



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 : sameerdiv@yaho.com

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

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

Date : 14/12/2024

Subject: Certificate of Financial Progress of MANGALDEEP CITY III developed by MANGALDEEP 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 31.12.2023)

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).	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 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	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 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.	
(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



ii) Development Cost / Cost of Construction Of Building		
(a)	Estimated Cost of Construction as certified by Engineer.	
(b)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	44,500,000
(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.	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 31.12.2023)

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)	Incurred Expenditure for Acquisition cost of TDR (if any)	-
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	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)	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.	
(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



Development Cost / Cost of Construction:		
(i)	Expenditure For Construction. Minimum of (a) or (b)	8,820,105
(a)	Construction cost incurred including site development and infrastructure for the same as certified by the Engineer	9,000,000
(b)	Actual Cost Of construction cost as per the books of accounts as Verified by the CA.	8,820,105
(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.	3,562,778
(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.	
Sub Total of DEVELOPMENT COST Rs		12,382,883
3	Total Cost Incurred of the Real Estate Project (As incurred on date of certificate)	
		109,896,791
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %) (Table A)	
		72.29
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)	109,896,791
6	Less: 70 % of the Customer Receipts	48,709,910
7	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	61,186,882
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 explanations provided to me by the management of the Company.		

Yours Faithfully

FOR, M/s S.N. Divecha & Associates

FRN No: 160271W

CA Sameer Divecha

(Proprietor)

M.No 111099

Date : 14/12/2024

UDIN: 24111099BKBGPU1501



Agreed & Accepted
FOR, MANGALDEEP DEVELOPERS,



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	20	115.500	1612500	612500	1000000
5	21	115.500	1367574	584631	782943
6	22	115.500	1367574	584631	782943
7	23	115.500	1810000	510000	1300000
8	24	115.500	2500000	451000	2049000
9	25	195.874	2108388	900000	1208388
10	27	115.500	1243240	550000	693240
11	33	140.250	1509651	1509651	0
12	34	115.500	1000000	1000000	0
13	35	115.500	1243240	1243240	0
14	36	115.500	1243240	1243240	0
15	37	115.500	1243240	1243240	0
16	38	115.500	1243240	1243240	0
17	39	195.874	1600000	1600000	0
18	40	195.874	2108387	2108387	0
19	41	115.500	1226116	1226116	0
20	42	115.500	850000	850000	0
21	44	115.500	1400000	500000	900000
22	45	115.500	2424318	550000	1874318
23	47	106.680	1200000	1200000	0
24	50	106.680	1000000	500000	500000
25	51	106.680	1324000	1324000	0
26	52	106.680	2351000	350000	2001000
27	53	133.946	1441790	650000	791790
28	54	133.946	1441790	600000	841790
29	55	106.680	2095647	419129	1676518
30	56	106.680	1550000	550000	1000000
31	57	106.680	1200000	990408	209592
32	59	106.680	1551000	1051000	500000
33	60	106.680	2600000	425000	2175000
34	61	106.680	1033470	1033470	0
35	62	106.680	1033470	1033470	0
36	63	106.680	1148300	1148300	0
37	64	106.680	1148300	1148300	0
38	65	106.680	1148300	1148300	0
39	66	106.680	1148300	1148300	0
40	67	133.946	1585969	651000	934969
41	68	144.065	1705902	651000	1054902
42	75	180.712	1945180	1945180	0
43	76	169.200	1821300	1821300	0
44	80	141.735	1525630	1525630	0
45	82	115.500	1243242	1243242	0
46	83	115.500	1250000	1250000	0
47	84	115.500	1243242	1243242	0
48	85	154.508	1663120	1663120	0
49	86	154.508	1663120	1663120	0
50	87	115.500	1243240	1243240	0
51	88	115.500	1243240	1243240	0
52	89	115.500	1243240	1243240	0
53	90	115.500	1243242	1243242	0
54	91	144.713	1557690	1557690	0
55	116	77.529	750000	750000	0
56	118	98.266	1200000	1057730	142270
57	119	119.000	2180000	480000	1700000
58	120	136.704	1471500	1471500	0
59	121	169.886	1828650	1828650	0
60	122	158.568	1706820	1706820	0
61	123	290.211	3123831	3123830	1
TOTAL		8,053.05	95,760,779	69,585,585	26,175,194



