

A B D AND CO LLP

CHARTERED ACCOUNTANTS

Head Office :
511, Highway Commercial Center,
Off I.B.Patel Road, Goregaon (E),
Mumbai - 400063.
info@abdllp.com

To whom so ever it may concern

Report for Quarter Ending	September 2019
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Subject: Certificate for withdrawal of money from separate RERA account at the end of the quarter:

Sr. No.	Particulars	Information
1.	Project/Phase of the project	Luminare Phase 2
2.	Location	Sector 59, Village Behrampur, Tehsil Sohna, Gurugram, Haryana
3.	Area in acres	6.794 (area of entire Luminare Project)
4.	HARERA Registration No.	42 of 2017
5.	Name of Licensee	Base Exports Pvt. Ltd. BTYS Buildwell Pvt. Ltd. Adson Software Pvt. Ltd. Ornamental Realtors Pvt. Ltd. Aspirant Builders Pvt. Ltd.
6.	Name of Collaborator	-
7.	Name of Developer	IREO Pvt. Ltd.
8.	Cost of real estate project	36,79,34,208/- (estimated)

Sir,

1. We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter of the above mentioned project

1.	Date of certifying withdrawal of money from separate RERA account	30 th September, 2019
2.	Name of chartered accountant firm/individual	A B D & CO LLP



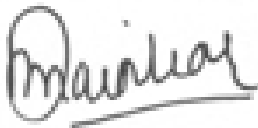
Branch Office :
6/226, Didar Commercial Complex,
DLF Industrial Area, Moti Nagar,
NEW DELHI - 110015

Branch Office :
609, Sai Sampada, MR - 9
Behind Lotus Showroom
INDORE - 452001 (MP)

Branch Office :
319, Neo-Square,
Near Amber Cinema, P N Marg,
JAMNAGAR - 361001 (Gujarat)

2. We certify withdrawal of money from separate RERA account at the end of the quarter for the aforesaid project as completed on the date of this certificate is as given in table A and B below read with the notes appended to this certificate in Annexure I.
3. We have conducted our examination in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes, issued by the Institute of Chartered Accountants of India.
4. This certificate issued at the request of the Company for the purpose of certifying withdrawal of money from separate RERA account of the said real estate project under Real Estate (Regulations and Development) Act, 2016 read with Haryana Real Estate (Regulations and Development) Rules, 2017.

Yours Faithfully,
For A B D AND CO LLP
Chartered Accountants
Firm Registration No.: W100145



Devdatta Mainkar
Partner
Membership No. 109795
Mumbai, 19th November, 2019
UDIN: 19109795AAAAKR2845



Notes forming an integral part of the Certificate dated 19th November, 2019 on total cost incurred for Project 'Luminare Phase 2' as on 30th September 2019

1. Details of estimated costs and actual cost attached herewith as Annexure 6-C pertains to real estate project 'Luminare Phase 2' comprising of Tower C together with amenities being offered to the customers. The project Luminare is being developed on the land owned by the Company and its associates under collaboration agreement with Mahindra Homes Private Limited (MHPL), who are project managers. MHPL is responsible for construction and marketing management of the project. The Company and MHPL are responsible for their respective area's construction of the building / amenities and are accounting such costs in their respective books of account.

2. It is informed that the project 'Luminare' is being developed in phases wherein Tower C is one of the phases. Therefore, following costs (estimated and actual) are allocated on the basis of saleable area amongst the three phases, wherever applicable

- Cost of land, stamp duty, registration charges and incidental expenses
- On-site Expenditure
- Payment of taxes, cess, fees etc. for statutory approvals
- Interest Cost

3. Moneys borrowed at corporate level and utilised for construction and development of the project & allocated to the said project is included in the interest cost and forms part of cost of construction and development.

4. We have relied upon carpet area and saleable area certified by the Management.

5. Further the above relevant information has been generally test checked and reconciled with the records produced.



Annexure 6-C
Chartered Accountant Certificate
Project Name: Luminare - Tower C
Table A

Sr. No.	Particulars	Amount (in Rs.)	
		Estimated	Incurred
1	(I) Land Cost:		
	Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost	795,30,282	795,30,282
	Total land cost	795,30,282	795,30,282
	(II) Development Cost/Cost of Construction:	Estimated	Incurred
a.	(i) Estimated Cost of Construction as certified by Engineer (Column - A)	1534,84,664	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority (Column-A)		
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)		1397,53,496
	(iv) Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA (Column-B)		
	Note: (for adding to total cost of construction incurred, Minimum of (i)+(ii) or (iii)+(iv) is to be considered)		1397,53,496
	(v) On-site overhead expenditure for development of project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.	63,03,528	63,03,528
b.	Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	876,24,594	876,24,594
c.	Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	409,91,141	409,91,141
	Total development cost		
2	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A		3679,34,208
3	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column - B		3542,03,041
4	Percentage of completion of construction work till now (as per project architect's certificate)		91.05%
5	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.		96.27%
6	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid		3542,03,041
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement		-
8	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.		3542,03,041



Annexure 6 C
Chartered Accountant Certificate
Project Name: Luminare - Tower C
Table B

Details of RERA Bank Account*:

Bank Name	NA
Branch Name	
Account No.	
IFSC Code	
Opening Balance as on 1st July 2019	
Deposits between 1st July 2019 to 30th September 2019	
Withdrawals between 1st July 2019 to 30th September 2019	
Closing Balance as on 30th September 2019	

Note: No sale has happened till 30th September 2019. We are in the process of opening RERA designated bank accounts and the first collections from the customers will be deposited in new accounts only.

