

**AGRAWAL SARAF ASSOCIATES**

CHARTERED ACCOUNTANTS

101, Maa Saraswati appartments, KDK College road, Jagnade Square, Nagpur-440009
Email: camayanksaraf2017@gmail.com

To,
Sanjay Tulshan & others,
Tulshan House, Akoli road,
Gita Nagar,
Akola-4440002.

FORM 3**CHARTERED ACCOUNTANTS CERTIFICATE****(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)****Cost of Real Estate Project MahaRERA Registration Number****Project Name****Emerald City-II (For Registration)**

Sr. No	Particulars	Amount (in Rs.)	
		Estimated	Incurred
		(Column - A)	(Column - B)
1	Land Cost:		
a	Value of land as ascertained from annual statements of Rates (ASR)	2,63,18,250	2,63,18,250
b	Amount of Premium payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR from Local Authority or State Government or any Statutory Authority	-	-
c	Acquisition cost of TDR (if any)	-	-
d	Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc.	-	-
e	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 (in Column-A)	-	-
(ii)	Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA (in Column-B) Note: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-
(iii)	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.	-	-
(iv)	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.	-	-
(v)	Any other cost including interest incurred on the borrowing done sepecifically for construction of rehabilitation component.	-	-
	Sub-Total of Land Cost	2,63,18,250	2,63,18,250



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ii	Development Cost/Cost of Construction:		
a (i)	Estimated Cost of Construction as certified by Engineer (Column - A)	8,50,00,000	
a (ii)	Actual Cost of Construction incurred as per the books of accounts as verified by the CA (Column - B)		-
a (iii)	On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered.	50,00,000	-
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-	-
c	Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction:	-	-
Sub-Total of Development Cost		9,00,00,000	-
2	Total cost of the project (Estimated and Actual)	11,63,18,250	2,63,18,250
3	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.(3/2)		22.63%
4	Amount which can be withdrawn from the Designated Account Total Estimated Cost *Proportion of cost incurred and paid (Sr. number 2 *Sr. number 3)		2,63,18,250
5	Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement		-
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		2,63,18,250

This certificate is being issued for RERA compliance for Mr. Sanjay Tulshan and others is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Signature of Chartered Accountant

For Agrawal Saraf & Associates

Partner

(Membership Number 177706)

Name: CA Mayank Saraf

UDIN: 19177706AAAABS5701



Date: 4th November 2019

Place: Nagpur

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Email: camayanksaraf2017@gmail.com

(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	9,00,00,000
2		Balance amount of receivables from sold apartments as per Annexure-A to this certificate (as certified by Chartered Accountant as verified from the records And books of Accounts)	-
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and	1,04,260.07
	(ii)	Estimated amount of sales proceeds in respect of unsold apartments as per Annexure-A to this	15,11,77,096
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	15,11,77,096
5		Amount to be deposited in Designated 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, then 100% of the balance receivables of Ongoing project will be deposited in designated Account.	70.00%

This certificate is being issued for RERA compliance for Mr. Sanjay Tulshan and others is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully,

Signature of Chartered Accountant
For Agrawal Saraf & Associates



Partner
(Membership Number 177706)
Name: CA Mayank Saraf
UDIN: 19177706AAAARS5701



Date: 4th November 2019
Place: Nagpur

Annexure - A

**Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project
Sold Inventory**

(Amount in Rs.)

Sr. No	Plot No	Carpet Area (in Sq. Mts.)	Unit Consideration as per Agreement/Letter of Allotment (excluding GST)	Received Amount	Balance Amount
			Nil		
Total		-	-	-	-

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of the certificate of the Residential/commercial premises
Rs.1450 per sm.

(Amount in Rs.)

Sr. No	Plot No	Carpet Area (in Sq. Mts.)	Value as per read recknor rates
1	1	1296.485	1879903.25
2	2	998.245	1447455.25
3	3	1036.97	1503606.5
4	4	470	681500
5	5	200	290000
6	6	200	290000
7	7	200	290000
8	8	200	290000
9	9	473.13	686038.5
10	10	480.071	696102.95
11	11	735	1065750
12	12	957.48	1388346
13	13	553.58	802691
14	14	292.8	424560
15	15	292.8	424560
16	16	298.23	432433.5
17	17	300	435000
18	18	300	435000
19	19	300	435000
20	20	300	435000
21	21	300	435000
22	22	300	435000
23	23	339.78	492681
24	24	339.78	492681
25	25	300	435000
26	26	300	435000
27	27	300	435000
28	28	300	435000
29	29	300	435000



