



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 (Column - A)	Incurred (Column - B)
I			
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/ U.I. administration or any Statutory Authority	-	-
c	Acquisition cost of TDR (if any)	-	-
d	Amounts payable to State Government/ U.I. 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)	-	75,05,798
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	10,400
b	Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority.	-	3,26,619
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	78,42,817
2	Total Cost of the Project (Estimated And Actual)	11,63,18,250	3,41,61,067
3	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.		29.37%
4	Amount which can be withdrawn from the Designated Account Total Estimated Cost.	-	3,41,61,067
5	Less: Amount withdrawn till date of this certificate from the designated Account		1,40,64,760
6	Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		2,00,96,307

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
UDIN: 21177706AAAAGL4310



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)	8,21,57,183
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)	1,85,76,824
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	98,804.32
	(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.	14,32,66,258
4		Estimated receivables of ongoing project. Sum of 2 + 3 (ii)	16,18,43,082
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 explanations provided to me by the management of the Company.

Yours Faithfully,
Signature of Chartered Accountant
For Agrawal Saraf & Associates

Partner
(Membership Number 177796)
Name: CA Mayank Saraf
UDIN: 21177796AAAAGL4310



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	12,75,000.00	12,53,600.00
2	5	200.00	10,76,000.00	9,11,000.00	1,65,000.00
3	9	473.13	26,99,290.00	7,00,000.00	19,99,290.00
4	23	339.78	18,28,016.40	4,80,000.00	13,48,016.40
5	37	300.00	16,14,000.00	4,44,000.00	11,70,000.00
6	38	300.00	17,75,950.00	4,44,000.00	13,31,950.00
7	39	339.78	18,28,500.00	3,24,000.00	15,04,500.00
8	40	311.63	26,16,120.00	10,00,000.00	16,16,120.00
9	41	200.00	10,76,000.00	5,50,000.00	5,26,000.00
10	42	200.00	10,76,000.00	2,00,000.00	8,76,000.00
11	43	200.00	11,84,150.00	4,00,000.00	7,84,150.00
12	44	200.00	11,84,150.00	5,92,075.00	5,92,075.00
13	45	200.00	11,84,150.00	3,00,000.00	8,84,150.00
14	47	200.00	11,41,090.00	1,00,000.00	10,41,090.00
15	48	200.00	10,76,000.00	2,00,000.00	8,76,000.00
16	49	200.00	11,41,090.00	2,85,000.00	8,56,090.00
17	65	200.00	10,76,000.00	2,96,000.00	7,80,000.00
18	66	200.00	10,76,000.00	3,00,100.00	7,75,900.00
19	69	200.00	12,00,000.00	11,91,201.00	8,799.00
20	71	200.00	12,00,000.00	11,91,200.00	8,800.00
21	73	321.43	17,29,293.40	15,50,000.00	1,79,293.40
Total		5,455.750	3,13,10,399.800	1,27,33,576.000	1,85,76,823.800

(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	24	339.78	4,92,681.00
21	25	300.00	4,35,000.00
22	26	300.00	4,35,000.00
23	27	300.00	4,35,000.00
24	28	300.00	4,35,000.00
25	29	300.00	4,35,000.00
26	30	300.00	4,35,000.00
27	31	298.23	4,32,433.50
28	32	298.23	4,32,433.50
29	33	300.00	4,35,000.00
30	34	300.00	4,35,000.00
31	35	300.00	4,35,000.00
32	36	300.00	4,35,000.00
33	46	200.00	2,90,000.00
34	50	200.00	2,90,000.00
35	51	200.00	2,90,000.00
36	52	200.00	2,90,000.00
37	53	200.00	2,90,000.00
38	54	200.00	2,90,000.00
39	55	200.00	2,90,000.00
40	56	198.23	2,87,433.50
41	57	198.23	2,87,433.50
42	58	200.00	2,90,000.00
43	59	200.00	2,90,000.00
44	60	200.00	2,90,000.00
45	61	200.00	2,90,000.00
46	62	200.00	2,90,000.00
47	63	200.00	2,90,000.00
48	64	200.00	2,90,000.00
49	67	200.00	2,90,000.00
50	68	200.00	2,90,000.00
51	70	200.00	2,90,000.00
52	72	200.00	2,90,000.00
53	74	327.23	4,74,483.50
54	75	200.00	2,90,000.00
55	76	200.00	2,90,000.00
56	77	200.00	2,90,000.00
57	78	200.00	2,90,000.00
58	79	200.00	2,90,000.00
59	80	200.00	2,90,000.00
60	81	200.00	2,90,000.00
61	82	200.00	2,90,000.00
62	83	200.00	2,90,000.00
63	84	200.00	2,90,000.00



