A. S. Divecha & Associates

Chartered Accountants

Mob. : 9422189049 Telefax : 0712-2240936

Office : Flat No. 505, Rachana Jheel Apartment, South Ambazari Road, Subhash Nagar, Nagpur - 440022

. E-mail : anjalidivecha@yahoo.co.in

Form-3

(See Regulation-3)

CHARTERED ACCOUNTANT'S CERIFICATE

To,

Date : 03 / 02 / 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 ROYAL** developed by **TECHOPS INFRASTRUCTURES PVT LTD**

Sir,

This Certificate is being issued for Rera Compliance For **TECHOPS ROYAL** MAHARERA Registration No **P50500051236** 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. 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**

A.S. DIVECHA & ASSOCIATES NAGPUR Chartered Accountants

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.	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.	
	c)	Incuured Expenditure for Acquisition cost of TDR (if any)	19,208,425
	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·	7,589,850 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)	
	(a)	Construction cost incurred including site development and infrastructure for the same as certified by the Engineer	104,230,975
	(b)	Actual Cost Of construction cost as per the books of accounts as Verified by the CA.	111,765,500
	(ii)	Cost incurred on additional items not included in estimated cost (As per engineer certificate)	104,230,975
	(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.	5,200,000
	(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.	9,637,981
		Sub Total of DEVELOPMENT COST Rs	119,068,956
3		**Total Cost Incurred of the Real Estate Project (As incuured on date of certificate)**	211,955,693
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %) (Table A)	47.39
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)	211,955,693
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	211,955,693

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 , A.S. Divecha & Associates
FRN No: 160283W

CA Anjali Divecha
M.No 123050
Date :03 / 02 / 2024
UDIN:24123050BKGWGV1000

A.S. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

FOR, **TECHOPS INFRASTRUCTURE PVT LTD ,**

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	A-101	55.590	4,400,000	198,020	4,201,980
2	A-102	57.690	4,400,000	1,054,457	3,345,543
3	A-201	55.590	4,000,000	1,514,949	2,485,051
4	A-202	57.690	4,450,000	2,219,557	2,230,443
5	A-203	79.933	4,000,000	594,060	3,405,940
6	A-204	79.933	4,400,000	1,658,417	2,741,583
7	A-301	55.590	4,490,000	99,010	4,390,990
8	A-302	57.690	4,400,000	594,060	3,805,940
9	A-303	79.933	4,000,000	692,080	3,307,920
10	A-304	79.933	4,000,000	495,050	3,504,950
11	A-401	55.590	4,490,000	534,654	3,955,346
12	A-402	57.690	4,000,000	99,010	3,900,990
13	A-403	79.933	4,000,000	1,485,150	2,514,850
14	A-404	79.933	4,490,000	1,432,898	3,057,102
15	A-502	57.690	4,672,000	1,050,497	3,621,503
16	A-504	79.933	4,000,000	99,010	3,900,990
17	A-603	79.933	4,000,000	594,060	3,405,940
18	A-604	79.933	4,490,000	485,148	4,004,852
19	A-703	79.933	4,000,000	1,138,615	2,861,385
20	A-704	79.933	5,673,000	2,799,982	2,873,018
21	A-803	79.933	4,490,000	594,060	3,895,940
22	A-804	79.933	4,490,000	2,254,396	2,235,604
23	A-901	68.595	4,500,000	49,505	4,450,495
24	A-902	105.317	4,490,000	50,495	4,439,505
25	B-101	55.590	4,300,000	99,010	4,200,990
26	B-102	57.690	4,125,000	1,584,160	2,540,840
27	B-103	55.590	4,200,000	594,060	3,605,940
28	B-201	55.590	4,300,000	98,020	4,201,980
29	B-202	57.690	4,400,000	2,201,637	2,198,363
30	B-204	57.690	4,250,000	1,342,575	2,907,425
31	B-301	55.590	4,635,000	99,010	4,535,990
32	B-302	57.690	4,350,000	2,172,496	2,177,504
33	B-304	57.690	3,800,000	1,795,051	2,004,949
34	B-402	57.690	4,375,000	693,070	3,681,930
35	B-404	57.690	4,350,000	2,163,896	2,186,104
36	B-502	57.690	4,375,000	1,249,560	3,125,440
37	B-504	57.690	4,600,000	99,010	4,500,990
38	B-603	55.590	4,100,000	1,128,715	2,971,285