(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	152.280	1263924
2	4	1015.793	8431082
3	5	140.250	1164075
4	6	115.500	958650
5	7	115.500	958650
6	8	115.500	958650
7	9	115.500	958650
8	10	115.500	958650
9	11	195.874	1625754
10	12	195.874	1625754
11	13	115.500	958650
12	14	115.500	958650
13	15	115.500	958650
14	16	115.500	958650
15	17	115.500	958650
16	18	140.250	1164075
17	26	195.874	1625754
18	28	115.500	958650
19	29	115.500	958650
20	30	115.500	958650
21	31	115.500	958650
22	32	140.250	1164075
23	43	115.500	958650
24	46	140.250	1164075
25	48	106.680	885444
26	49	106.680	885444
27	58	106.680	885444
28	69	114.300	948690
29	70	114.300	948690
30	71	114.300	948690
31	72	114.300	948690
32	73	114.300	948690
33	74	114.300	948690
34	77	169.200	1404360
35	78	169.200	1404360
36	79	171.193	1420902
37	81	115.500	958650
38	92	141.735	1176401
39	93	115.500	958650
40	94	115.500	958650
41	95	115.500	958650
42	96	115.500	958650
43	97	162.098	1345413
44	98	162.098	1345413
45	99	115.500	958650
46	100	115.500	958650
47	101	115.500	958650
48	102	115.500	958650
49	103	144.713	1201118
50	104	141.735	1176401
51	105	115.500	958650
52	106	115.500	958650
53	107	115.500	958650
54	108	115.500	958650
55	109	169.672	1408278
56	110	169.672	1408278
57	111	115.500	958650
58	112	115.500	958650
59	113	115.500	958650
60	114	115.500	958650
61	115	144.713	1201118
62	117	81.204	673993
TOTAL		8845.768	73419874

16,898.81

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

Agreed & Accepted
FOR, MANGALDEEP DEVELOPERS,

CA Sameer Divecha
(Proprietor)
M.No 111099
Date : 14/12/2024
UDIN: 24111099BKBGPU1501

Mr. Abhishek Ingle
Partner

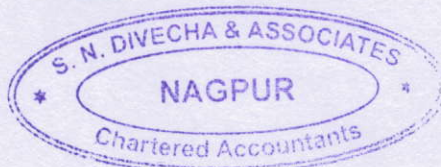


Table D - Comparison between Balance Cost and Recievables

Sr. No.	PARTICULARS	AMOUNT
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	42,117,117
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)	26,175,194
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)	8,845.768
	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	73,419,874
4	Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	99,595,068
5	Amount to be deposited in Designed 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, than 100% of the balance receivables of ongoing project will be deposited in designated Account.	70% - -

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: 24111099BKBGPU1501



Agreed & Accepted
FOR, MANGALDEEP DEVELOPERS ,

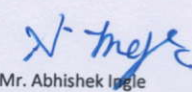

Mr. Abhishek Ingle
Partner



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	Withdrawals		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)	-	4,064,908	19,862,206
2	Total Borrowed Funds (Secured) Drawdown availed till date	-	-	-
3	Total Borrowed Funds (Unsecured) Drawdown availed till date	-	20,449,000	20,449,000
4	Customer Receipts Used For The Project	-	127,500,000	69,585,585
5	Total Funds For The Project	-	152,013,908	109,896,791
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: 24111099BKBGPU1501



Agreed & Accepted

FOR, MANGALDEEP DEVELOPERS,



Mr. Abhishek Ingole
Partner