



CA Anjali Divecha

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Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERTIFICATE

To,

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

Date : 27 / 10 / 2023

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 (As on Quarter Ending)

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).	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 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:	4,568,080
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 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.	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



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, 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.		
(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.		35,000,000
	Sub Total of DEVELOPMENT COST Rs		354,330,000
2	Total Estimated Cost of the Real Estate Project		447,216,737

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)	Incurred Expenditure for Acquisition cost of TDR (if any)	7,589,850
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-	4,568,080
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)	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.	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)	70,665,500
(a)	Construction cost incurred including site development and infrastructure for the same as certified by the Engineer	71,200,000
(b)	Actual Cost Of construction cost as per the books of accounts as Verified by the CA.	70,665,500
(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.	4,600,000
(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.	8,044,231
Sub Total of DEVELOPMENT COST Rs		83,309,731
3	Total Cost Incurred of the Real Estate Project (As incurred on date of certificate)	176,196,468
4	Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %) (Table A)	39.40
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)	176,196,468
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	176,196,468
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 expalnation provided to me by the management of the Company.		

Yours Faithfully

Anjali Divecha

CA Anjali Divecha

M.No 123050

Date :27 / 10 / 2023

UDIN:23123050BGWAFQ7749



Agreed & Accepted
FOR, **TECHOPS INFRASTRUCTURE PVT LTD**,

Mr. Jeevan Ghime
Mr. Jeevan Ghime
Director

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
1	B-102	57.690	4,125,000	1,600,000	2,525,000
2	C-102	57.690	4,100,000	1,236,000	2,864,000
3	C-104	57.690	4,225,000	1,200,000	3,025,000
4	A-201	55.590	4,000,000	1,530,000	2,470,000
5	A-202	57.690	4,450,000	2,219,557	2,230,443
6	A-204	79.933	5,350,000	1,002,000	4,348,000
7	B-201	55.590	4,300,000	100,000	4,200,000
8	B-202	57.690	4,400,000	2,194,638	2,205,362
9	A-203	79.933	5,400,000	600,000	4,800,000
10	B-204	57.690	4,250,000	1,456,000	2,794,000
11	C-201	49.886	4,267,000	1,200,000	3,067,000
12	C-202	57.690	4,200,000	400,000	3,800,000
13	C-204	57.690	4,600,000	100,000	4,500,000
14	A-302	57.690	4,400,000	1,000,000	3,400,000
15	A-303	79.933	5,700,000	599,000	5,101,000
16	A-304	79.933	5,247,000	500,000	4,747,000
17	B-302	57.690	4,350,000	1,927,781	2,422,219
18	B-304	57.690	4,200,000	1,700,000	2,500,000
19	C-301	49.886	4,525,000	1,600,000	2,925,000
20	C-302	57.690	4,370,000	2,179,687	2,190,313
21	C-304	57.690	4,300,000	500,000	3,800,000
22	A-401	55.590	4,700,000	534,654	4,165,346
23	A-402	57.690	4,625,000	1,300,000	3,325,000
24	A-403	79.933	5,500,000	1,500,000	4,000,000
25	A-404	79.933	5,600,000	1,777,199	3,822,801
26	B-402	57.690	4,375,000	1,000,000	3,375,000
27	B-404	57.690	4,350,000	2,156,897	2,193,103
28	C-402	57.690	4,244,000	1,058,080	3,185,920
29	C-404	57.690	4,250,000	200,000	4,050,000
30	A-502	57.690	4,672,000	1,600,000	3,072,000
31	A-503	79.933	5,700,000	1,140,000	4,560,000
32	B-502	57.690	4,375,000	1,489,560	2,885,440
33	C-502	57.690	4,444,000	2,215,440	2,228,560
34	C-504	57.690	4,415,000	1,485,150	2,929,850
35	A-602	57.690	4,613,000	100,000	4,513,000
36	A-603	79.933	5,600,000	1,600,000	4,000,000
37	A-604	79.933	5,770,000	1,500,000	4,270,000
38	B-604	57.690	4,750,000	100,000	4,650,000
39	C-602	57.690	4,100,000	1,150,000	2,950,000



