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 : 11 / 11 / 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 30.09.24)

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 31.03.24)

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)	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**



	Development Cost / Cost of Construction:		
	(i)	Expenditure For Construction. Minimum of (a) or (b)	301,401,074
	(a)	Construction cost incurred including site development and infrastructure for the same as certified by the Engineer	305,100,000
	(b)	Actual Cost Of construction cost as per the books of accounts as Verified by the CA.	301,401,074
	(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.	30,994,158
	(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.	5,830,660
		Sub Total of DEVELOPMENT COST Rs	338,225,892
3		**Total Cost Incurred of the Real Estate Project (As incuured on date of certificate)**	493,476,792
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %) (Table A)	86.95
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)	493,476,792
6		Less: Amount withdrawn till date of this certificate from the Designated Account	368,782,620
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	124,694,172

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 ,M/s S.N. Divecha & Associates
FRN No: 160271W

S.N. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

CA Sameer Divecha
M.No 111099
Date :11 / 11 / 2024
UDIN:24111099BKBGPH3872

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	2,500,000	318,868	2,181,132
2	G-02	35.511	3,500,000	9,334	3,490,666
3	G-03	19.557	2,500,000	2,232,143	267,857
4	G-04	18.936	3,080,000	892,857	2,187,143
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	1,846,000	401,786	1,444,214
8	G-08	14.785	3,750,000	1,339,285	2,410,715
9	G-09	45.347	4,562,000	4,562,000	-
10	G-10	26.416	3,600,000	1,714,285	1,885,715
11	G-11	26.416	2,600,000	1,875,000	725,000
12	G-12	40.818	3,798,000	669,643	3,128,357
13	G-13	23.446	4,930,000	2,955,257	1,974,743
14	G-14	15.048	4,100,000	2,965,180	1,134,820
15	G-15	15.567	1,500,000	1,078,429	421,571
16	G-16	16.730	3,400,000	2,708,928	691,072
17	G-17	28.437	2,800,000	1,339,286	1,460,714
18	G-18	16.334	1,638,764	750,001	888,763
19	G-21	16.334	2,793,000	2,782,000	11,000
20	G-22	19.635	3,095,000	3,084,000	11,000
21	G-27	18.95	4,000,000	3,003,134	996,866
22	G-29	19.531	2,500,000	2,500,000	-
23	F-01	22.191	5,740,000	5,737,321	2,679
24	F-03	19.805	4,000,000	2,946,429	1,053,571
25	F-04	19.167	3,000,000	2,567,857	432,143
26	F-06	17.663	1,900,000	1,306,548	593,452
27	F-07	15.853	2,750,000	761,905	1,988,095
28	F-08	14.814	2,750,000	761,905	1,988,095
29	F-10	26.417	2,700,000	1,785,716	914,284
30	F-11	26.417	2,600,000	1,250,004	1,349,996
31	F-14	15.219	2,500,000	1,428,573	1,071,427
32	F-15	15.567	3,000,000	2,008,929	991,071
33	F-17	28.435	2,500,000	1,610,714	889,286
34	F-18	16.533	1,800,000	535,716	1,264,284
35	F-27	19.184	3,500,000	1,089,286	2,410,714
36	F-28	20.422	2,500,000	2,500,000	-
37	F-29	20.023	2,500,000	2,321,429	178,571
38	201	59.450	3700000	3,214,920	485,080
39	202	58.920	4480000	3,826,733	653,267
40	203	54.308	4400000	4,095,335	304,665
41	204	58.920	4500000	3,580,020	919,980
42	205	59.467	3100000	2,902,288	197,712
43	206	59.467	4250000	3,944,964	305,036
44	207	75.825	7200000	6,292,713	907,287
45	208	51.358	4500000	4,272,574	227,426
46	209	78.049	7473000	7,090,476	382,524
47	210	59.450	4400000	3,700,695	699,305
48	301	59.450	3200000	2,626,870	573,130
49	302	58.920	4490000	4,062,803	427,197
50	303	54.308	4000000	3,795,624	204,376
51	304	58.920	4480000	3,907,798	572,202
52	305	59.467	3550000	1,980,199	1,569,801
53	306	59.467	3500000	2,405,942	1,094,058
54	307	75.825	4450000	4,059,410	390,590
55	308	51.358	3200000	1,683,177	1,516,823
56	309	78.049	4300000	940,595	3,359,405
57	310	59.450	4450000	4,129,644	320,356

