S. N. Divecha & Associates
Chartered Accountants
Mob. : 9422110879, 9881793284 Telefax : 0712-2232866
Office : B-3, Ground Floor, Indra-Uma Apartment, Opp. SBI ATM, Behind Old Wockhardt Hospital, N.A. Road, Nagpur - 33.
E-mail : sameerdivecha@yahoo.com

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERIFICATE

To,

Date : 03 / 02 / 2024

TECHOPS INFRASTRUCTURE PVT. LTD., PLOT NO. 11 & 12, GRAND AYODHYA NAGAR SAKKARDHARA NEAR SUDHANSHU HALL, NAGPUR, 440024

Subject: Certificate of Financial Progress of **TECHOPS GRAND** developed by **TECHOPS INFRASTRUCTURES PVT LTD**

Sir,

This Certificate is being issued for Rera Compliance For **TECHOPS GRAND** MAHARERA Registration No **P50500022373** being Developed by **TECHOPS INFRASTRUCTURE PVT LTD** and is based on records and documents produced before me and explanations provided to me by the management of the company.

Table A- Estimated Cost of Project (As on Quarter Ending 31.12.23)

Sr No.		Particulars	Amount Rs. Estimated Table A
1. i)	Land Cost:		
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	40,500,000
	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.	50,000,000
	c)	Estimated Acquisition cost of TDR (if any)	16,500,000
	d)	Estimated Amounts payable to State Govemment/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·	20,500,000
	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 bv 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, Appartment 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.	28,367,000
	(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
		Sub Total of LAND COST Rs	**155,867,000**

S. N. DIVECHA & ASSOCIATES NAGPUR Chartered Accountants

ii)	**Development Cost / Cost of Construction Of Building**		
	(a)	Estimated Cost of Construction as certified by Engineer.	319,780,000
	(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, 1.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.	58,710,902
	(d)	Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	13,200,000
	(e)	Interest payable to financial institutions. scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	20,000,000
		Sub Total of DEVELOPMENT COST Rs	**411,690,902**
2		**Total Estimated Cost of the Real Estate Project**	**567,557,902**

Table B - Actual Cost Incurred on the Project (As on Quarter Ending 31.12.23)

Sr No.		Particulars	Amount Rs. Incurred
		Land Cost	
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	36,351,800
	b)	Incurred Expenditure on Premium 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.	46,453,690
	c)	Incuured Expenditure for Acquisition cost of TDR (if any)	16,500,000
	d)	Amounts paid to State Govemment/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·	18,114,986
	e)	Land Premium paid for redevelopment of land owned by public authorities.	
	f)	Under Rehabilitation scheme:	
	(i)	Incurred Expenditure for construction cost of rehab building including site development . 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 the Engineer	
	(b)	Incurred Expenditure for construction cost of rehab building as per the books of accounts as Verified by the CA.	
	(ii)	Incurre Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation. overhead cost, amounts payable to slum dwellers. tenants, Appartment 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 payable to any authorities towards and in project of rehabilitation.	37,830,424
	(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
		Sub Total of LAND COST Rs	**155,250,900**

S. N. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

	Development Cost / Cost of Construction:		
	(i)	Expenditure For Construction. Minimum of (a) or (b)	268,023,074
	(a)	Construction cost incurred including site development and infrastructure for the same as certified by the Engineer	271,813,000
	(b)	Actual Cost Of construction cost as per the books of accounts as Verified by the CA.	268,023,074
	(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
	(iii)	Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, 1.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.	27,003,427
	(iv)	Incurred Expenditure towards Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	
	(v)	Incurred Expenditure towarsd Interest to financial institutions. scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	2,321,899
		Sub Total of DEVELOPMENT COST Rs	297,348,400
3		**Total Cost Incurred of the Real Estate Project (As incuured on date of certificate)**	452,599,300
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %) (Table A)	79.75
5		Amount which can be withdrawn from the Designated Account Total Estimated Cost X Prportion of cost incurred (Sr. number 2 X Sr. number 5)	452,599,300
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	452,599,300

This Certificate is being issued under RERA Compliance for the Company **TECHOPS INFRASTRUCTURE PVT LTD** and is based on the records and documents produced before me and expalnations provided to me by the management of the Company.

