62
	If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated account	-
	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 explainations 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**
A. SHOPS						
1	Shop	G-03	44.77	66,13,224.00	22,32,143.00	43,81,081.00
2	Shop	G-04	43.37	59,60,000.00	8,92,857.00	50,67,143.00
3	Shop	G-05	70.85	72,00,000.00	13,39,286.00	58,60,714.00
4	Shop	G-06	40.01	60,30,000.00	18,36,253.00	41,93,747.00
5	Shop	G-07	36.90	59,00,000.00	4,01,786.00	54,98,214.00
6	Shop	G-08	34.85	55,00,000.00	8,92,857.00	46,07,143.00
7	Shop	G-09	99.35	35,00,000.00	8,92,857.00	26,07,143.00
8	Shop	G-10	59.71	37,68,265.57	7,14,285.00	30,53,980.57
9	Shop	G-11	59.71	47,96,000.00	5,35,714.00	42,60,286.00
10	Shop	G-13	54.16	49,30,000.00	8,92,857.00	40,37,143.00
11	Shop	G-14	31.35	41,00,000.00	2,67,858.00	38,32,142.00
12	Shop	G-15	32.44	38,40,728.58	10,78,429.00	27,62,299.58
13	Shop	F-05	64.24	48,00,000.00	89,286.00	47,10,714.00
14	Shop	F-06	36.64	51,80,000.00	7,14,287.00	44,65,713.00
15	Shop	F-07	33.09	46,00,000.00	7,14,285.00	38,85,715.00
16	Shop	F-08	31.61	46,00,000.00	7,14,286.00	38,85,714.00
17	Shop	F-17	57.64	44,80,000.00	16,10,714.00	28,69,286.00
TOTAL			**830.70**	**8,57,98,218.15**	**1,58,20,040.00**	**6,99,78,178.15**
B. RESIDENTIAL FLATS						
18	2BHK	203	93.03	44,00,000.00	36,56,800.00	7,43,200.00
19	2BHK	205	112.28	31,00,000.00	25,81,258.00	5,18,742.00
20	2BHK	206	112.95	42,50,000.00	35,30,271.00	7,19,729.00
21	2BHK	208	89.02	45,00,000.00	35,07,715.00	9,92,285.00
22	2BHK	210	111.84	44,00,000.00	32,12,645.00	11,87,355.00
23	2BHK	301	124.09	37,41,000.00	25,27,860.00	12,13,140.00
24	2BHK	302	115.75	44,90,000.00	32,77,724.00	12,12,276.00
25	2BHK	303	97.43	40,00,000.00	33,58,000.00	6,42,000.00
26	2BHK	304	118.64	44,80,000.00	34,17,360.00	10,62,640.00
27	2BHK	305	122.68	35,50,000.00	4,87,506.00	30,62,494.00
28	2BHK	306	123.96	35,00,000.00	7,92,080.00	27,07,920.00
29	3BHK	307	150.54	44,50,000.00	10,89,110.00	33,60,890.00
30	2BHK	308	93.95	39,00,000.00	6,93,070.00	32,06,930.00
31	3BHK	309	149.38	43,00,000.00	9,40,595.00	33,59,405.00
32	2BHK	310	123.62	44,50,000.00	32,51,050.00	11,98,950.00
33	2BHK	401	120.07	51,51,000.00	34,58,200.00	16,92,800.00
34	2BHK	402	115.82	44,50,000.00	36,98,275.00	7,51,725.00
35	2BHK	403	101.79	35,00,000.00	9,92,080.00	25,07,920.00
36	2BHK	404	118.29	44,80,000.00	41,68,942.00	3,11,058.00
37	2BHK	405	119.45	44,75,000.00	34,93,047.00	9,81,953.00
38	2BHK	406	121.63	40,00,000.00	35,12,060.00	4,87,940.00
39	3BHK	407	147.95	45,00,000.00	24,71,289.00	20,28,711.00
40	2BHK	408	98.37	40,00,000.00	34,39,059.00	5,60,941.00
41	3BHK	409	149.30	46,00,000.00	4,95,049.00	41,04,951.00
42	2BHK	410	121.01	44,50,000.00	36,96,050.00	7,53,950.00
43	2BHK	501	124.09	44,90,000.00	25,31,753.00	19,58,247.00
44	2BHK	502	115.75	44,90,000.00	27,29,774.00	17,60,226.00
45	2BHK	503	97.43	49,38,000.00	19,12,560.00	30,25,440.00
46	2BHK	504	118.64	41,50,000.00	26,07,990.00	15,42,010.00
47	2BHK	505	122.68	60,00,000.00	49,47,287.00	10,52,713.00
48	2BHK	506	123.95	44,80,000.00	30,21,359.00	14,58,641.00
49	3BHK	507	150.54	44,80,000.00	37,24,928.00	7,55,072.00
50	2BHK	508	93.95	42,11,000.00	26,30,765.00	15,80,235.00