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39	B-604	57.690	4,490,000	99,010	4,390,990
40	B-704	57.690	4,650,000	495,050	4,154,950
41	B-901	68.595	4,490,000	1,485,151	3,004,849
42	B-902	68.595	5,160,000	2,553,282	2,606,718
43	C-101	49.886	4,000,000	490,100	3,509,900
44	C-102	57.690	3,500,000	1,987,209	1,512,791
45	C-103	49.055	4,100,000	50,496	4,049,504
46	C-104	57.690	4,225,000	693,070	3,531,930
47	C-201	49.886	4,267,000	1,089,108	3,177,892
48	C-202	57.690	4,200,000	297,030	3,902,970
49	C-204	57.690	4,400,000	99,010	4,300,990
50	C-301	49.886	3,500,000	2,227,725	1,272,275
51	C-302	57.690	4,370,000	2,482,726	1,887,274
52	C-304	57.690	4,300,000	495,050	3,804,950
53	C-401	49.886	4,490,000	99,010	4,390,990
54	C-402	57.690	4,244,000	750,575	3,493,425
55	C-404	57.690	4,250,000	495,050	3,754,950
56	C-502	57.690	4,444,000	2,215,439	2,228,561
57	C-504	57.690	4,434,000	1,485,150	2,948,850
58	C-602	57.690	4,100,000	361,387	3,738,613
59	C-604	57.690	4,490,000	99,010	4,390,990
60	C-702	57.690	4,400,000	841,585	3,558,415
61	C-802	57.690	4,000,000	207,921	3,792,079
62	C-901	63.213	4,490,000	49,505	4,440,495
63	C-902	62.360	4,000,000	198,020	3,801,980
TOTAL		**3955.413**	**271,479,000**	**58,454,079**	**213,024,921**



(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 Read Reckoner Rate (ASR)
A. FLATS @ Rs. 30490 Sq Mtr			
1	A-501	55.590	1,694,939
2	A-503	79.933	2,437,157
3	A-601	55.590	1,694,939
4	A-602	57.690	1,758,968
5	A-701	55.590	1,694,939
6	A-702	57.690	1,758,968
7	A-801	55.590	1,694,939
8	A-802	57.690	1,758,968
9	B-104	57.690	1,758,968
10	B-203	55.590	1,694,939
11	B-303	55.590	1,694,939
12	B-401	55.590	1,694,939
13	B-403	55.590	1,694,939
14	B-501	55.590	1,694,939
15	B-503	55.590	1,694,939
16	B-601	55.590	1,694,939
17	B-602	57.690	1,758,968
18	B-701	55.590	1,694,939
19	B-702	57.690	1,758,968
20	B-703	55.590	1,694,939
21	B-801	55.590	1,694,939
22	B-802	57.690	1,758,968
23	B-803	55.590	1,694,939
24	B-804	57.690	1,758,968
25	C-203	49.055	1,495,687
26	C-303	49.055	1,495,687
27	C-403	49.055	1,495,687
28	C-501	49.886	1,521,024
29	C-503	49.055	1,495,687
30	C-601	49.886	1,521,024
31	C-603	49.055	1,495,687
32	C-701	49.886	1,521,024
33	C-703	49.055	1,495,687
34	C-704	57.690	1,758,968
35	C-801	49.886	1,521,024
36	C-803	49.055	1,495,687
37	C-804	57.690	1,758,968
TOTAL A.		2033.612	62,004,830

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Chartered Accountants

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)		**2516.642**	**81664151**

FOR , A.S. Divecha & Associates
FRN No: 160283W

CA Anjali Divecha
M.No 123050
Date :03 / 02 / 2024
UDIN:24123050BKGWGV1000

A.S. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

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)	235,261,044
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)	213,024,921
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)	2,517
	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	81,664,151
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	294,689,072
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 , A.S. Divecha & Associates
FRN No: 160283W

CA Anjali Divecha
M.No 123050
Date :03 / 02 / 2024
UDIN:24123050BKGWGV1000

A.S. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

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 till Date (from 01/04/2023 to 31/12/2023
1	Opening Balance	0
2	Deposits	58,454,079
3	Withdrawls	58,454,079
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)	120,000,000	13,000,000	103,501,614
2	Total Borrowed Funds (Secured)	50,000,000	180,000,000	50,000,000
	Drawndown availed till date			
3	Total Borrowed Funds (Unsecured)			
	Drawndown availed till date			
4	Customer Receipts Used For The Project	254,216,737	254,216,737	58,454,079
5	Total Funds For The Project	424,216,737	447,216,737	211,955,693
6	Total Estimated Cost (As Per Table A)	424,216,737	447,216,737	447,216,737

Table G - Any Comments / Observations of CA

FOR , A.S. Divecha & Associates
FRN No: 160283W

A.S. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

CA Anjali Divecha
M.No 123050
Date :03 / 02 / 2024
UDIN:24123050BKGWGV1000

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

Mr. Jeevan Ghime
Director