Yours Faithfully
FOR , S.N. Divecha & Associates
FRN No: 160271W

CA Sameer Divecha
M.No 111099
Date :03 / 02 / 2024
UDIN:24111099BKBGJX7997

S. N. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

FOR, **TECHOPS INFRASTRUCTURE PVT LTD** ,

Mr. Jeevan Ghime
Director

Table C

Statement for calculation of Receivables from the sales of the Ongoing Real Estate Project

Sold Inventory

TECHOPS GRAND

Sr No	Shop/Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	G-01	21.239	2,219,000	18,868	2,200,132
2	G-02	35.511	3,354,000	9,334	3,344,666
3	G-03	19.557	2,525,000	2,232,143	292,857
4	G-04	18.936	2,120,000	892,857	1,227,143
5	G-05	31.504	3,019,000	1,339,286	1,679,714
6	G-06	17.665	3,150,000	1,836,253	1,313,747
7	G-07	15.834	2,847,000	401,786	2,445,214
8	G-08	14.785	2,671,000	892,857	1,778,143
9	G-09	45.347	4,147,000	3,222,029	924,971
10	G-10	26.416	2,593,000	714,285	1,878,715
11	G-11	26.416	3,593,000	1,428,572	2,164,428
12	G-12	40.818	3,798,000	669,643	3,128,357
13	G-13	23.446	4,650,000	2,955,257	1,694,743
14	G-14	15.048	4,100,000	2,965,180	1,134,820
15	G-15	15.567	2,717,000	1,078,429	1,638,571
16	G-16	16.730	3,400,000	401,791	2,998,209
17	G-17	28.437	2,763,000	1,339,286	1,423,714
18	G-18	16.334	2,768,000	303,572	2,464,428
19	G-21	16.334	2,793,000	-	2,793,000
20	G-22	19.635	3,095,000	-	3,095,000
21	G-27	18.95	4,000,000	44,643	3,955,357
22	G-29	19.531	2,500,000	2,500,000	-
23	F-01	22.191	4,000,000	2,678,572	1,321,428
24	F-03	19.805	4,000,000	2,847,143	1,152,857
25	F-04	19.167	3,000,000	2,567,857	432,143
26	F-06	17.663	3,875,000	1,294,645	2,580,355
27	F-07/08	30.667	4,400,000	1,428,571	2,971,429
28	F-11	26.417	2,600,000	267,857	2,332,143
29	F-14	15.219	2,500,000	1,428,573	1,071,427
30	F-15	15.567	3,000,000.00	625,000.00	2,375,000
30	F-17	28.435	2,500,000	1,610,714	889,286
31	201	59.450	3,700,000	3,207,921	492,079
32	202	58.920	4,480,000	3,826,733	653,267
33	203	54.308	4,400,000	4,095,335	304,665
34	204	58.920	4,500,000	495,045	4,004,955
35	205	59.467	3,100,000	2,871,288	228,712
36	206	59.467	4,250,000	3,944,964	305,036
37	207	75.825	7,200,000	6,285,713	914,287
38	208	51.358	4,500,000	4,222,574	277,426
39	209	78.049	7,473,000	7,090,476	382,524
40	210	59.450	4,400,000	3,700,695	699,305
41	301	59.450	3,200,000	2,754,962	445,038
42	302	58.920	4,490,000	4,062,803	427,197
43	303	54.308	4,000,000	3,755,624	244,376
44	304	58.920	4,480,000	4,206,299	273,701
45	305	59.467	3,550,000	1,782,179	1,767,821
46	306	59.467	3,500,000	2,207,922	1,292,078
47	307	75.825	4,450,000	3,564,360	885,640
48	308	51.358	3,200,000	1,683,177	1,516,823
49	309	78.049	4,300,000	940,595	3,359,405
50	310	59.450	4,450,000	4,129,644	320,356



