



S. N. Divecha & Associates

Chartered Accountants

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Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

Date : 15 / 05 / 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 31.03.24)

Sr No.	Particulars	Amount Rs.
1. i)	Land Cost:	Estimated Table A
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 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-	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 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.	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



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, 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.	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 31.03.24)

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)	Incurred Expenditure for Acquisition cost of TDR (if any)	16,500,000
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	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)	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 payable 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 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



Development Cost / Cost of Construction:		
(i)	Expenditure For Construction. Minimum of (a) or (b)	281,310,074
(a)	Construction cost incurred including site development and infrastructure for the same as certified by the Engineer	285,100,000
(b)	Actual Cost Of construction cost as per the books of accounts as Verified by the CA.	281,310,074
(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, 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.	27,903,427
(iv)	Incurred Expenditure towards Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority.	
(v)	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.	3,510,026
Sub Total of DEVELOPMENT COST Rs		312,723,527
3	Total Cost Incurred of the Real Estate Project (As incurred on date of certificate)	467,974,427
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %) (Table A)	82.45
5	Amount which can be withdrawn from the Designated Account Total Estimated Cost X Proportion of cost incurred (Sr. number 2 X Sr. number 5)	467,974,427
6	Less: Amount withdrawn till date of this certificate from the Designated Account	335,470,755/-
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	132,503,672/-
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 explanations 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 :15 / 05 / 2024

UDIN:24111099BKBGLN4402



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	2,219,000.00	18,868	2,200,132
2	G-02	35.511	3,354,000.00	9,334	3,344,666
3	G-03	19.557	2,525,000.00	2,232,143	292,857
4	G-04	18.936	2,120,000.00	892,857	1,227,143
5	G-05	31.504	3,019,000.00	1,339,286	1,679,714
6	G-06	17.665	3,150,000.00	1,836,253	1,313,747
7	G-07	15.834	2,847,000.00	401,786	2,445,214
8	G-08	14.785	2,671,000.00	892,857	1,778,143
9	G-09	45.347	4,147,000.00	3,222,029	924,971
10	G-10	26.416	2,593,000.00	714,285	1,878,715
11	G-11	26.416	3,593,000.00	1,428,572	2,164,428
12	G-12	40.818	3,798,000.00	669,643	3,128,357
13	G-13	23.446	4,650,000.00	2,955,257	1,694,743
14	G-14	15.048	4,100,000.00	2,965,180	1,134,820
15	G-15	15.567	2,717,000.00	1,078,429	1,638,571
16	G-16	16.730	3,400,000.00	491,070	2,908,930
17	G-17	28.437	2,763,000.00	1,339,286	1,423,714
18	G-18	16.334	2,768,000.00	303,572	2,464,428
19	G-21	16.334	2,793,000.00	11,000	2,782,000
20	G-22	19.635	3,095,000.00	11,000	3,084,000
21	G-27	18.95	4,000,000.00	3,003,134	996,866
22	G-29	19.531	2,500,000.00	2,500,000	-
23	F-01	22.191	6,966,000	5,737,322	1,228,678
24	F-03	19.805	4,000,000	2,936,429	1,063,571
25	F-04	19.167	3,000,000.00	2,567,857	432,143
26	F-06	17.663	3,875,000.00	1,294,645	2,580,355
27	F-07/08	30.667	4,400,000	1,428,571	2,971,429
28	F-10	26.417	3,000,000	892,857	2,107,143
29	F-11	26.417	2,600,000.00	982,146	1,617,854
30	F-14	15.219	2,500,000.00	1,428,573	1,071,427
31	F-15	15.567	3,000,000.00	2,373,074	626,926
32	F-17	28.435	2,500,000.00	1,610,714	889,286
33	F-18	16.533	3,300,000.00	89,286	3,210,714
34	F-29	20.023	3,000,000.00	89,286	2,910,714
35	201	59.450	3,700,000	3,214,920	485,080
36	202	58.920	4,480,000	3,826,733	653,267
37	203	54.308	4,400,000	4,095,335	304,665
38	204	58.920	4,500,000	3,848,020	651,980
39	205	59.467	3,100,000	2,895,288	204,712
40	206	59.467	4,250,000	4,005,250	244,750
41	207	75.825	7,200,000	6,292,713	907,287
42	208	51.358	4,500,000	4,272,574	227,426
43	209	78.049	7,473,000	7,140,476	332,524
44	210	59.450	4,400,000	3,700,695	699,305
45	301	59.450	3,200,000	2,626,870	573,130
46	302	58.920	4,490,000	4,062,803	427,197
47	303	54.308	4,000,000	3,795,624	204,376
48	304	58.920	4,480,000	3,907,498	572,502
49	305	59.467	3,550,000	1,782,179	1,767,821
50	306	59.467	3,500,000	2,405,942	1,094,058
51	307	75.825	4,450,000	4,059,410	390,590
52	308	51.358	3,200,000	1,683,177	1,516,823
53	309	78.049	4,300,000	940,595	3,359,405
54	310	59.450	4,450,000	4,129,644	320,356



