

Form-3 (See Regulation-3) CHARTERED ACCOUNTANT CERTIFICATE (FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)		
		Date: 18/12/2023
To Techops Infrastructure Pvt. Ltd., Nagpur -		
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 30/09/2023.		
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)	1,65,00,000.00
	(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	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 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. 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)	

	(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.	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 construction.	2,58,03,427.77
	Sub - Total of Development Cost	27,16,80,268.00
3	Total Cost of Project (Actual incurred as on date of certificate)	42,69,31,168.00
	% Completion of Construction Work (as per Project Architect's Certificate)	
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cost. (Table A)	70.27%
5	Amount which can be withdrawn from the Designated Account	42,69,31,168.00
6	Less: Amount withdrawn till date of this certificate from the Designated Account	21,68,93,047.00
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	21,00,38,121.00
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 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)	18,06,26,734.00
2	Balance amount of receivables from sold apartments as per Annexure A to this Certificate (as certified by Chartered Accountant as verified from the records and books of accounts)	15,68,26,700.00
3 i.	Balance unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1,371.33
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) As per Annexure A to this certificate	1,77,48,400.00
4	Estimated receivables of ongoing project	17,45,75,100.00
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	12,22,02,570.00
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 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
A. SHOPS						
1	Shop	G-01	21.24	49,30,000.00	18,868.00	49,11,132.00
2	Shop	G-02	35.51	49,30,000.00	9,334.00	49,20,666.00
3	Shop	G-03	19.56	49,30,000.00	22,32,143.00	26,97,857.00
4	Shop	G-04	18.94	49,30,000.00	8,92,857.00	40,37,143.00
5	Shop	G-05	31.50	49,30,000.00	13,39,286.00	35,90,714.00
6	Shop	G-06	17.67	49,30,000.00	18,36,253.00	30,93,747.00
7	Shop	G-07	15.83	49,30,000.00	4,01,786.00	45,28,214.00
8	Shop	G-08	14.79	49,30,000.00	8,92,857.00	40,37,143.00
9	Shop	G-09	45.35	45,62,000.00	32,22,029.00	13,39,971.00
10	Shop	G-10	26.42	49,30,000.00	7,14,285.00	42,15,715.00
11	Shop	G-11	26.42	49,30,000.00	14,28,572.00	35,01,428.00
12	Shop	G-12	40.82	50,00,000.00	6,69,643.00	43,30,357.00
13	Shop	G-13	23.45	49,30,000.00	29,55,257.00	19,74,743.00
14	Shop	G-14	15.05	41,00,000.00	29,65,178.00	11,34,822.00
15	Shop	G-15	15.57	35,00,000.00	10,78,429.00	24,21,571.00
16	Shop	G-16	16.73	34,00,000.00	89,286.00	33,10,714.00
17	Shop	G-17	28.44	51,00,000.00	13,39,286.00	37,60,714.00
18	Shop	G-18	16.33	33,75,000.00	3,03,572.00	30,71,428.00
19	Shop	G-29	19.53	25,00,000.00	25,00,000.00	-
20	Shop	F-01	22.19	45,00,000.00	26,78,572.00	18,21,428.00
21	Shop	F-03	19.81	40,00,000.00	7,46,429.00	32,53,571.00
22	Shop	F-04	19.17	35,00,000.00	25,67,857.00	9,32,143.00
23	Shop	F-06	17.66	20,00,000.00	12,94,645.00	7,05,355.00
24	Shop	F-07/08	30.67	40,00,000.00	14,28,571.00	25,71,429.00
25	Shop	F-11	26.42	26,00,000.00	89,286.00	25,10,714.00
26	Shop	F-14	15.22	25,00,000.00	14,28,573.00	10,71,427.00
27	Shop	F-17	28.44	25,00,000.00	16,10,714.00	8,89,286.00
TOTAL			628.69	11,13,67,000.00	3,67,33,568.00	7,46,33,432.00
B. RESIDENTIAL FLATS						
28	2BHK	202	58.92	44,80,000.00	38,26,733.00	6,53,267.00
29	2BHK	203	54.31	44,00,000.00	40,95,050.00	3,04,950.00
30	2BHK	204	58.92	45,00,000.00	4,95,050.00	40,04,950.00
31	2BHK	205	59.47	31,00,000.00	28,95,288.00	2,04,712.00
32	2BHK	206	59.47	42,50,000.00	39,55,250.00	2,94,750.00
33	3BHK	207	75.83	72,00,000.00	62,92,713.00	9,07,287.00
34	2BHK	208	51.36	45,00,000.00	42,22,574.00	2,77,426.00
35	3BHK	209	78.05	74,73,000.00	71,40,476.00	3,32,524.00
36	2BHK	210	59.45	44,00,000.00	37,00,695.00	6,99,305.00
37	2BHK	301	59.45	32,00,000.00	26,26,870.00	5,73,130.00
38	2BHK	302	58.92	44,90,000.00	40,62,803.00	4,27,197.00
39	2BHK	303	54.31	40,00,000.00	37,95,624.00	2,04,376.00
40	2BHK	304	58.92	44,80,000.00	39,07,498.00	5,72,502.00
41	2BHK	305	59.47	35,50,000.00	17,82,179.00	17,67,821.00
42	2BHK	306	59.47	35,00,000.00	22,07,922.00	12,92,078.00
43	3BHK	307	75.83	44,50,000.00	35,64,360.00	8,85,640.00
44	2BHK	308	51.36	32,00,000.00	16,83,170.00	15,16,830.00
45	3BHK	309	78.05	43,00,000.00	9,40,595.00	33,59,405.00
46	2BHK	310	59.45	44,50,000.00	41,29,644.00	3,20,356.00
47	2BHK	401	59.45	51,50,000.00	44,03,580.00	7,46,420.00
48	2BHK	402	58.92	44,50,000.00	36,91,275.00	7,58,725.00
49	2BHK	403	54.31	35,00,000.00	9,92,080.00	25,07,920.00