51	401	59.450	5,150,000	4,380,948	769,052
52	402	58.920	4,450,000	3,691,275	758,725
53	403	54.308	3,500,000	992,080	2,507,920
54	404	58.920	4,475,000	4,458,972	16,028
55	405	59.467	4,475,000	4,179,116	295,884
56	406	59.467	4,000,000	3,717,506	282,494
57	407	75.825	3,980,000	3,416,832	563,168
58	408	51.358	4,000,000	3,715,961	284,039
59	409	78.049	4,600,000	4,190,476	409,524
60	410	59.450	4,450,000	4,178,106	271,894
61	501	59.450	4,490,000	4,159,354	330,646
62	502	58.920	4,490,000	3,217,824	1,272,176
63	503	54.308	3,100,000	2,695,281	404,719
64	504	58.920	4,150,000	3,436,634	713,366
65	505	59.467	6,000,000	5,580,000	420,000
66	506	59.467	4,480,000	3,020,159	1,459,841
67	507	75.825	4,480,000	4,161,942	318,058
68	508	51.358	4,211,000	3,913,236	297,764
69	509	78.049	4,800,000	4,000,001	799,999
70	510	59.450	5,950,000	5,055,893	894,107
71	601	59.450	4,480,000	4,208,730	271,270
72	602	58.920	6,200,000	2,178,219	4,021,781
73	603	54.308	3,150,000	2,918,925	231,075
74	604	58.920	4,500,000	4,257,426	242,574
75	605	59.467	6,000,000	5,265,000	735,000
76	606	59.467	3,800,000	2,970,297	829,703
77	607	75.825	4,420,000	4,079,211	340,789
78	608	51.358	3,500,000	2,995,050	504,950
79	609	78.049	4,480,000	4,125,861	354,139
80	610	59.450	4,480,000	4,112,200	367,800
81	701	59.450	5,500,000	2,970,297	2,529,703
82	702	58.920	4,490,000	4,158,418	331,582
83	703	54.308	3,500,000	3,286,171	213,829
84	704	58.920	4,000,000	3,493,069	506,931
85	705	59.467	6,100,000	5,516,281	583,719
86	706	59.467	4,480,000	3,935,702	544,298
87	707	75.825	4,480,000	3,823,670	656,330
88	708	51.358	3,700,000	3,217,665	482,335
89	709	78.049	4,500,000	4,180,456	319,544
90	710	59.450	6,100,000	3,809,523	2,290,477
91	801	59.450	4,200,000	3,663,367	536,633
92	802	58.920	4,350,000	3,366,337	983,663
93	803	54.308	4,480,000	4,208,494	271,506
94	804	58.920	4,200,000	682,178	3,517,822
95	805	59.467	6,072,000	3,761,090	2,310,910
96	806	59.467	4,480,000	4,164,160	315,840
97	807	75.825	4,500,000	3,968,035	531,965
98	808	51.358	3,500,000	792,080	2,707,920
99	809	78.049	7,200,000	6,746,571	453,429
100	810	59.450	4,480,000	4,158,417	321,583
101	901	59.450	4,000,000	2,079,208	1,920,792
102	902	58.920	4,200,000	99,010	4,100,990
103	903	54.308	3,500,000	1,485,150	2,014,850
104	904	58.920	4,000,000	99,010	3,900,990
105	906	59.467	4,500,000	3,168,318	1,331,682
106	907	75.825	4,500,000	2,376,239	2,123,761
107	908	51.358	3,500,000	990,100	2,509,900
108	909	78.049	4,850,000	4,529,712	320,288
109	910	59.450	4,500,000	99,010	4,400,990
TOTAL		**5561.416**	**452423000**	**310923565**	**141499435**

S. N. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential Rs 52,250 Per Sq Mtrs / commercial premises Rs76,100/- Per sm.