40	A-702	57.690	4,590,000	100,000	4,490,000
41	A-703	79.933	6,050,000	900,000	5,150,000
42	A-704	79.933	5,673,000	2,799,894	2,873,106
43	A-803	79.933	5,650,000	1,450,000	4,200,000
44	A-804	79.933	5,550,000	2,239,496	3,310,504
45	C-802	57.690	4,300,000	495,000	3,805,000
46	A-901	68.595	5,250,000	500,000	4,750,000
47	A-902	105.317	6,450,000	51,000	6,399,000
48	B-901	68.595	5,051,000	1,500,000	3,551,000
49	B-902	68.595	5,160,000	1,872,143	3,287,857
50	C-901	63.213	5,575,000	500,000	5,075,000
51	C-902	62.360	4,900,000	1,500,000	3,400,000
TOTAL			245,041,000	60,659,176	184,381,824



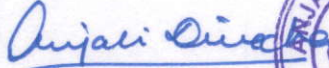
(Unsold Inventory Valuation)

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 (FLOORW ISE)	Carpet Area (in Sq. mts)	Unit Consideration as per Read 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-103	55.590	1,694,939
5	B-104	57.690	1,758,968
6	C-101	49.886	1,521,024
7	C-103	49.055	1,495,687
8	B-203	55.590	1,694,939
9	C-203	49.055	1,495,687
10	A-301	55.590	1,694,939
11	B-301	55.590	1,694,939
12	B-303	55.590	1,694,939
13	C-303	49.055	1,495,687
14	B-401	55.590	1,694,939
15	B-403	55.590	1,694,939
16	C-401	49.886	1,521,024
17	C-403	49.055	1,495,687
18	A-501	55.590	1,694,939
19	A-504	79.933	2,437,157
20	B-501	55.590	1,694,939
21	B-503	55.590	1,694,939
22	B-504	57.690	1,758,968
23	C-501	49.886	1,521,024
24	C-503	49.055	1,495,687
25	A-601	55.590	1,694,939
26	B-601	55.590	1,694,939
27	B-602	57.690	1,758,968
28	B-603	55.590	1,694,939
29	C-601	49.886	1,521,024
30	C-603	49.055	1,495,687
31	C-604	57.690	1,758,968
32	A-701	55.590	1,694,939
33	B-701	55.590	1,694,939
34	B-702	57.690	1,758,968
35	B-703	55.590	1,694,939
36	B-704	57.690	1,758,968
37	C-701	49.886	1,521,024
38	C-702	57.690	1,758,968
39	C-703	49.055	1,495,687
40	C-704	57.690	1,758,968
41	A-801	55.590	1,694,939



42	A-802	57.690	1,758,968
43	B-801	55.590	1,694,939
44	B-802	57.690	1,758,968
45	B-803	55.590	1,694,939
46	B-804	57.690	1,758,968
47	C-801	49.886	1,521,024
48	C-803	49.055	1,495,687
49	C-804	57.690	1,758,968
TOTAL A.		2689.049	81989104.010
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
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)		3172.079	101648425.01


 CA Anjali Divecha
 M.No 123050
 Date :27 / 10 / 2023
 UDIN:23123050BGWAFQ7749



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)	271,020,269
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)	184,381,824
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)	3,172
	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	101,648,425
4	Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	286,030,249
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.

Yours Faithfully

Anjali Divecha
CA Anjali Divecha
M.No 123050
Date :27 / 10/ 2023
UDIN:23123050BGWAFQ7749



Agreed & Accepted
FOR, TECHOPS INFRASTRUCTURE PVT LTD ,

Jeevan Ghime
Mr. Jeevan Ghime
Director

Table E - Designated Bank Account Details

Sl. No.	Particulars	Designated Bank Account Details	
		Actual Amount till Date (from 01/04/2023 to 30/09/2023	
1	Opening Balance		571157
2	Deposits		31776720
3	Withdrawals		29255436
4	Closing Balance		3092441

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)	120,000,000	66,000,000	65,537,292
2	Total Borrowed Funds (Secured) Drawdown availed till date	50,000,000	180,000,000	50,000,000
3	Total Borrowed Funds (Unsecured) Drawdown availed till date			
4	Customer Receipts Used For The Project	254,216,737	201,216,737	60,659,176
5	Total Funds For The Project	424,216,737	447,216,737	176,196,468
6	Total Estimated Cost (As Per Table A)	424,216,737	447,216,737	447,216,737

Table G - Any Comments / Observations of CA

NO COMMENTS

Anjali Divecha

CA Anjali Divecha
M.No 123050
Date :27 / 10 / 2023
UDIN:23123050BGWAFQ7749



Agreed & Accepted
FOR, TECHOPS INFRASTRUCTURE PVT LTD,

Jeevan Ghime
Mr. Jeevan Ghime
Director