



To,
Mr. Sanjay Tulshan & others,
Tulshan House, Akoi road,
Gita nagar, Akola-444002.

FORM 3

CHARTERED ACCOUNTANTS CERTIFICATE

(FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY)

Cost of Real Estate Project MahaRERA Registration Number P50500023338

Project Name

Emerald city-II

Sr. No	Particulars	Amount (in Rs.)	
		Estimated	Incurred
		(Column - A)	(Column - B)
1			
i	Land Cost:		
a	Value of the land as ascertained from the 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/ UT administration or any Statutory Authority	-	-
c	Acquisition cost of TDR (if any)	-	-
d	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.	-	-
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, amounts payable to slum dwellers, Tenants, Apartment owners or appropriate authority or Government or Concessionaire which are not refundable and so on.	-	-
(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 specifically for	-	-
	Sub-Total of Land Cost	2,63,18,250	2,63,18,250





	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) Note: (for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	28,08,367
	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	28,08,367
2		Total Cost of the Project (Estimated And Actual)	11,63,18,250	2,91,26,617
3		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.		25.04%
4		Amount which can be withdrawn from the Designated Account Total Estimated Cost.		2,91,26,617
5	Less:	Amount withdrawn till date of this certificate from the designated Account		41,68,108
6		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		2,49,58,509

This certificate is being issued for RERA compliance for Mr. Sanjay Tulshan and 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
U.DIN: 21177706AAAAGO4121



Date: 14/08/2021
Place: Nagpur



(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

1		Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	8,71,91,633
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)	1,39,46,382
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	1,00,744.10
	(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 Annexure-A to this certificate.	14,60,78,939
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	16,00,25,322
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 is based on the records and documents produced before me and

Yours Faithfully,

Signature of Chartered Accountant
For Agrawal Saraf & Associates

Partner

(Membership Number 177706)

Name: CA Mayank Saraf

UDIN: 21177706AAAAG04121



Date: 14/08/2021
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
1	4	470.00	25,28,600.00	3,86,000.00	21,42,600.00
2	5	200.00	10,76,000.00	3,86,000.00	6,90,000.00
3	9	473.13	26,99,290.00	7,00,000.00	19,99,290.00
4	39	339.78	18,28,500.00	2,24,000.00	16,04,500.00
5	40	311.63	26,16,120.00	10,00,000.00	16,16,120.00
6	41	200.00	10,76,000.00	5,50,000.00	5,26,000.00
7	42	200.00	10,76,000.00	50,000.00	10,26,000.00
8	47	200.00	11,41,090.00	1,00,000.00	10,41,090.00
9	48	200.00	10,76,000.00	1,00,000.00	9,76,000.00
10	49	200.00	11,41,090.00	2,40,000.00	9,01,090.00
11	69	200.00	10,76,000.00	3,22,001.00	7,53,999.00
12	71	200.00	10,76,000.00	6,45,600.00	4,30,400.00
13	73	321.43	17,29,293.40	14,90,000.00	2,39,293.40
Total		3,515.970	2,01,39,983.400	61,93,601.000	1,39,46,382.400

(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	1296.49	18,79,903.25
2	2	998.25	14,47,455.25
3	3	1036.97	15,03,606.50
4	6	200.00	2,90,000.00
5	7	200.00	2,90,000.00
6	8	200.00	2,90,000.00
7	10	480.07	6,96,102.95
8	11	735.00	10,65,750.00
9	12	957.48	13,88,346.00
10	13	553.58	8,02,691.00
11	14	292.80	4,24,560.00
12	15	292.80	4,24,560.00
13	16	298.23	4,32,433.50
14	17	300.00	4,35,000.00
15	18	300.00	4,35,000.00
16	19	300.00	4,35,000.00
17	20	300.00	4,35,000.00
18	21	300.00	4,35,000.00



