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 : 11 / 03 / 2025

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 31.12.2024)

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**

A.S. DIVECHA & ASSOCIATES NAGPUR Charte... ...tants

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 31.12.24)

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)	189,465,995
	(a)	Construction cost incurred including site development and infrastructure for the same as certified by the Engineer	192,500,000
	(b)	Actual Cost Of construction cost as per the books of accounts as Verified by the CA.	189,465,995
	(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.	8,155,250
	(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.	24,050,978
		Sub Total of DEVELOPMENT COST Rs	221,672,223
3		**Total Cost Incurred of the Real Estate Project (As incuured on date of certificate)**	314,558,960
4		Proportion of the Cost incurred on Land Cost and Construction Cost of the Total Estimated Cosr. (3/2 %) (Table A)	67.33
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)	314,558,960
6		Less: 70 % of the Customer Receipts till date	134,068,641
7		Net Amount which can be withdrawn from the Designated Bank Account under this certificate	180,490,319

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

A.S. DIVECHA & ASSOCIATES NAGPUR Chartered Accountants

CA Anjali Divecha
M.No 123050
Date : 11/03/2025
UDIN: 25123050BMNRUX7871

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	1,831,660	2,568,340
2	A-102	57.690	4,400,000	3,133,011	1,266,989
3	A-201	55.590	4,000,000	3,762,508	237,492
4	A-202	57.690	4,450,000	4,011,982	438,018
5	A-203	79.933	4,000,000	2,574,260	1,425,740
6	A-204	79.933	4,400,000	2,673,016	1,726,984
7	A-301	55.590	4,490,000	3,373,338	1,116,662
8	A-302	57.690	4,400,000	3,120,247	1,279,753
9	A-303	79.933	4,000,000	3,289,322	710,678
10	A-304	79.933	4,000,000	495,050	3,504,950
11	A-401	55.590	4,490,000	3,916,449	573,551
12	A-402	57.690	4,000,000	2,163,356	1,836,644
13	A-403	79.933	4,000,000	2,970,299	1,029,701
14	A-404	79.933	4,490,000	3,874,053	615,947
15	A-501	55.590	4,700,000	2,745,304	1,954,696
16	A-502	57.690	4,672,000	2,238,616	2,433,384
17	A-503	79.933	4,400,000	289,486	4,110,514
18	A-504	79.933	4,000,000	99,010	3,900,990
19	A-602	57.690	3,026,000	99,010	2,926,990
20	A-603	79.933	4,000,000	1,257,427	2,742,573
21	A-604	79.933	4,490,000	485,148	4,004,852
22	A-702	57.690	4,590,000	1,188,120	3,401,880
23	A-703	79.933	4,000,000	1,386,139	2,613,861
24	A-704	79.933	5,673,000	4,972,697	700,303
25	A-802	57.690	3,000,000	99,010	2,900,990
26	A-803	79.933	4,490,000	1,881,194	2,608,806
27	A-804	79.933	4,490,000	4,152,661	337,339
28	A-901	68.595	4,500,000	3,657,728	842,272
29	A-902	105.317	4,490,000	490,101	3,999,899
30	B-101	55.590	4,300,000	2,941,223	1,358,777
31	B-102	57.690	4,125,000	2,079,210	2,045,790
32	B-103	55.590	4,200,000	1,584,156	2,615,844
33	B-104	57.690	4,000,000	2,759,476	1,240,524
34	B-201	55.590	4,300,000	3,416,547	883,453
35	B-202	57.690	4,400,000	4,140,990	259,010
36	B-203	55.590	3,875,000	49,504	3,825,496
37	B-204	57.690	4,250,000	2,124,753	2,125,247
38	B-301	55.590	4,635,000	1,188,098	3,446,902
39	B-302	57.690	4,350,000	4,093,841	256,159
40	B-304	57.690	3,800,000	3,267,395	532,605
41	B-401	55.590	4,375,000	3,949,010	425,990
42	B-402	57.690	4,375,000	1,188,120	3,186,880
43	B-404	57.690	4,350,000	4,093,820	256,180
44	B-501	55.590	4,495,000	49,504	4,445,496
45	B-502	57.690	4,375,000	2,278,793	2,096,207
46	B-503	55.590	4,000,000	3,549,369	450,631

