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 : 14/12/2024

MANGALDEEP DEVELOPERS. PLOT NO 2 ,Mangaldeep Ngar , Besa Road ,Manewada, NAGPUR, 440027

Subject: Certificate of Financial Progress of **MANGADEEP CITY III** developed by **MANGADEEP DEVELOPERS**

Sir,

This Certificate is being issued for Rera Compliance For MANGALDEEP CITY III MAHARERA Registration No **P50500045204** being Developed by **MANGALDEEP DEVELOPERS** 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 31.12.2022)

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).	75,100,000
	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.	17,877,068
	c)	Estimated Acquisition cost of TDR (if any)	-
	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·	4,536,840
	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.	
	(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
		Sub Total of LAND COST Rs	**97,513,908**

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ii)	Development Cost / Cost of Construction Of Building		
	(a)	Estimated Cost of Construction as certified by Engineer.	44,500,000
	(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.	7,500,000
	(d)	Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	2,500,000
	(e)	Interest payable to financial institutions. scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	
		Sub Total of DEVELOPMENT COST Rs	**54,500,000**
2		**Total Estimated Cost of the Real Estate Project**	**152,013,908**

Table B - Actual Cost Incurred on the Project (as on 31.12.2022)

Sr No.		Particulars	Amount Rs. Incurred
		Land Cost	
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	75,100,000
	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.	17,877,068
	c)	Incuured Expenditure for Acquisition cost of TDR (if any)	-
	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·	4,536,840
	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.	
	(iv)	Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component	
		Sub Total of LAND COST Rs	**97,513,908**

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NAGPUR
Chartered Accountants

	Development Cost / Cost of Construction:		
	(i)	Expenditure For Construction. Minimum of (a) or (b)	6,369,215
	(a)	Construction cost incurred including site development and infrastructure for the same as certified by the Engineer	6,500,000
	(b)	Actual Cost Of construction cost as per the books of accounts as Verified by the CA.	6,369,215
	(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.	2,667,020
	(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.	
		Sub Total of DEVELOPMENT COST Rs	9,036,235
3		**Total Cost Incurred of the Real Estate Project (As incuured on date of certificate)**	106,550,143
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %) (Table A)	70.09
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)	106,550,143
6		Less: 70 % of the Cutomer Receipts	33,903,328
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	72,646,815

This Certificate is being issued under RERA Compliance for the Company **MANGALDEEP DEVELOPERS** 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
(Proprietor)
M.No 111099
Date : 14/12/2024
UDIN: 24111099BKBGPQ5895

Agreed & Accepted
FOR, MANGALDEEP DEVELOPERS ,

MANGALDEEP DEVELOPER NAGPUR

Mr. Abhishek Ingle
Partner

TABLE C

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

Sold Inventory

Sr No	No of Plot	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	1	358.281	3856530	3700000	156530
2	2	144.000	1550016	1550016	0
3	19	140.250	2400000	500000	1900000
4	25	195.874	2108388	900000	1208388
5	33	140.250	1509651	1509651	0
6	34	115.500	1000000	1000000	0
7	35	115.500	1243240	1243240	0
8	36	115.500	1243240	1243240	0
9	37	115.500	1243240	1243240	0
10	38	115.500	1243240	1243240	0
11	39	195.874	1600000	1600000	0
12	40	195.874	2108387	2108387	0
13	41	115.500	1226116	1226116	0
14	42	115.500	850000	850000	0
15	51	106.680	1324000	924000	400000
16	52	106.680	2351000	600000	1751000
17	53	133.946	1441790	650000	791790
18	61	106.680	1033470	1033470	0
19	62	106.680	1033470	1033470	0
20	75	180.712	1945180	1945180	0
21	76	169.200	1821300	1600000	221300
22	82	115.500	1243242	1243242	0
23	83	115.500	1250000	1250000	0
24	84	115.500	1243242	1243242	0
25	85	154.508	1663120	1663120	0
26	86	154.508	1663120	1453180	209940
27	87	115.500	1243240	1243240	0
28	88	115.500	1243240	1243240	0
29	90	115.500	1243242	1243242	0
30	91	144.713	1557690	1557690	0
31	116	77.529	750000	750000	0
32	118	98.266	1200000	1057730	142270
33	119	119.000	2180000	480000	1700000
34	120	136.704	1471500	1471500	0
35	122	158.568	1706820	1706820	0
36	123	290.211	3123831	3123830	1
TOTAL		**5,116.488**	**56,914,545**	**48,433,326**	**8,481,219**

