CA *Anjali Divecha*

B. Com. (Hons.), FCA, CS (Licentiate)
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Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERIFICATE

To,

Date : 02 / 06 / 2023

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

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

Sir,

This Certificate is being issued for Rera Compliance For **TECHOPS ROYAL** MAHARERA Registration (APPLIED FOR) 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 (at the time of registration of project)

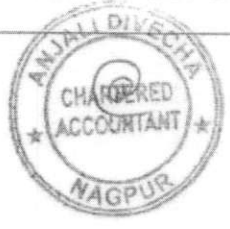
Sr No.		Particulars	Amount Rs. Estimated Table A
1. i)	Land Cost:		
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	60,500,000
	b)	Estimated Amount of Premium payable to obtain development rights, FSI. additional FSI, fungible area. and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority.	19,208,425
	c)	Estimated Acquisition cost of TDR (if any)	7,589,850
	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·	4,568,080
	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.	1,020,382
	(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	92,886,737

ANJALI DIVECHA CHARTERED ACCOUNTANT NAGPUR

ii)	Development Cost / Cost of Construction Of Building		
	(a)	Estimated Cost of Construction as certified by Engineer.	319,330,000
	(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.	
	(d)	Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	
	(e)	Interest payable to financial institutions. scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	12,000,000
		Sub Total of DEVELOPMENT COST Rs	**331,330,000**
2		**Total Estimated Cost of the Real Estate Project**	**424,216,737**

Table B - Actual Cost Incurred on the Project (as on date of registration)

Sr No.		Particulars	Amount Rs. Incurred
		Land Cost	
	a)	Value of the land as ascertained from the Annual Statement of Rates (ASR).	60,500,000
	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.	19,208,425
	c)	Incuured Expenditure for Acquisition cost of TDR (if any)	7,589,850
	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·	4,568,080
	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.	1,020,382
	(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	**92,886,737**



	Development Cost / Cost of Construction:		
	(i)	Expenditure For Construction. Minimum of (a) or (b)	11,277,259
	(a)	Construction cost incurred including site development and infrastructure for the same as certified by the Engineer	13,500,000
	(b)	Actual Cost Of construction cost as per the books of accounts as Verified by the CA.	11,277,259
	(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.	
	(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.	4,105,331
		Sub Total of DEVELOPMENT COST Rs	15,382,590
3		**Total Cost Incurred of the Real Estate Project (As incuured on date of certificate)**	108,269,327
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %) (Table A)	25.52
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)	108,269,327
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	108,269,327

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

CA Anjali Divecha
M.No 123050
Date :02 / 06 / 2023
UDIN:23123050BGWAFG7994

ANJALI DIVECHA
Chartered Accountant
M.No. 123050

ANJALI DIVECHA CHARTERED ACCOUNTANT NAGPUR

Agreed & Accepted
FOR, TECHOPS INFRASTRUCTURE PVT LTD.

TECHOPS INFRASTRUCTURE PVT. LTD.

Mr. Jeevan Ghime Director | Mr. Anil Kale Director | Mr Vilash Hardo Director

DIRECTOR

Mr Ishan Barai | Mr Narendra Dakhale Director | Mr Rajendra Nakade Director

TECHOPS INFRASTRUCTURE PVT. LTD. NAGPUR PH-2743434

TABLE C

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

Sold Inventory

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
TOTAL			0	0	0

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate

of the Residential Rs 30490 Per sm. commercial premises Rs 40700 per Sq Mt

Sr No	Flat No (FLOORWISE)	Carpet Area (in Sq. mts)	Unit Consideration as per Ready Reckoner Rate (ASR)
A. FLATS @ Rs. 30490 Sq Mtr			
1	A-101	55.590	1,694,939
2	A-102	57.690	1,758,968
3	B-101	55.590	1,694,939
4	B-102	57.690	1,758,968
5	B-103	55.590	1,694,939
6	B-104	57.690	1,758,968
7	C-101	49.886	1,521,024
8	C-102	57.690	1,758,968
9	C-103	49.055	1,495,687
10	C-104	57.690	1,758,968
11	A-201	55.590	1,694,939
12	A-202	57.690	1,758,968
13	A-203	79.933	2,437,157
14	A-204	79.933	2,437,157
15	B-201	55.590	1,694,939
16	B-202	57.690	1,758,968
17	B-203	55.590	1,694,939
18	B-204	57.690	1,758,968
19	C-201	49.886	1,521,024
20	C-202	57.690	1,758,968
21	C-203	49.055	1,495,687
22	C-204	57.690	1,758,968
23	A-301	55.590	1,694,939
24	A-302	57.690	1,758,968
25	A-303	79.933	2,437,157
26	A-304	79.933	2,437,157
27	B-301	55.590	1,694,939
28	B-302	57.690	1,758,968
29	B-303	55.590	1,694,939
30	B-304	57.690	1,758,968
31	C-301	49.886	1,521,024
32	C-302	57.690	1,758,968
33	C-303	49.055	1,495,687
34	C-304	57.690	1,758,968
35	A-401	55.590	1,694,939
36	A-402	57.690	1,758,968
37	A-403	79.933	2,437,157
38	A-404	79.933	2,437,157
39	B-401	55.590	1,694,939
40	B-402	57.690	1,758,968