19	22	300.00	4,35,000.00
20	23	339.78	4,92,681.00
21	24	339.78	4,92,681.00
22	25	300.00	4,35,000.00
23	26	300.00	4,35,000.00
24	27	300.00	4,35,000.00
25	28	300.00	4,35,000.00
26	29	300.00	4,35,000.00
27	30	300.00	4,35,000.00
28	31	298.23	4,32,433.50
29	32	298.23	4,32,433.50
30	33	300.00	4,35,000.00
31	34	300.00	4,35,000.00
32	35	300.00	4,35,000.00
33	36	300.00	4,35,000.00
34	37	300.00	4,35,000.00
35	38	300.00	4,35,000.00
36	43	200.00	2,90,000.00
37	44	200.00	2,90,000.00
38	45	200.00	2,90,000.00
39	46	200.00	2,90,000.00
40	50	200.00	2,90,000.00
41	51	200.00	2,90,000.00
42	52	200.00	2,90,000.00
43	53	200.00	2,90,000.00
44	54	200.00	2,90,000.00
45	55	200.00	2,90,000.00
46	56	198.23	2,87,433.50
47	57	198.23	2,87,433.50
48	58	200.00	2,90,000.00
49	59	200.00	2,90,000.00
50	60	200.00	2,90,000.00
51	61	200.00	2,90,000.00
52	62	200.00	2,90,000.00
53	63	200.00	2,90,000.00
54	64	200.00	2,90,000.00
55	65	200.00	2,90,000.00
56	66	200.00	2,90,000.00
57	67	200.00	2,90,000.00
58	68	200.00	2,90,000.00
59	70	200.00	2,90,000.00
60	72	200.00	2,90,000.00
61	74	327.23	4,74,483.50
62	75	200.00	2,90,000.00
63	76	200.00	2,90,000.00
64	77	200.00	2,90,000.00
65	78	200.00	2,90,000.00
66	79	200.00	2,90,000.00
67	80	200.00	2,90,000.00
68	81	200.00	2,90,000.00
69	82	200.00	2,90,000.00

70	83	200.00	2,90,000.00
71	84	200.00	2,90,000.00
72	85	200.00	2,90,000.00
73	86	200.00	2,90,000.00
74	87	200.00	2,90,000.00
75	88	200.00	2,90,000.00
76	89	200.00	2,90,000.00
77	90	198.23	2,87,433.50
78	91	198.23	2,87,433.50
79	92	200.00	2,90,000.00
80	93	200.00	2,90,000.00
81	94	200.00	2,90,000.00
82	95	200.00	2,90,000.00
83	96	200.00	2,90,000.00
84	97	200.00	2,90,000.00
85	98	200.00	2,90,000.00
86	99	200.00	2,90,000.00
87	100	200.00	2,90,000.00
88	101	200.00	2,90,000.00
89	102	200.00	2,90,000.00
90	103	200.00	2,90,000.00
91	104	200.00	2,90,000.00
92	105	200.00	2,90,000.00
93	106	200.00	2,90,000.00
94	107	330.83	4,79,703.50
95	108	358.23	5,19,433.50
96	109	185.00	2,68,250.00
97	110	185.00	2,68,250.00
98	111	185.00	2,68,250.00
99	112	185.00	2,68,250.00
100	113	185.00	2,68,250.00
101	114	185.00	2,68,250.00
102	115	185.00	2,68,250.00
103	116	185.00	2,68,250.00
104	117	207.48	3,00,846.00
105	118	185.00	2,68,250.00
106	119	185.00	2,68,250.00
107	120	167.24	2,42,498.00
108	121	185.00	2,68,250.00
109	122	185.00	2,68,250.00
110	123	182.42	2,64,509.00
111	124	163.46	2,37,017.00
112	125	185.00	2,68,250.00
113	126	185.00	2,68,250.00
114	127	185.00	2,68,250.00
115	128	185.00	2,68,250.00
116	129	185.00	2,68,250.00
117	130	185.00	2,68,250.00
118	131	185.00	2,68,250.00
119	132	185.00	2,68,250.00
120	133	185.00	2,68,250.00