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
51	3BHK	509	149.38	48,00,000.00	19,80,198.00	28,19,802.00
52	2BHK	510	123.62	59,50,000.00	38,01,073.00	21,48,927.00
53	2BHK	601	120.07	44,80,000.00	37,21,179.00	7,58,821.00
54	2BHK	603	111.79	31,50,000.00	26,11,365.00	5,38,635.00
55	2BHK	604	118.29	45,00,000.00	99,010.00	44,00,990.00
56	2BHK	605	119.45	59,32,000.00	49,74,999.00	9,57,001.00
57	2BHK	606	121.63	39,18,000.00	2,97,029.00	36,20,971.00
58	3BHK	607	147.95	44,20,000.00	34,92,151.00	9,27,849.00
59	2BHK	608	98.37	45,00,000.00	6,93,070.00	38,06,930.00
60	3BHK	609	149.30	44,80,000.00	24,42,404.00	20,37,596.00
61	2BHK	610	121.01	44,80,000.00	37,21,463.00	7,58,537.00
62	2BHK	703	97.43	35,00,000.00	29,03,250.00	5,96,750.00
63	2BHK	706	123.95	44,80,000.00	29,67,140.00	15,12,860.00
64	3BHK	707	150.54	46,68,000.00	28,71,289.00	17,96,711.00
65	2BHK	708	93.95	37,00,000.00	30,69,150.00	6,30,850.00
66	3BHK	709	149.38	45,00,000.00	37,31,045.00	7,68,955.00
67	2BHK	802	115.82	45,50,000.00	28,28,784.00	17,21,216.00
68	2BHK	803	101.79	44,80,000.00	35,89,400.00	8,90,600.00
69	2BHK	806	121.63	44,80,000.00	34,14,892.00	10,65,108.00
70	3BHK	807	147.95	45,00,000.00	32,00,777.00	12,99,223.00
71	2BHK	808	98.37	46,50,000.00	7,92,080.00	38,57,920.00
72	3BHK	809	149.30	72,00,000.00	59,65,000.00	12,35,000.00
73	3BHK	907	150.54	72,00,000.00	14,85,149.00	57,14,851.00
74	2BHK	908	93.95	40,50,000.00	4,95,050.00	35,54,950.00
TOTAL			**6,875.30**	**25,49,24,000.00**	**15,50,00,458.00**	**9,99,23,542.00**
GRAND TOTAL			**7,706.00**	**34,07,22,218.15**	**17,08,20,498.00**	**16,99,01,720.15**

