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 : 21 / 05 / 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 31.03.2024)

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**

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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.	20,000,000
	(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	**374,330,000**
2		**Total Estimated Cost of the Real Estate Project**	**467,216,737**

Table B - Actual Cost Incurred on the Project (as on 31.03.2024)

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**

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	Development Cost / Cost of Construction:		
	(i)	Expenditure For Construction. Minimum of (a) or (b)	113,465,475
	(a)	Construction cost incurred including site development and infrastructure for the same as certified by the Engineer	120,000,000
	(b)	Actual Cost Of construction cost as per the books of accounts as Verified by the CA.	113,465,475
	(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.	5,500,000
	(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.	14,634,523
		Sub Total of DEVELOPMENT COST Rs	133,599,998
3		**Total Cost Incurred of the Real Estate Project (As incuured on date of certificate)**	226,486,735
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %) (Table A)	48.48
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)	226,486,735
6		Less: Amount withdrawn till date of this certificate from the Designated Account	9,27,03,516/-
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	133,783,219/-

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

Anjali Divecha
CA Anjali Divecha
M.No 123050
Date :21 / 05/ 2024
UDIN:24123050BKGWHI4116

A.S. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

FOR, **TECHOPS INFRASTRUCTURE PVT LTD ,**

Mr. Jeevan Ghime
Director

Ty

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	396,040	4,003,960
2	A-102	57.690	4,400,000	2,634,278	1,765,722
3	A-201	55.590	4,000,000	2,016,997	1,983,003
4	A-202	57.690	4,450,000	3,520,346	929,654
5	A-203	79.933	4,000,000	594,060	3,405,940
6	A-204	79.933	4,400,000	1,672,416	2,727,584
7	A-301	55.590	4,490,000	99,010	4,390,990
8	A-302	57.690	3,500,000	693,070	2,806,930
9	A-303	79.933	4,000,000	692,080	3,307,920
10	A-401	55.590	4,490,000	534,654	3,955,346
11	A-402	57.690	4,000,000	99,010	3,900,990
12	A-403	79.933	4,000,000	1,485,150	2,514,850
13	A-404	79.933	4,490,000	2,706,203	1,783,797
14	A-501	55.590	4,490,000	49,505	4,440,495
15	A-502	57.690	4,490,000	1,842,577	2,647,423
16	A-503	79.933	4,490,000	289,486	4,200,514
17	A-504	79.933	4,000,000	99,010	3,900,990
18	A-603	79.933	4,000,000	594,060	3,405,940
19	A-604	79.933	4,490,000	485,148	4,004,852
20	A-703	79.933	4,000,000	1,386,138	2,613,862
21	A-704	79.933	5,673,000	3,500,283	2,172,717
22	A-803	79.933	4,490,000	891,090	3,598,910
23	A-804	79.933	4,490,000	3,065,405	1,424,595
24	A-901	68.595	4,500,000	2,710,441	1,789,559
25	A-902	105.317	4,490,000	50,495	4,439,505
26	B-101	55.590	3,500,000	99,010	3,400,990
27	B-102	57.690	4,125,000	2,079,210	2,045,790
28	B-103	55.590	4,200,000	742,572	3,457,428
29	B-201	55.590	4,300,000	98,020	4,201,980
30	B-202	57.690	4,400,000	3,214,181	1,185,819
31	B-204	57.690	4,250,000	2,124,755	2,125,245
32	B-301	55.590	2,500,000	247,524	2,252,476
33	B-302	57.690	4,350,000	2,962,384	1,387,616
34	B-304	57.690	3,800,000	2,019,871	1,780,129
35	B-402	57.690	4,375,000	693,070	3,681,930
36	B-404	57.690	4,350,000	3,220,956	1,129,044
37	B-502	57.690	3,000,000	1,798,181	1,201,819
38	B-503	55.590	4,490,000	1,591,160	2,898,840
39	B-602	57.690	4,490,000	495,050	3,994,950
40	B-603	55.590	4,100,000	1,425,745	2,674,255