30	30	300	435000
31	31	298.23	432433.5
32	32	298.23	432433.5
33	33	300	435000
34	34	300	435000
35	35	300	435000
36	36	300	435000
37	37	300	435000
38	38	300	435000
39	39	339.78	492681
40	40	311.63	451863.5
41	41	200	290000
42	42	200	290000
43	43	200	290000
44	44	200	290000
45	45	200	290000
46	46	200	290000
47	47	200	290000
48	48	200	290000
49	49	200	290000
50	50	200	290000
51	51	200	290000
52	52	200	290000
53	53	200	290000
54	54	200	290000
55	55	200	290000
56	56	198.23	287433.5
57	57	198.23	287433.5
58	58	200	290000
59	59	200	290000
60	60	200	290000
61	61	200	290000
62	62	200	290000
63	63	200	290000
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66	66	200	290000
67	67	200	290000
68	68	200	290000
69	69	200	290000
70	70	200	290000
71	71	200	290000
72	72	200	290000
73	73	321.43	466073.5
74	74	327.23	474483.5
75	75	200	290000
76	76	200	290000
77	77	200	290000
78	78	200	290000
79	79	200	290000
80	80	200	290000
81	81	200	290000



82	82	200	290000
83	83	200	290000
84	84	200	290000
85	85	200	290000
86	86	200	290000
87	87	200	290000
88	88	200	290000
89	89	200	290000
90	90	198.23	287433.5
91	91	198.23	287433.5
92	92	200	290000
93	93	200	290000
94	94	200	290000
95	95	200	290000
96	96	200	290000
97	97	200	290000
98	98	200	290000
99	99	200	290000
100	100	200	290000
101	101	200	290000
102	102	200	290000
103	103	200	290000
104	104	200	290000
105	105	200	290000
106	106	200	290000
107	107	330.83	479703.5
108	108	358.23	519433.5
109	109	185	268250
110	110	185	268250
111	111	185	268250
112	112	185	268250
113	113	185	268250
114	114	185	268250
115	115	185	268250
116	116	185	268250
117	117	207.48	300846
118	118	185	268250
119	119	185	268250
120	120	167.24	242498
121	121	185	268250
122	122	185	268250
123	123	182.42	264509
124	124	163.46	237017
125	125	185	268250
126	126	185	268250
127	127	185	268250
128	128	185	268250
129	129	185	268250
130	130	185	268250
131	131	185	268250
132	132	185	268250
133	133	185	268250



134	134	185	268250
135	135	185	268250
136	136	185	268250
137	137	215.165	311989.25
138	138	286.53	415468.5
139	139	200	290000
140	140	200	290000
141	141	200	290000
142	142	200	290000
143	143	200	290000
144	144	200	290000
145	145	200	290000
146	146	200	290000
147	147	200	290000
148	148	200	290000
149	149	200	290000
150	150	182.73	264958.5
151	151	230.33	333978.5
152	152	235	340750
153	153	235	340750
154	154	235	340750
155	155	235	340750
156	156	248.78	360731
157	157	204.27	296191.5
158	158	170	246500
159	159	170	246500
160	160	170	246500
161	161	170	246500
162	162	193.25	280212.5
163	163	327.43	474773.5
164	164	300.9	436305
165	165	330.26	478877
166	166	262.73	380958.5
167	167	209.93	304398.5
168	168	212.924	308739.8
169	169	202.08	293016
170	170	200	290000
171	171	200	290000
172	172	200	290000
173	173	200	290000
174	174	200	290000
175	175	200	290000
176	176	202.08	293016
177	177	225.58	327091
178	178	200	290000



179	179	200	290000
180	180	200	290000
181	181	200	290000
182	182	200	290000
183	183	200	290000
184	184	200	290000
185	185	200	290000
186	186	200	290000
187	187	200	290000
188	188	200	290000
189	189	200	290000
190	190	208.78	302731
191	191	330.11	478659.5
192	192	185	268250
193	193	185	268250
194	194	185	268250
195	195	185	268250
196	196	185	268250
197	197	185	268250
198	198	185	268250
199	199	185	268250
200	200	185	268250
201	201	185	268250
202	202	185	268250
203	203	185	268250
204	204	108.11	156759.5
205	205	203.93	295698.5
206	206	230	333500
207	207	230	333500
208	208	230	333500
209	209	230	333500
210	210	379.63	550463.5
211	211	244.96	355192
212	212	212.97	308806.5
213	213	212.97	308806.5
214	214	212.97	308806.5
215	215	212.97	308806.5
216	216	187.97	272556.5
217	217	23083.212	33470657.4
218	218	1050.809	1523673.05
219	219	22148.758	32115699.1
220	220	5763.487	8357056.15
Total		1,04,260.07	15,11,77,095.70

Signature of Chartered Accountant
For Agrawal Saraf & Associates



Partner

(Membership Number 177706)

Name: CA Mayank Saraf



Date: 4th November 2019

Place: Nagpur