PAYAL TAORI
Chartered Accountant

TABLE C : DETAILS OF UNSOLD INVENTORY			
Sr. No.	**Flat/Shop No.**	**RERA Carpet Area (in sq. mtrs.)**	**Unit Consideration as per Ready reckoner rate on cut off date**
		A. SHOPS	
1	G-01	49.65	31,52,834.80
2	G-02	61.78	39,23,436.02
3	G-12	90.56	62,00,000.00
4	G-16	33.95	21,55,828.99
5	G-17	57.34	51,00,000.00
6	G-18	33.56	33,75,000.00
7	G-19	33.56	21,31,061.03
8	G-20	57.34	36,41,398.77
9	G-21	34.29	21,77,421.57
10	G-22	41.62	26,43,186.31
11	G-23	69.60	44,20,382.99
12	G-24	40.80	25,90,983.06
13	G-25	41.83	26,56,459.40
14	G-26	68.38	43,42,459.17
15	G-27	39.85	25,30,714.35
16	G-28	41.00	26,03,875.11
17	G-29	41.42	35,00,000.00
18	G-30	76.21	48,39,787.18
19	G-31	51.92	32,97,124.07
20	G-31A	51.21	32,52,414.72
21	G-32	79.92	50,75,336.87
22	G-33	51.03	32,40,919.84
23	G-33A	51.92	32,97,124.07
24	G-34	62.09	39,43,186.88
25	F-01	58.75	49,56,000.00
26	F-02	71.35	45,31,330.77
27	F-03	41.09	26,09,273.25
28	F-04	39.78	25,26,586.36
29	F-09	93.69	46,00,000.00
30	F-10	54.22	46,00,000.00
31	F-11	54.07	34,33,538.39
32	F-12	82.12	52,14,990.08
33	F-13	63.77	40,50,006.67
34	F-14	32.10	25,00,000.00
35	F-15	32.39	20,57,011.16
36	F-16	34.51	21,91,837.80
37	F-18	33.97	21,57,099.14
38	F-19	33.88	21,51,637.49
39	F-20	56.59	35,94,085.61
40	F-21	44.36	28,16,879.60
41	F-22	64.90	41,21,452.72

PAYAL TAORI
Chartered Accountant

TABLE C : DETAILS OF UNSOLD INVENTORY			
Sr. No.	**Flat/Shop No.**	**RERA Carpet Area (in sq. mtrs.)**	**Unit Consideration as per Ready reckoner rate on cut off date**
42	F-23	80.33	51,01,565.51
43	F-24	49.09	31,17,651.59
44	F-25	48.97	31,10,094.19
45	F-26	79.81	50,68,541.56
46	F-27	46.62	29,60,914.83
47	F-28	47.97	30,46,459.57
48	F-29	48.45	30,77,197.25
49	F-30	89.07	56,56,812.45
50	F-31	114.90	72,96,832.72
51	F-32	67.70	42,99,337.50
52	F-33	67.70	42,99,401.01
53	F-34	115.68	73,46,305.14
54	F-35	91.37	58,02,879.93
TOTAL		**3,099.99**	**20,23,86,657.51**
A. RESIDENTIAL FLATS			
55	201	112.36	35,67,825.21
56	202	108.61	44,80,000.00
57	204	111.97	35,55,377.72
58	207	140.68	72,00,000.00
59	209	143.22	74,73,000.00
60	602	115.82	36,77,661.61
61	701	124.09	45,00,000.00
62	702	115.75	36,75,534.10
63	704	118.64	37,67,207.32
64	705	122.68	61,00,000.00
65	710	123.62	61,00,000.00
66	801	120.07	38,12,805.78
67	804	118.29	37,56,220.51
68	805	119.45	61,46,000.00
69	810	121.01	44,80,000.00
70	901	124.09	39,40,424.30
71	902	115.75	36,75,534.10
72	903	97.43	30,93,740.98
73	904	118.64	37,67,207.32
74	905	122.68	38,95,460.92
75	906	123.95	39,35,724.74
76	909	149.38	74,00,000.00
77	910	123.62	39,25,500.02
TOTAL		**2,791.79**	**10,59,25,224.66**
GRAND TOTAL		**5,891.79**	**30,83,11,882.16**

PAYAL TAORI
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Table E Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details	CENTRAL BANK OF INDIA-3750056059 (Close)
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance		17,677.54
2	Deposits		71,66,801.00
3	Withdrawals		71,84,478.54
4	Closing Balance		-

Sr. No.	Particulars	Designated Bank Account Details	Union Bank of India-640101010050999
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance		-
2	Deposits		2,73,35,135.00
3	Withdrawals		2,66,12,609.00
4	Closing Balance		7,22,526.00

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.

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	60,75,57,902.00	60,75,57,902.00	21,68,93,047.00
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	0	0
5	Total funds for project	60,75,57,902.00	60,75,57,902.00	21,68,93,047.00
6	Total Estimated cost (As per Table A)	60,75,57,902.00	60,75,57,902.00	21,68,93,047.00

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 relevants notes mentioned in respective tables.

For : Techops Infrastructure Private Ltd.

As Per Our Report of Even Date Attached

PAYAL TAORI * M.NO - 191240 * Chartered Accountant

(Payal Taori)
Chartered Accountants
M.No. 191240

Date : 07/04/2023

UDIN : 23191240BGYDAU5873