



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)
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, Appartmentment 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)	-	59,62,949
	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.	-	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	62,89,568
	2	Total Cost of the Project (Estimated And Actual)	11,63,18,250	3,26,07,818
3		Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost.		28.03%
4		Amount which can be withdrawn from the Designated Account Total Estimated Cost.		3,26,07,818
5	Less:	Amount withdrawn till date of this certificate from the designated Account		96,60,433
6		Net Amount which can be withdrawn from the Designated Bank Account under this certificate.		2,29,47,385

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: 21177706AAAAGM2770



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)	8,37,10,432
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)	1,93,69,607
3	(i)	Balance Unsold area to be certified by Management and to be verified by CA from the records and books of accounts)	99,144.10
	(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.	14,37,58,939
4		Estimated receivables of ongoing project, Sum of 2 + 3 (ii)	16,31,28,547
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 177706)
Name: CA Mayank Saraf
UDIN: 21177706AAAAGM2770



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	37	300.00	16,14,000.00	4,44,000.00	11,70,000.00
5	38	300.00	17,75,950.00	4,44,000.00	13,31,950.00
6	39	339.78	18,28,500.00	3,24,000.00	15,04,500.00
7	40	311.63	26,16,120.00	10,00,000.00	16,16,120.00
8	41	200.00	10,76,000.00	5,50,000.00	5,26,000.00
9	42	200.00	10,76,000.00	3,00,000.00	7,76,000.00
10	43	200.00	11,84,150.00	4,00,000.00	7,84,150.00
11	44	200.00	11,84,150.00	5,92,075.00	5,92,075.00
12	45	200.00	11,84,150.00	3,00,000.00	8,84,150.00
13	47	200.00	11,41,090.00	1,00,000.00	10,41,090.00
14	48	200.00	10,76,000.00	2,00,000.00	8,76,000.00
15	49	200.00	11,41,090.00	2,85,000.00	8,56,090.00
16	65	200.00	10,76,000.00	2,96,000.00	7,80,000.00
17	66	200.00	10,76,000.00	2,00,100.00	8,75,900.00
18	69	200.00	10,76,000.00	8,22,001.00	2,53,999.00
19	71	200.00	10,76,000.00	6,45,600.00	4,30,400.00
20	73	321.43	17,29,293.40	14,90,000.00	2,39,293.40
Total		5,115.970	2,92,34,383.400	98,64,776.000	1,93,69,607.400

(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	46	200.00	2,90,000.00
35	50	200.00	2,90,000.00
36	51	200.00	2,90,000.00
37	52	200.00	2,90,000.00
38	53	200.00	2,90,000.00
39	54	200.00	2,90,000.00
40	55	200.00	2,90,000.00
41	56	198.23	2,87,433.50
42	57	198.23	2,87,433.50
43	58	200.00	2,90,000.00
44	59	200.00	2,90,000.00
45	60	200.00	2,90,000.00
46	61	200.00	2,90,000.00
47	62	200.00	2,90,000.00
48	63	200.00	2,90,000.00
49	64	200.00	2,90,000.00
50	67	200.00	2,90,000.00
51	68	200.00	2,90,000.00
52	70	200.00	2,90,000.00
53	72	200.00	2,90,000.00
54	74	327.23	4,74,483.50
55	75	200.00	2,90,000.00
56	76	200.00	2,90,000.00
57	77	200.00	2,90,000.00
58	78	200.00	2,90,000.00
59	79	200.00	2,90,000.00
60	80	200.00	2,90,000.00
61	81	200.00	2,90,000.00
62	82	200.00	2,90,000.00
63	83	200.00	2,90,000.00
64	84	200.00	2,90,000.00



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

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



167	187	200.00	2,90,000.00
168	188	200.00	2,90,000.00
169	189	200.00	2,90,000.00
170	190	208.78	3,02,731.00
171	191	330.11	4,78,659.50
172	192	185.00	2,68,250.00
173	193	185.00	2,68,250.00
174	194	185.00	2,68,250.00
175	195	185.00	2,68,250.00
176	196	185.00	2,68,250.00
177	197	185.00	2,68,250.00
178	198	185.00	2,68,250.00
179	199	185.00	2,68,250.00
180	200	185.00	2,68,250.00
181	201	185.00	2,68,250.00
182	202	185.00	2,68,250.00
183	203	185.00	2,68,250.00
184	204	108.11	1,56,759.50
185	205	203.93	2,95,698.50
186	206	230.00	3,33,500.00
187	207	230.00	3,33,500.00
188	208	230.00	3,33,500.00
189	209	230.00	3,33,500.00
190	210	379.63	5,50,463.50
191	211	244.96	3,55,192.00
192	212	212.97	3,08,806.50
193	213	212.97	3,08,806.50
194	214	212.97	3,08,806.50
195	215	212.97	3,08,806.50
196	216	187.97	2,72,556.50
197	217	23083.21	3,34,70,657.40
198	218	1050.81	15,23,673.05
199	219	22148.76	3,21,15,699.10
200	220	5763.49	83,57,056.15
Total		99,144.10	14,37,58,939.20

Signature of Chartered Accountant



(Membership Number 177706)

Name: CA Mayank Saraf

UDIN: 21177706AAAAGM2770

Date: 14/08/2021

Place: Nagpur