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41	B-704	57.690	4,490,000	495,050	3,994,950
42	B-901	68.595	4,490,000	2,376,241	2,113,759
43	B-902	68.595	5,160,000	3,795,958	1,364,042
44	C-101	49.886	4,000,000	2,229,674	1,770,326
45	C-102	57.690	3,500,000	2,482,259	1,017,741
46	C-103	49.055	4,100,000	2,995,507	1,104,493
47	C-104	57.690	4,225,000	693,070	3,531,930
48	C-201	49.886	4,267,000	1,188,120	3,078,880
49	C-301	49.886	3,500,000	2,801,979	698,021
50	C-302	57.690	4,370,000	2,875,977	1,494,023
51	C-304	57.690	4,300,000	990,100	3,309,900
52	C-401	49.886	4,490,000	3,054,628	1,435,372
53	C-402	57.690	4,244,000	1,295,130	2,948,870
54	C-404	57.690	4,250,000	495,050	3,754,950
55	C-502	57.690	4,444,000	3,019,254	1,424,746
56	C-504	57.690	4,434,000	1,485,150	2,948,850
57	C-602	57.690	4,100,000	509,902	3,590,098
58	C-604	57.690	4,490,000	99,010	4,390,990
59	C-702	57.690	4,400,000	841,585	3,558,415
60	C-802	57.690	4,000,000	2,724,596	1,275,404
61	C-901	63.213	4,490,000	49,505	4,440,495
62	C-902	62.360	3,000,000	198,020	2,801,980
63	C-204	57.690	4,400,000	99,010	4,300,990
64	C-202	57.690	4,200,000	297,030	3,902,970
65	A-304	79.933	4,000,000	495,050	3,504,950
66	B-504	57.690	4,600,000	99,010	4,500,990
67	B-604	57.690	4,490,000	99,010	4,390,990
TOTAL		**4204.216**	**282887000**	**92703516**	**190183484**



(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-601	55.590	1,694,939
2	A-602	57.690	1,758,968
3	A-701	55.590	1,694,939
4	A-702	57.690	1,758,968
5	A-801	55.590	1,694,939
6	A-802	57.690	1,758,968
7	B-104	57.690	1,758,968
8	B-203	55.590	1,694,939
9	B-303	55.590	1,694,939
10	B-401	55.590	1,694,939
11	B-403	55.590	1,694,939
12	B-501	55.590	1,694,939
13	B-601	55.590	1,694,939
14	B-701	55.590	1,694,939
15	B-702	57.690	1,758,968
16	B-703	55.590	1,694,939
17	B-801	55.590	1,694,939
18	B-802	57.690	1,758,968
19	B-803	55.590	1,694,939
20	B-804	57.690	1,758,968
21	C-203	49.055	1,495,687
22	C-303	49.055	1,495,687
23	C-403	49.055	1,495,687
24	C-501	49.886	1,521,024
25	C-503	49.055	1,495,687
26	C-601	49.886	1,521,024
27	C-603	49.055	1,495,687
28	C-701	49.886	1,521,024
29	C-703	49.055	1,495,687
30	C-704	57.690	1,758,968
31	C-801	49.886	1,521,024
32	C-803	49.055	1,495,687
33	C-804	57.690	1,758,968
TOTAL A.		1784.809	54,418,826

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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)		**2267.839**	**74078147**

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

A.S. DIVECHA & ASSOCIATES
NAGPUR
Chartered Accountants

CA Ahjali Divecha
M.No 123050
Date :21 / 05/ 2024
UDIN:24123050BKGWHI4116

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)	240,730,002
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)	190,183,484
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)	2,268
	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	74,078,147
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	264,261,631
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

A.S. DIVECHA & ASSOCIATES NAGPUR Chartered Accountants

CA Anjali Divecha
M.No 123050
Date :21 / 05/ 2024
UDIN:24123050BKGWHI4116

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 19/01/2024 to 31/03/2024
1	Opening Balance	0
2	Deposits	11,404,749
3	Withdrawls	8,472,453
4	Closing Balance	2,932,296

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	33,000,000	51,225,297
2	Total Borrowed Funds (Secured)	50,000,000	180,000,000	82,557,922
	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	92,703,516
5	Total Funds For The Project	424,216,737	467,216,737	226,486,735
6	Total Estimated Cost (As Per Table A)	424,216,737	467,216,737	467,216,737

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 :21 / 05/ 2024
UDIN:24123050BKGWHI4116

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

Mr. Jeevan Ghime
Director