Sr No	Shop/Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	G-19	16.334	1,243,017
2	G-20	28.437	2,164,056
3	G-23	34.182	2,601,250
4	G-24	20.112	1,530,523
5	G-25	20.737	1,578,086
6	G-26	33.972	2,585,269
7	G-28	19.247	1,464,697
8	G-30	37.239	2,833,888
9	G-31	25.552	1,944,507
10	G-31 A	24.076	1,832,184
11	G-32	39.253	2,987,153
12	G-33	26.364	2,006,300
13	G-33 A	24.530	1,866,733
14	G-34	29.535	2,247,614
15	F-02	35.029	2,665,707
16	F-05	31.505	2,397,531
17	F-09	45.348	3,450,983
18	F-10	26.417	2,010,334
19	F-12	40.818	3,106,250
20	F-13	24.512	1,865,363
21	F-15	15.567	1,184,649
22	F-16	16.732	1,273,305
23	F-18	16.533	1,258,161
24	F-19	16.533	1,258,161
25	F-20	28.041	2,133,920
26	F-21	17.077	1,299,560
27	F-22	21.052	1,602,057
28	F-23	34.556	2,629,712
29	F-24	20.373	1,550,385
30	F-25	21.226	1,615,299
31	F-26	34.590	2,632,299
32	F-27	19.184	1,459,902
33	F-28	20.422	1,554,114
34	F-29	20.023	1,523,750
35	F-30	38.325	2,916,533
36	F-31	52.275	3,978,128
37	F-32	30.027	2,285,055
38	F-33	30.026	2,284,979
39	F-34	52.273	3,977,975
40	F-35	31.369	2,387,181
41	905	59.467	3,107,151
TOTAL		**1,178.87**	**88,293,719**

FOR , S.N. Divecha & Associates
FRN No: 160271W

CA Sameer Divecha
M.No 111099
Date :03 / 02 / 2024
UDIN:24111099BKBGJX7997

S. N. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

Agreed & Accepted
FOR, **TECHOPS INFRASTRUCTURE PVT LTD,**

Mr. Jeevan Ghime
Director

Table D - Comparision between Balance Cost and Recievables

Sr. No.		PARTICULARS	AMOUNT
1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	114,958,602
2		Balance amount of receivables from sold apartments as per Table C to this Certificate (as certified by Charted Accountant as verified from the records and books of Accounts)	141,499,435
3	i	Balance unsold area in Sq Mtr (to be cerified by Management and to be verified by CA from the records and books of accounts)	1,179
	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 Table C to this certificate	88,293,719
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	229,793,154
5		Amount to be deposited in Designed Account - 70% or 100%	70%
		If 4 is greater than 1, then 70% of the balance receivables of ongoing project wil be deposited in designated account	-
		If 4 is lesser than 1, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	-

This Certificate is being issued for RERA compliance for the Company 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.

FOR , S.N. Divecha & Associates
FRN No: 160271W

CA Sameer Divecha
M.No 111099
Date :03 / 02 / 2024
UDIN:24111099BKBGJX7997

S. N. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

Agreed & Accepted
FOR, **TECHOPS INFRASTRUCTURE PVT LTD ,**

Mr. Jeevan Ghime
Director

Table E - Designated Bank Account Details

Sl. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date 31/12/2023
		SBI A/C No 41780639928 (70% Account)
1	Opening Balance	0
2	Deposits	25,414,494
3	Withdrawls	25,414,494
4	Closing Balance	0

Table F - Means Of Finance

Sl. No.	Particulars	Estimated (At Time Of Registraion) (In Rs) (Proposed and indicative)	Proposed /Estimated (As On Date Of The CA Certificate) (In Rs)	Actual (As On Date Of The Certificate) (In Rs)
1	Own Funds (Including Director's USL)	607,557,902	65,134,902	96,318,987
2	Total Borrowed Funds (Secured)	-	50,000,000	45,356,748
	Drawndown availed till date	-		
3	Total Borrowed Funds (Unsecured)			
	Drawndown availed till date			
4	Customer Receipts Used For The Project	-	452,423,000	310,923,565
5	Total Funds For The Project	607,557,902	567,557,902	452,599,300
6	Total Estimated Cost (As Per Table A)	607,557,902	567,557,902	567,557,902

Table G - Any Comments / Observations of CA

FOR , S.N. Divecha & Associates
FRN No: 160271W

CA Sameer Divecha
M.No 111099
Date :03 / 02 / 2024
UDIN:24111099BKBGJX7997

S. N. DIVECHA & ASSOCIATES
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Agreed & Accepted
FOR, **TECHOPS INFRASTRUCTURE PVT LTD,**

Mr. Jeevan Ghime
Director