41	B-403	55.590	1,694,939
42	B-404	57.690	1,758,968
43	C-401	49.886	1,521,024
44	C-402	57.690	1,758,968
45	C-403	49.055	1,495,687
46	C-404	57.690	1,758,968
47	A-501	55.590	1,694,939
48	A-502	57.690	1,758,968
49	A-503	79.933	2,437,157
50	A-504	79.933	2,437,157
51	B-501	55.590	1,694,939
52	B-502	57.690	1,758,968
53	B-503	55.590	1,694,939
54	B-504	57.690	1,758,968
55	C-501	49.886	1,521,024
56	C-502	57.690	1,758,968
57	C-503	49.055	1,495,687
58	C-504	57.690	1,758,968
59	A-601	55.590	1,694,939
60	A-602	57.690	1,758,968
61	A-603	79.933	2,437,157
62	A-604	79.933	2,437,157
63	B-601	55.590	1,694,939
64	B-602	57.690	1,758,968
65	B-603	55.590	1,694,939
66	B-604	57.690	1,758,968
67	C-601	49.886	1,521,024
68	C-602	57.690	1,758,968
69	C-603	49.055	1,495,687
70	C-604	57.690	1,758,968
71	A-701	55.590	1,694,939
72	A-702	57.690	1,758,968
73	A-703	79.933	2,437,157
74	A-704	79.933	2,437,157
75	B-701	55.590	1,694,939
76	B-702	57.690	1,758,968
77	B-703	55.590	1,694,939
78	B-704	57.690	1,758,968
79	C-701	49.886	1,521,024
80	C-702	57.690	1,758,968
81	C-703	49.055	1,495,687
82	C-704	57.690	1,758,968
83	A-801	55.590	1,694,939
84	A-802	57.690	1,758,968
85	A-803	79.933	2,437,157
86	A-804	79.933	2,437,157
87	B-801	55.590	1,694,939
88	B-802	57.690	1,758,968
89	B-803	55.590	1,694,939
90	B-804	57.690	1,758,968
91	C-801	49.886	1,521,024
92	C-802	57.690	1,758,968
93	C-803	49.055	1,495,687
94	C-804	57.690	1,758,968
95	A-901	68.595	2,091,462
96	A-902	105.317	3,211,115
97	B-901	68.595	2,091,462
98	B-902	68.595	2,091,462
99	C-901	63.213	1,927,364
100	C-902	62.360	1,901,356
TOTAL A.		5989.025	182605372.250
B. SHOPS @ Rs 40700 Sq Mtr			
1	SHOP 1	18.434	750,264
2	SHOP 2	23.140	941,798
3	SHOP 3	30.545	1,243,182
4	SHOP 4	29.501	1,200,691
5	SHOP 5	33.160	1,349,612

ANJALI DIVECHA
CHARTERED ACCOUNTANT
NAGPUR

6	SHOP 6	36.827	1,498,859
7	SHOP 7	28.622	1,164,915
8	SHOP 8	20.563	836,914
9	SHOP 9	14.623	595,156
10	SHOP 10	14.660	596,662
11	SHOP 11	14.660	596,662
12	SHOP 12	18.434	750,264
13	SHOP 13	23.140	941,798
14	SHOP 14	30.545	1,243,182
15	SHOP 15	28.669	1,166,828
16	SHOP 16	32.326	1,315,668
17	SHOP 17	35.996	1,465,037
18	SHOP 18	28.622	1,164,915
19	SHOP 19	20.563	836,914
TOTAL B		483.030	19659321
TOTAL (A+B)		6472.055	202264693.25

CA Anjali Divecha
M.No 123050
Date :02 / 06 / 2023
UDIN:23123050BGWAFG7994

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CHARTERED ACCOUNTANT
NAGPUR

ANJALI DIVECHA
Chartered Accountant
M.No. 123050

Agreed & Accepted
FOR, TECHOPS INFRASTRUCTURE PVT LTD,

TECHOPS INFRASTRUCTURE PVT. LTD.

Mr. Jeevan Ghime
Director

Mr Sunil Kale
Director

Mr Vilash Harde
Director

DIRECTOR

Mr Ishan Barai
Director

Mr Narendra Dakhale
Director

Mr Rajendra Nakade
Director

TECHOPS INFRASTRUCTURE PVT. LTD.
NAGPUR
PH-2743434

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)	315,947,410
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)	-
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)	6,472
	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	202,264,693
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	202,264,693
5		Amount to be deposited in Designed Account - 70% or 100%	100%
		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.

Yours Faithfully

ANJALI DIVECHA CHARTERED ACCOUNTANT NAGPUR

CA Anjali Divecha
M.No 123050
Date :02 / 06 / 2023
UDIN:23123050BGWAFG7994

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Director

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Director

TECHOPS INFRASTRUCTURE PVT. LTD. NAGPUR PH-2743434

Table E - Designated Bank Account Details

Sl. No.	Particulars	Designated Bank Account Details
		Actual Amount till Date (from start of bank account to till date)
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 Revised Registraion) (In Rs) (Proposed and indicative)	Proposed /Estimated (As On Date Of The Certificate) (In Rs)	Actual (As On Date Of The Certificate) (In Rs)
1	Own Funds (Including Director's USL)	12,00,00,000	12,00,00,000	8,23,07,571
2	Total Borrowed Funds (Secured) Drawndown availed till date	5,00,00,000	5,00,00,000	2,59,61,756
3	Total Borrowed Funds (Unsecured) Drawndown availed till date			
4	Customer Receipts Used For The Project	25,42,16,737	25,42,16,737	-
5	Total Funds For The Project	42,42,16,737	42,42,16,737	10,82,69,327
6	Total Estimated Cost (As Per Table A)	42,42,16,737	42,42,16,737	42,42,16,737

Table G - Any Comments / Observations of CA

NO COMMENTS

Yours Faithfully

CA Anjali Divecha
M.No 123050
Date :02 / 06 / 2023
UDIN:231230508GWAFG7994

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ANJALI DIVECHA CHARTERED ACCOUNTANT NAGPUR

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