64	85	200.00	2,90,000.00
65	86	200.00	2,90,000.00
66	87	200.00	2,90,000.00
67	88	200.00	2,90,000.00
68	89	200.00	2,90,000.00
69	90	198.23	2,87,433.50
70	91	198.23	2,87,433.50
71	92	200.00	2,90,000.00
72	93	200.00	2,90,000.00
73	94	200.00	2,90,000.00
74	95	200.00	2,90,000.00
75	96	200.00	2,90,000.00
76	97	200.00	2,90,000.00
77	98	200.00	2,90,000.00
78	99	200.00	2,90,000.00
79	100	200.00	2,90,000.00
80	101	200.00	2,90,000.00
81	102	200.00	2,90,000.00
82	103	200.00	2,90,000.00
83	104	200.00	2,90,000.00
84	105	200.00	2,90,000.00
85	106	200.00	2,90,000.00
86	107	330.83	4,79,703.50
87	108	358.23	5,19,433.50
88	109	185.00	2,68,250.00
89	110	185.00	2,68,250.00
90	111	185.00	2,68,250.00
91	112	185.00	2,68,250.00
92	113	185.00	2,68,250.00
93	114	185.00	2,68,250.00
94	115	185.00	2,68,250.00
95	116	185.00	2,68,250.00
96	117	207.48	3,00,846.00
97	118	185.00	2,68,250.00
98	119	185.00	2,68,250.00
99	120	167.24	2,42,498.00
100	121	185.00	2,68,250.00
101	122	185.00	2,68,250.00
102	123	182.42	2,64,509.00
103	124	163.46	2,37,017.00
104	125	185.00	2,68,250.00
105	126	185.00	2,68,250.00
106	127	185.00	2,68,250.00
107	128	185.00	2,68,250.00
108	129	185.00	2,68,250.00
109	130	185.00	2,68,250.00
110	131	185.00	2,68,250.00
111	132	185.00	2,68,250.00
112	133	185.00	2,68,250.00
113	134	185.00	2,68,250.00
114	135	185.00	2,68,250.00



115	136	185.00	2,68,250.00
116	137	215.17	3,11,989.25
117	138	286.53	4,15,468.50
118	139	200.00	2,90,000.00
119	140	200.00	2,90,000.00
120	141	200.00	2,90,000.00
121	142	200.00	2,90,000.00
122	143	200.00	2,90,000.00
123	144	200.00	2,90,000.00
124	145	200.00	2,90,000.00
125	146	200.00	2,90,000.00
126	147	200.00	2,90,000.00
127	148	200.00	2,90,000.00
128	149	200.00	2,90,000.00
129	150	182.73	2,64,958.50
130	151	230.33	3,33,978.50
131	152	235.00	3,40,750.00
132	153	235.00	3,40,750.00
133	154	235.00	3,40,750.00
134	155	235.00	3,40,750.00
135	156	248.78	3,60,731.00
136	157	204.27	2,96,191.50
137	158	170.00	2,46,500.00
138	159	170.00	2,46,500.00
139	160	170.00	2,46,500.00
140	161	170.00	2,46,500.00
141	162	193.25	2,80,212.50
142	163	327.43	4,74,773.50
143	164	300.90	4,36,305.00
144	165	330.26	4,78,877.00
145	166	262.73	3,80,958.50
146	167	209.93	3,04,398.50
147	168	212.92	3,08,739.80
148	169	202.08	2,93,016.00
149	170	200.00	2,90,000.00
150	171	200.00	2,90,000.00
151	172	200.00	2,90,000.00
152	173	200.00	2,90,000.00
153	174	200.00	2,90,000.00
154	175	200.00	2,90,000.00
155	176	202.08	2,93,016.00
156	177	225.58	3,27,091.00
157	178	200.00	2,90,000.00
158	179	200.00	2,90,000.00
159	180	200.00	2,90,000.00
160	181	200.00	2,90,000.00
161	182	200.00	2,90,000.00
162	183	200.00	2,90,000.00
163	184	200.00	2,90,000.00
164	185	200.00	2,90,000.00
165	186	200.00	2,90,000.00



166	187	200.00	2,90,000.00
167	188	200.00	2,90,000.00
168	189	200.00	2,90,000.00
169	190	208.78	3,02,731.00
170	191	330.11	4,78,659.50
171	192	185.00	2,68,250.00
172	193	185.00	2,68,250.00
173	194	185.00	2,68,250.00
174	195	185.00	2,68,250.00
175	196	185.00	2,68,250.00
176	197	185.00	2,68,250.00
177	198	185.00	2,68,250.00
178	199	185.00	2,68,250.00
179	200	185.00	2,68,250.00
180	201	185.00	2,68,250.00
181	202	185.00	2,68,250.00
182	203	185.00	2,68,250.00
183	204	108.11	1,56,759.50
184	205	203.93	2,95,698.50
185	206	230.00	3,33,500.00
186	207	230.00	3,33,500.00
187	208	230.00	3,33,500.00
188	209	230.00	3,33,500.00
189	210	379.63	5,50,463.50
190	211	244.96	3,55,192.00
191	212	212.97	3,08,806.50
192	213	212.97	3,08,806.50
193	214	212.97	3,08,806.50
194	215	212.97	3,08,806.50
195	216	187.97	2,72,556.50
196	217	23083.21	3,34,70,657.40
197	218	1050.81	15,23,673.05
198	219	22148.76	3,21,15,699.10
199	220	5763.49	83,57,056.15
Total		98,804.32	14,32,66,258.20

Signature of Chartered Accountant



(Membership Number 177706)

Name: CA Mayank Saraf

UDIN: 21177706AAAAGL4310

Date: 14/08/2021

Place: Nagpur