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Chartered Accountants

58	401	59.450	5150000	4,380,948	769,052
59	402	58.920	4450000	3,691,275	758,725
60	403	54.308	3500000	992,080	2,507,920
61	404	58.920	4475000	4,458,972	16,028
62	405	59.467	4475000	4,179,116	295,884
63	406	59.467	4000000	3,717,506	282,494
64	407	75.825	3980000	3,416,832	563,168
65	408	51.358	4000000	3,715,961	284,039
66	409	78.049	4600000	4,330,215	269,785
67	410	59.450	4450000	4,178,106	271,894
68	501	59.450	4490000	4,159,354	330,646
69	502	58.920	4490000	3,217,824	1,272,176
70	503	54.308	3100000	3,091,321	8,679
71	504	58.920	4150000	3,323,832	826,168
72	505	59.467	6000000	5,580,000	420,000
73	506	59.467	4480000	3,020,159	1,459,841
74	507	75.825	4480000	4,204,960	275,040
75	508	51.358	4211000	4,211,000	-
76	509	78.049	4800000	4,090,388	709,612
77	510	59.450	5950000	4,566,444	1,383,556
78	601	59.450	4480000	4,208,730	271,270
79	602	58.920	3800000	3,267,327	532,673
80	603	54.308	3150000	2,918,925	231,075
81	604	58.920	4500000	4,257,426	242,574
82	605	59.467	6000000	5,265,000	735,000
83	606	59.467	3800000	2,774,297	1,025,703
84	607	75.825	4420000	3,980,201	439,799
85	608	51.358	3500000	3,000,000	500,000
86	609	78.049	4480000	4,125,861	354,139
87	610	59.450	4480000	4,304,722	175,278
88	701	59.450	3750000	3,750,000	-
89	702	58.920	4490000	4,158,418	331,582
90	703	54.308	3500000	3,286,171	213,829
91	704	58.920	4000000	3,782,178	217,822
92	705	59.467	6100000	5,516,281	583,719
93	706	59.467	4480000	3,636,902	843,098
94	707	75.825	4800000	4,776,050	23,950
95	708	51.358	3700000	3,217,665	482,335
96	709	78.049	4500000	4,180,456	319,544
97	710	59.450	6100000	3,809,523	2,290,477
98	801	59.450	4200000	3,663,367	536,633
99	802	58.920	4350000	4,350,000	-
100	803	54.308	4480000	4,208,497	271,503
101	804	58.920	4200000	682,178	3,517,822
102	805	59.467	6072000	3,761,090	2,310,910
103	806	59.467	4480000	3,915,357	564,643
104	807	75.825	4500000	3,968,035	531,965
105	808	51.358	4450000	2,970,300	1,479,700
106	809	78.049	7200000	6,894,211	305,789
107	810	59.450	4480000	4,158,417	321,583
108	901	59.450	4000000	4,000,000	-
109	902	58.920	3800000	2,277,229	1,522,771
110	903	54.308	3500000	3,121,340	378,660
111	904	58.920	4000000	3,059,308	940,692
112	905	59.467	4000000	3,960,398	39,602
113	906	59.467	4200000	4,200,000	-
114	907	75.825	4800000	2,871,289	1,928,711
115	908	51.358	3250000	1,980,200	1,269,800
116	909	78.049	4850000	4,566,416	283,584
117	910	59.450	4490000	3,950,495	539,505
TOTAL		**5723.462**	**466587764**	**368782620**	**97805144**

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-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-30	38.325	2,916,533
30	F-31	52.275	3,978,128
31	F-32	30.027	2,285,055
32	F-33	30.026	2,284,979
33	F-34	52.273	3,977,975
34	F-35	31.369	2,387,181
TOTAL		**1,001.26**	**76,195,658**

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

S. N. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

CA Sameer Divecha
M.No 111099
Date :12 / 11 / 2024
UDIN:24111099BKBGPH3872

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)	74,081,110
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)	97,805,144
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)	1,001
	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	76,195,658
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	174,000,802
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 ,M/s S.N. Divecha & Associates
FRN No: 160271W

S. N. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

CA Sameer Divecha
M.No 111099
Date :11 / 11 / 2024
UDIN:24111099BKBGPH3872

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 FROM 01.04.2023 30/09/2024
		SBI A/C No 41780639928 (70% Account)
1	Opening Balance	0
2	Deposits	53,538,833
3	Withdrawls	53,538,833
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	12,557,902	75,158,653
2	Total Borrowed Funds (Secured)	-	105,000,000	49,535,519
	Drawndown availed till date	-		
3	Total Borrowed Funds (Unsecured)			
	Drawndown availed till date			
4	Customer Receipts Used For The Project	-	450,000,000	368,782,620
5	Total Funds For The Project	607,557,902	567,557,902	493,476,792
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 ,M/s S.N. Divecha & Associates
FRN No: 160271W

CA Sameer Divecha
M.No 111099
Date :11 / 11 / 2024
UDIN:24111099BKBGPH3872

S. N. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

Agreed & Accepted
FOR, TECHOPS INFRASTRUCTURE PVT LTD,

Mr. Jeevan Ghime
Director