S. N. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
of the Residential Rs 8300 Per sm.

Sr No	No of Plot	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	3	152.28	1263924
2	4	1015.793	8431082
3	5	140.25	1164075
4	6	115.5	958650
5	7	115.5	958650
6	8	115.5	958650
7	9	115.5	958650
8	10	115.5	958650
9	11	195.874	1625754
10	12	195.874	1625754
11	13	115.5	958650
12	14	115.5	958650
13	15	115.5	958650
14	16	115.5	958650
15	17	115.5	958650
16	18	140.25	1164075
17	20	115.5	958650
18	21	115.5	958650
19	22	115.5	958650
20	23	115.5	958650
21	24	115.5	958650
22	26	195.874	1625754
23	27	115.5	958650
24	28	115.5	958650
25	29	115.5	958650
26	30	115.5	958650
27	31	115.5	958650
28	32	140.25	1164075
29	43	115.5	958650
30	44	115.5	958650
31	45	115.5	958650
32	46	140.25	1164075
33	47	106.68	885444
34	48	106.68	885444
35	49	106.68	885444
36	50	106.68	885444
37	54	133.946	1111752
38	55	106.68	885444
39	56	106.68	885444
40	57	106.68	885444
41	58	106.68	885444
42	59	106.68	885444
43	60	106.68	885444
44	63	106.68	885444
45	64	106.68	885444
46	65	106.68	885444
47	66	106.68	885444
48	67	133.946	1111752
49	68	144.075	1195823
50	69	114.3	948690
51	70	114.3	948690
52	71	114.3	948690
53	72	114.3	948690
54	73	114.3	948690
55	74	114.3	948690
56	77	169.2	1404360
57	78	169.2	1404360
58	79	171.193	1420902
59	80	141.735	1176401
60	81	115.5	958650



61	89	115.5	958650
62	92	141.735	1176401
63	93	115.5	958650
64	94	115.5	958650
65	95	115.5	958650
66	96	115.5	958650
67	97	162.098	1345413
68	98	162.098	1345413
69	99	115.5	958650
70	100	115.5	958650
71	101	115.5	958650
72	102	115.5	958650
73	103	144.713	1201118
74	104	141.735	1176401
75	105	115.5	958650
76	106	115.5	958650
77	107	115.5	958650
78	108	115.5	958650
79	109	169.672	1408278
80	110	169.672	1408278
81	111	115.5	958650
82	112	115.5	958650
83	113	115.5	958650
84	114	115.5	958650
85	115	144.713	1201118
86	117	81.204	673993
87	121	169.886	1410054
TOTAL		11782.336	97793389

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

CA Sameer Divecha
(Proprietor)
M.No 111099
Date : 14/12/2024
UDIN: 24111099BKBGPQ5895

S.N. DIVECHA & ASSOCIATES NAGPUR Chartered Accountants

Agreed & Accepted
FOR,MANGALDEEP DEVELOPERS,

Mr. Abhishek Ingle
Partner

MANGALDEEP DEVELOPER NAGPUR

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)	45,463,765
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)	8,481,219
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)	11,782.336
	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	97,793,389
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	106,274,608
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

CA Sameer Divecha
(Proprietor)
M.No 111099
Date : 14/12/2024
UDIN: 24111099BKBGPQ5895

S.N. DIVECHA & ASSOCIATES NAGPUR Chartered Accountants

Agreed & Accepted
FOR, MANGALDEEP DEVELOPERS ,

MANGALDEEP DEVELOPER NAGPUR

Mr. Abhishek Ingle

Partner

Table E - Designated Bank Account Details

Sl. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date
		SBI A/C - 42486720262
1	Opening Balance	0
2	Deposits	0
3	Withdrawls	0
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)	-	896,008	30,517,817
2	Total Borrowed Funds (Secured) Drawndown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) Drawndown availed till date		27,599,000	27,599,000
4	Customer Receipts Used For The Project	-	123,518,900	48,433,326
5	Total Funds For The Project	-	152,013,908	106,550,143
6	Total Estimated Cost (As Per Table A)	-	152,013,908	152,013,908

Table G - Any Comments / Observations of CA

The Designated bank account is SBI -42486720262 IS Opened on 04/12/2023

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

CA Sameer Divecha
(Proprietor)
M.No 111099
Date : 14/12/2024
UDIN: 24111099BKBGPQ5895

S. N. DIVECHA & ASSOCIATES NAGPUR Charter ants

Agreed & Accepted

FOR,MANGALDEEP DEVELOPERS,

Mr. Abhishek Ingle
Partner

MANGALDEEP DEVELOPER NAGPUR