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
50	2BHK	404	58.92	44,75,000.00	44,58,972.00	16,028.00
51	2BHK	405	59.47	44,75,000.00	41,79,116.00	2,95,884.00
52	2BHK	406	59.47	40,00,000.00	37,17,941.00	2,82,059.00
53	3BHK	407	75.83	39,80,000.00	34,16,832.00	5,63,168.00
54	2BHK	408	51.36	40,00,000.00	38,35,961.00	1,64,039.00
55	3BHK	409	78.05	46,00,000.00	42,07,334.00	3,92,666.00
56	2BHK	410	59.45	44,50,000.00	41,78,106.00	2,71,894.00
57	2BHK	501	59.45	44,90,000.00	41,59,354.00	3,30,646.00
58	2BHK	502	58.92	44,90,000.00	32,17,824.00	12,72,176.00
59	2BHK	503	54.31	31,00,000.00	26,97,640.00	4,02,360.00
60	2BHK	504	58.92	41,50,000.00	33,23,832.00	8,26,168.00
61	2BHK	505	59.47	60,00,000.00	55,81,673.00	4,18,327.00
62	2BHK	506	59.47	44,80,000.00	30,20,159.00	14,59,841.00
63	3BHK	507	75.83	44,80,000.00	41,70,710.00	3,09,290.00
64	2BHK	508	51.36	42,11,000.00	39,13,236.00	2,97,764.00
65	3BHK	509	78.05	48,00,000.00	37,09,436.00	10,90,564.00
66	2BHK	510	59.45	59,50,000.00	45,66,444.00	13,83,556.00
67	2BHK	601	59.45	44,80,000.00	42,08,730.00	2,71,270.00
68	2BHK	602	58.92	38,00,000.00	10,89,109.00	27,10,891.00
69	2BHK	603	54.31	31,50,000.00	29,18,925.00	2,31,075.00
70	2BHK	604	58.92	57,50,000.00	42,57,426.00	14,92,574.00
71	2BHK	605	59.47	60,00,000.00	52,65,000.00	7,35,000.00
72	2BHK	606	59.47	38,00,000.00	27,74,297.00	10,25,703.00
73	3BHK	607	75.83	44,20,000.00	40,79,211.00	3,40,789.00
74	2BHK	608	51.36	35,00,000.00	31,83,348.00	3,16,652.00
75	3BHK	609	78.05	44,80,000.00	39,16,661.00	5,63,339.00
76	2BHK	610	59.45	44,80,000.00	41,10,503.00	3,69,497.00
77	2BHK	701	59.45	40,00,000.00	29,70,297.00	10,29,703.00
78	2BHK	702	58.92	44,90,000.00	39,60,398.00	5,29,602.00
79	2BHK	703	54.31	35,00,000.00	32,86,168.00	2,13,832.00
80	2BHK	704	58.92	40,00,000.00	7,92,080.00	32,07,920.00
81	2BHK	705	59.47	61,00,000.00	55,66,281.00	5,33,719.00
82	2BHK	706	59.47	44,80,000.00	39,36,902.00	5,43,098.00
83	3BHK	707	75.83	48,00,000.00	33,47,479.00	14,52,521.00
84	2BHK	708	51.36	37,00,000.00	32,17,665.00	4,82,335.00
85	3BHK	709	78.05	45,00,000.00	41,80,456.00	3,19,544.00
86	2BHK	710	59.45	61,00,000.00	38,13,295.00	22,86,705.00
87	2BHK	801	59.45	42,00,000.00	36,63,367.00	5,36,633.00
88	2BHK	802	58.92	43,50,000.00	33,66,337.00	9,83,663.00
89	2BHK	803	54.31	44,80,000.00	43,05,734.00	1,74,266.00
90	2BHK	804	58.92	42,00,000.00	6,82,178.00	35,17,822.00
91	2BHK	805	59.47	44,90,000.00	37,59,097.00	7,30,903.00