121	134	185.00	2,68,250.00
122	135	185.00	2,68,250.00
123	136	185.00	2,68,250.00
124	137	215.17	3,11,989.25
125	138	286.53	4,15,468.50
126	139	200.00	2,90,000.00
127	140	200.00	2,90,000.00
128	141	200.00	2,90,000.00
129	142	200.00	2,90,000.00
130	143	200.00	2,90,000.00
131	144	200.00	2,90,000.00
132	145	200.00	2,90,000.00
133	146	200.00	2,90,000.00
134	147	200.00	2,90,000.00
135	148	200.00	2,90,000.00
136	149	200.00	2,90,000.00
137	150	182.73	2,64,958.50
138	151	230.33	3,33,978.50
139	152	235.00	3,40,750.00
140	153	235.00	3,40,750.00
141	154	235.00	3,40,750.00
142	155	235.00	3,40,750.00
143	156	248.78	3,60,731.00
144	157	204.27	2,96,191.50
145	158	170.00	2,46,500.00
146	159	170.00	2,46,500.00
147	160	170.00	2,46,500.00
148	161	170.00	2,46,500.00
149	162	193.25	2,80,212.50
150	163	327.43	4,74,773.50
151	164	300.90	4,36,305.00
152	165	330.26	4,78,877.00
153	166	262.73	3,80,958.50
154	167	209.93	3,04,398.50
155	168	212.92	3,08,739.80
156	169	202.08	2,93,016.00
157	170	200.00	2,90,000.00
158	171	200.00	2,90,000.00
159	172	200.00	2,90,000.00
160	173	200.00	2,90,000.00
161	174	200.00	2,90,000.00
162	175	200.00	2,90,000.00
163	176	202.08	2,93,016.00
164	177	225.58	3,27,091.00
165	178	200.00	2,90,000.00
166	179	200.00	2,90,000.00
167	180	200.00	2,90,000.00
168	181	200.00	2,90,000.00
169	182	200.00	2,90,000.00
170	183	200.00	2,90,000.00
171	184	200.00	2,90,000.00

172	185	200.00	2,90,000.00
173	186	200.00	2,90,000.00
174	187	200.00	2,90,000.00
175	188	200.00	2,90,000.00
176	189	200.00	2,90,000.00
177	190	208.78	3,02,731.00
178	191	330.11	4,78,659.50
179	192	185.00	2,68,250.00
180	193	185.00	2,68,250.00
181	194	185.00	2,68,250.00
182	195	185.00	2,68,250.00
183	196	185.00	2,68,250.00
184	197	185.00	2,68,250.00
185	198	185.00	2,68,250.00
186	199	185.00	2,68,250.00
187	200	185.00	2,68,250.00
188	201	185.00	2,68,250.00
189	202	185.00	2,68,250.00
190	203	185.00	2,68,250.00
191	204	108.11	1,56,759.50
192	205	203.93	2,95,698.50
193	206	230.00	3,33,500.00
194	207	230.00	3,33,500.00
195	208	230.00	3,33,500.00
196	209	230.00	3,33,500.00
197	210	379.63	5,50,463.50
198	211	244.96	3,55,192.00
199	212	212.97	3,08,806.50
200	213	212.97	3,08,806.50
201	214	212.97	3,08,806.50
202	215	212.97	3,08,806.50
203	216	187.97	2,72,556.50
204	217	23083.21	3,34,70,657.40
205	218	1050.81	15,23,673.05
206	219	22148.76	3,21,15,699.10
207	220	5763.49	83,57,056.15
Total		1,00,744.10	14,60,78,939.20

Signature of Chartered Accountant



(Membership Number 177706)

Name: CA Mayank Saraf

UDIN: 21177706AAAAGO4121

Date: 14/08/2021

Place: Nagpur