55	401	59.450	5,150,000	4,403,580	746,420
56	402	58.920	4,450,000	3,691,275	758,725
57	403	54.308	3,500,000	992,080	2,507,920
58	404	58.920	4,475,000	4,458,972	16,028
59	405	59.467	4,475,000	4,179,116	295,884
60	406	59.467	4,000,000	3,717,506	282,494
61	407	75.825	3,980,000	3,416,832	563,168
62	408	51.358	4,000,000	3,835,961	164,039
63	409	78.049	4,600,000	4,330,215	269,785
64	410	59.450	4,450,000	4,178,106	271,894
65	501	59.450	4,490,000	4,159,354	330,646
66	502	58.920	4,490,000	3,217,824	1,272,176
67	503	54.308	3,100,000	2,895,660	204,340
68	504	58.920	4,150,000	3,323,832	826,168
69	505	59.467	6,000,000	5,581,000	419,000
70	506	59.467	4,480,000	3,020,159	1,459,841
71	507	75.825	4,480,000	4,170,710	309,290
72	508	51.358	4,211,000	3,913,236	297,764
73	509	78.049	4,800,000	3,709,436	1,090,564
74	510	59.450	5,950,000	4,566,444	1,383,556
75	601	59.450	4,480,000	4,208,730	271,270
76	602	58.920	3,800,000	2,574,258	1,225,742
77	603	54.308	3,150,000	2,918,925	231,075
78	604	58.920	4,500,000	4,257,426	242,574
79	605	59.467	6,000,000	5,265,000	735,000
80	606	59.467	3,800,000	2,774,297	1,025,703
81	607	75.825	4,420,000	4,079,211	340,789
82	608	51.358	3,500,000	3,183,348	316,652
83	609	78.049	4,480,000	3,916,661	563,339
84	610	59.450	4,480,000	4,110,503	369,497
85	701	59.450	5,500,000	2,970,297	2,529,703
86	702	58.920	4,490,000	4,215,418	274,582
87	703	54.308	3,500,000	3,286,171	213,829
88	704	58.920	4,000,000	3,485,150	514,850
89	705	59.467	6,100,000	5,566,281	533,719
90	706	59.467	4,480,000	3,636,902	843,098
91	707	75.825	4,800,000	4,395,098	404,902
92	708	51.358	3,700,000	3,217,665	482,335
93	709	78.049	4,500,000	4,180,456	319,544
94	710	59.450	6,100,000	3,813,295	2,286,705
95	801	59.450	4,200,000	3,663,367	536,633
96	802	58.920	4,350,000	3,366,337	983,663
97	803	54.308	4,480,000	4,305,734	174,266
98	804	58.920	4,200,000	682,178	3,517,822
99	805	59.467	6,072,000	3,761,090	2,310,910
100	806	59.467	4,480,000	3,915,357	564,643
101	807	75.825	4,500,000	3,968,035	531,965
102	808	51.358	3,500,000	792,080	2,707,920
103	809	78.049	7,200,000	6,894,211	305,789
104	810	59.450	4,480,000	4,158,417	321,583
105	901	59.450	4,000,000	2,970,297	1,029,703
106	902	58.920	4,200,000	1,287,129	2,912,871
107	903	54.308	3,500,000	1,485,150	2,014,850
108	904	58.920	4,000,000	3,059,308	940,692
109	905	59.467	4,000,000	990,100	3,009,900
110	906	59.467	4,500,000	3,762,376	737,624
111	907	75.825	4,800,000	2,376,239	2,423,761
112	908	51.358	3,500,000	1,485,150	2,014,850
113	909	78.049	4,850,000	4,348,968	501,032
114	910	59.450	4,490,000	3,950,495	539,505
TOTAL		5683.856	466899000	335470755	131428245



(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-12	40.818	3,106,250
19	F-13	24.512	1,865,363
20	F-16	16.732	1,273,305
21	F-19	16.533	1,258,161
22	F-20	28.041	2,133,920
23	F-21	17.077	1,299,560
24	F-22	21.052	1,602,057
25	F-23	34.556	2,629,712
26	F-24	20.373	1,550,385
27	F-25	21.226	1,615,299
28	F-26	34.590	2,632,299
29	F-27	19.184	1,459,902
30	F-28	20.422	1,554,114
31	F-30	38.325	2,916,533
32	F-31	52.275	3,978,128
33	F-32	30.027	2,285,055
34	F-33	30.026	2,284,979
35	F-34	52.273	3,977,975
36	F-35	31.369	2,387,181
TOTAL		1,040.86	79,209,674

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

CA Sameer Divecha
M.No 111099
Date :15 / 05 / 2024
UDIN:24111099BKBGLN4402



Agreed & Accepted
FOR, TECHOPS INFRASTRUCTURE PVT LTD,

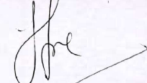

Mr. Jeevan Ghime
Director

Table D - Comparison 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)	99,583,475
2	Balance amount of receivables from sold apartments as per Table C to this Certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	131,428,245
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)	1,041
	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	79,209,674
4	Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	210,637,919
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 will 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 :15 / 05 / 2024
UDIN:241110998KBGLN4402



Agreed & Accepted
FOR, TECHOPS INFRASTRUCTURE PVT LTD ,

[Signature]
Mr. Jeevan Ghime
Director

Table E - Designated Bank Account Details

Sl. No.	Particulars	Designated Bank Account Details	
		Actual Amount FROM 01.04.2023	
		31/03/2024	
		SBI A/C No 41780639928 (70% Account)	
1	Opening Balance		0
2	Deposits	41,187,359	
3	Withdrawals	41,187,359	
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	50,658,902	84,645,954
2	Total Borrowed Funds (Secured) Drawdown availed till date	-	50,000,000	47,857,718
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	-		
4	Customer Receipts Used For The Project	-	466,899,000	335,470,755
5	Total Funds For The Project	607,557,902	567,557,902	467,974,427
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 :15 / 05 / 2024
UDIN:24111099BKBGEN4402



Agreed & Accepted
FOR, TECHOPS INFRASTRUCTURE PVT LTD,

Mt. Jeevan Ghime
Director