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47	B-504	57.690	4,600,000	3,660,466	939,534
48	B-603	55.590	4,100,000	3,267,823	832,177
49	B-604	57.690	4,490,000	1,806,930	2,683,070
50	B-704	57.690	4,650,000	3,564,358	1,085,642
51	B-802	57.690	4,495,000	49,504	4,445,496
52	B-804	57.690	4,100,000	99,010	4,000,990
53	B-901	68.595	4,490,000	3,165,350	1,324,650
54	B-902	68.595	5,160,000	4,607,860	552,140
55	C-101	49.886	4,000,000	3,764,999	235,001
56	C-102	57.690	3,500,000	3,299,089	200,911
57	C-103	49.055	4,100,000	3,650,310	449,690
58	C-104	57.690	4,225,000	1,188,120	3,036,880
59	C-201	49.886	4,267,000	3,509,840	757,160
60	C-202	57.690	4,200,000	3,252,970	947,030
61	C-203	49.055	4,400,000	50,496	4,349,504
62	C-204	57.690	4,400,000	3,262,278	1,137,722
63	C-301	49.886	3,500,000	2,999,999	500,001
64	C-302	57.690	4,370,000	3,794,116	575,884
65	C-303	49.055	4,330,000	99,010	4,230,990
66	C-304	57.690	4,300,000	2,574,260	1,725,740
67	C-401	49.886	4,490,000	4,000,854	489,146
68	C-402	57.690	4,244,000	2,631,763	1,612,237
69	C-404	57.690	4,250,000	3,123,226	1,126,774
70	C-501	49.886	4,495,000	94,060	4,400,940
71	C-502	57.690	4,444,000	4,172,930	271,070
72	C-504	57.690	4,434,000	3,069,310	1,364,690
73	C-602	57.690	4,100,000	509,901	3,590,099
74	C-604	57.690	4,490,000	3,776,300	713,700
75	C-702	57.690	4,400,000	841,585	3,558,415
76	C-704	57.690	4,490,000	3,952,324	537,676
77	C-802	57.690	4,000,000	3,564,963	435,037
78	C-804	57.690	2,250,000	891,090	1,358,910
79	C-901	63.213	4,490,000	49,505	4,440,495
80	C-902	62.360	4,000,000	198,020	3,801,980
TOTAL		**4922.81**	**340,500,000**	**191,526,630**	**148,973,370**

(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-701	55.590	1,694,939
3	A-801	55.590	1,694,939
4	B-303	55.590	1,694,939
5	B-403	55.590	1,694,939
6	B-601	55.590	1,694,939
7	B-602	57.690	1,758,968
8	B-701	55.590	1,694,939
9	B-702	57.690	1,758,968
10	B-703	55.590	1,694,939
11	B-801	55.590	1,694,939
12	B-803	55.590	1,694,939
13	C-403	49.055	1,495,687
14	C-503	49.055	1,495,687
15	C-601	49.886	1,521,024
16	C-603	49.055	1,495,687
17	C-701	49.886	1,521,024
18	C-703	49.055	1,495,687
19	C-801	49.886	1,521,024
20	C-803	49.055	1,495,687
TOTAL A.		1,066.213	32,508,834

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NAGPUR
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**	**19,659,321**
TOTAL (A+B)		**1549.243**	**52,168,155**

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

A.S. DIVECHA & ASSOCIATES NAGPUR Chartered Accountants

CA Anjali Divecha
M.No 123050
Date 11/03/2025
UDIN: 25123050BMNRUX7871

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)	152,657,777
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)	148,973,370
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)	1,549
	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	52,168,155
4		Estimated receivalbes of ongoing project. Sum of 2 + 3 (ii)	201,141,525
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 11/03/2025
UDIN: 25123050BMNRUX7871

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 31/12/2024
1	Opening Balance	0
2	Deposits	52,889,059
3	Withdrawls	50,619,331
4	Closing Balance	2,269,728

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	13,622,122
2	Total Borrowed Funds (Secured) Drawndown availed till date	50,000,000	180,000,000	109,410,208
3	Total Borrowed Funds (Unsecured) Drawndown availed till date			
4	Customer Receipts Used For The Project	254,216,737	254,216,737	191,526,630
5	Total Funds For The Project	424,216,737	467,216,737	314,558,960
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 : 11/03/2025
UDIN: 25123050BMNRUX7871

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

Mr. Jeevan Ghime
Director