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
92	2BHK	806	59.47	44,80,000.00	39,15,357.00	5,64,643.00
93	3BHK	807	75.83	45,00,000.00	39,68,035.00	5,31,965.00
94	2BHK	808	51.36	35,00,000.00	7,92,080.00	27,07,920.00
95	3BHK	809	78.05	72,00,000.00	67,46,571.00	4,53,429.00
96	2BHK	810	59.45	44,80,000.00	41,58,417.00	3,21,583.00
97	2BHK	901	59.45	44,00,000.00	10,89,109.00	33,10,891.00
98	2BHK	902	58.92	38,00,000.00	49,505.00	37,50,495.00
99	2BHK	903	54.31	35,00,000.00	9,90,100.00	25,09,900.00
100	2BHK	906	59.47	45,00,000.00	24,75,248.00	20,24,752.00
101	3BHK	907	75.83	45,00,000.00	23,76,239.00	21,23,761.00
102	2BHK	908	51.36	35,00,000.00	14,85,150.00	20,14,850.00
103	+	909	78.05	48,50,000.00	43,48,968.00	5,01,032.00
104	2BHK	910	59.45	44,90,000.00	99,010.00	43,90,990.00
TOTAL			4,743.88	34,21,04,000.00	25,99,10,732.00	8,21,93,268.00
GRAND TOTAL			5,372.56	45,34,71,000.00	29,66,44,300.00	15,68,26,700.00



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-19	16.334	76,100.00
2	G-20	28.437	76,100.00
3	G-21	16.334	76,100.00
4	G-22	19.635	76,100.00
5	G-23	34.182	76,100.00
6	G-24	20.112	76,100.00
7	G-25	20.737	76,100.00
8	G-26	33.972	76,100.00
9	G-27	18.950	76,100.00
10	G-28	19.247	76,100.00
11	G-30	37.239	76,100.00
12	G-31	25.552	76,100.00
13	G-31 A	24.076	76,100.00
14	G-32	39.253	76,100.00
15	G-33	26.364	76,100.00
16	G-33 A	24.530	76,100.00
17	G-34	29.535	76,100.00
18	F-02	35.029	76,100.00
19	F-04	19.167	76,100.00
20	F-05	31.505	76,100.00
21	F-09	45.348	76,100.00
22	F-10	26.417	76,100.00
23	F-12	40.818	76,100.00
24	F-13	24.512	76,100.00
25	F-15	15.567	76,100.00
26	F-16	16.732	76,100.00
27	F-18	16.533	76,100.00
28	F-19	16.533	76,100.00
29	F-20	28.041	76,100.00
30	F-21	17.077	76,100.00
31	F-22	21.052	76,100.00
32	F-23	34.556	76,100.00
33	F-24	20.373	76,100.00
34	F-25	21.226	76,100.00
35	F-26	34.590	76,100.00
36	F-27	19.184	76,100.00
37	F-28	20.422	76,100.00
38	F-29	20.023	76,100.00
39	F-30	38.325	76,100.00



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
40	F-31	52.275	76,100.00
41	F-32	30.027	76,100.00
42	F-33	30.026	76,100.00
43	F-34	52.273	76,100.00
44	F-35	31.369	76,100.00
TOTAL		1,193.49	33,48,400.00
A. RESIDENTIAL FLATS			
45	201	59.450	37,00,000.00
46	904	58.920	62,00,000.00
47	905	59.467	45,00,000.00
TOTAL		177.84	1,44,00,000.00
GRAND TOTAL		1,371.33	1,77,48,400.00



Table E Designated Bank Account Details

Sr. No.	Particulars	Designated Bank Account Details	STATE BANK OF INDIA-41841712879
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance		-
2	Deposits		
3	Withdrawals		2,63,30,418.00
4	Closing Balance		2,63,30,418.00
			-

Sr. No.	Particulars	Designated Bank Account Details	Union Bank of India-640101010050999 (Close)
		Actual amount till date (from start of bank account till the cut off date of this certificate)	
1	Opening Balance		
2	Deposits		7,22,526.00
3	Withdrawals		12,62,16,901.00
4	Closing Balance		12,69,39,427.00
			-

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	6,00,00,000.00
2	Total Borrowed Funds (Secured) --Drawdown availed till date	0	0	69,00,000.00
3	Total Borrowed Funds (UnSecured) -- Drawdown availed till date	0	0	6,39,31,168.00
4	Customer Receipts used for project	0	0	29,61,00,000.00
5	Total funds for project	60,75,57,902.00	60,75,57,902.00	42,69,31,168.00
6	Total Estimated cost (As per Table A)	60,75,57,902.00	60,75,57,902.00	42,69,31,168.00

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	The designated bank account (SBI) mentioned above is the RERA account in which 100% customer receipts are collected.
3	The consideration as per Ready Recknor Rate is much less than Estimated Cost of Project. The actual sale value will be more than it as informed by the Partners.

For : Techops Infrastructure Private Ltd.

As Per Our Report of Even Date Attached

Date : 18/12/2023

UDIN : 23191240BGYDEL3645



(Signature)

(Payal Taori)
Chartered Accountants
M.No. 191240