1. This certificate is being issued as per the requirement of compliance in accordance with Real Estate (Regulation and Development) Act/Rules by the company for the project/phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the Company; It is based on the verification of books of accounts and other related documents till 30th September 2019

2. Further to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/development, land cost and statutory dues/ charges.

Yours Faithfully,

For: A B D AND CO LLP
Chartered Accountants
FRN W100145



Devdatta Mainkar
Partner
Membership No. 109795
Mumbai, 19th November, 2019



ADDITIONAL INFORMATION FOR ONGOING PROJECTS
Project Name: Luminare - Tower C

Sr. No.	Particulars	Details
1	Estimated balance cost to be incurred for completion of the real estate project	137,31,168
2	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	-
3	i. (i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account (Area in Sqmt)	4,817
	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	9483,77,254
4	Estimated receivables of ongoing project. Sum of (2 + 3)- (ii)	9483,77,254
5	Amount to be deposited in separate RERA Bank Account - 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.)	6638,64,078

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/rules by the Company for the project/phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the Company; It is based on the verification of books of accounts and other related documents till 30th September, 2019.

Yours Faithfully,

For: A B D AND CO LLP
Chartered Accountants
FRN W100145



Devdatta Mainkar
Partner
Membership No. 109795
Mumbai, 19th November, 2019

Annexure-A

Statement for calculation of Receivables from the Sales of the ongoing real estate project

Booked Inventory

In case of plotted colony

Sr.No	Block No.	No of Flats /Apartments/units /plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony (Sq.Mts.)	Total unit consideration amount as per Agreement/letter of allotment	Received amount up to date	Balance amount as on date
Not Applicable							

In case of group housing colony

Sr.No	Block No.	No of Flats /Apartments/units /plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony (Sq.Mts.)	Total unit consideration amount as per Agreement/letter of allotment	Received amount up to date	Balance amount as on date

In case of commercial building

Sr.No	Block No.	No of Flats /Apartments/units /plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony (Sq.Mts.)	Total unit consideration amount as per Agreement/letter of allotment	Received amount up to date	Balance amount as on date
Not Applicable							

Unsold Inventory Valuation

Of the Residential premises @ Rs. 1,76,867 per sqm.

Sr.No.	Tower/Block	No of Flats /Apartments/units /plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony (Sq.Mts.)	Estimated amount of sale proceeds
1	Tower C	C-0101	188.85	73.11	36743.868
2	Tower C	C-0102	151.63	61.95	29850.849
3	Tower C	C-0103	151.63	61.95	29850.849
4	Tower C	C-0104	188.85	73.11	36743.868
5	Tower C	C-0201	151.63	61.95	29850.849
6	Tower C	C-0202	151.63	61.95	29850.849
7	Tower C	C-0401	151.63	61.95	29850.849
8	Tower C	C-0501	151.63	61.95	29850.849
9	Tower C	C-0504	188.85	73.11	36743.868
10	Tower C	C-0601	151.63	61.95	29850.849
11	Tower C	C-0602	151.63	61.95	29850.849
12	Tower C	C-0701	188.85	73.11	36743.868
13	Tower C	C-0703	151.63	61.95	29850.849
14	Tower C	C-0801	151.63	61.95	29850.849
15	Tower C	C-0803	151.63	61.95	29850.849
16	Tower C	C-0901	151.63	61.95	29850.849
17	Tower C	C-1101	188.85	73.11	36743.868
18	Tower C	C-1401	151.63	61.95	29850.849
19	Tower C	C-1402	151.63	61.95	29850.849
20	Tower C	C-1404	188.85	73.11	36743.868
21	Tower C	C-1504	188.85	73.11	36743.868
22	Tower C	C-1701	151.63	61.95	29850.849
23	Tower C	C-1703	151.63	61.95	29850.849
24	Tower C	C-1801	188.85	73.11	36743.868
25	Tower C	C-1801	188.85	73.11	36743.868
26	Tower C	C-2001	188.85	73.11	36743.868
27	Tower C	C-2001	188.85	73.11	36743.868
28	Tower C	C-2004	188.85	73.11	36743.868
29	Tower C	C-2001	188.85	73.11	36743.868
30	Tower C	C-2003	151.63	61.95	29850.849
			4,817.40	1,920.47	9483,77,254.14



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To whom so ever it may concern

Report for Quarter Ending	September 2019
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Subject: Certificate for withdrawal of money from separate RERA account at the end of the quarter:

Sr. No.	Particulars	Information
1.	Project/Phase of the project	Luminare Phase 2
2.	Location	Sector 59, Village Behrampur, Tehsil Sohna, Gurugram, Haryana
3.	Area in acres	6.794 acres (area of entire Luminare Project)
4.	HARERA Registration No.	42 of 2017
5.	Name of Licensee	Base Exports Pvt. Ltd. BTVS Buildwell Pvt. Ltd. Adson Software Pvt. Ltd. Ornamental Realtors Pvt. Ltd. Aspirant Builders Pvt. Ltd.
6.	Name of Collaborator	----
7.	Name of Developer	Mahindra Homes Pvt. Ltd.
8.	Cost of real estate project	3,70,47,45,723/- (estimated)

Sir,

1. We have undertaken assignment as Chartered Accountant for certifying withdrawal of money from separate RERA account at the end of the quarter of the above mentioned project

1.	Date of certifying withdrawal of money from separate RERA account	30 th September, 2019
2.	Name of chartered accountant firm/individual	A B D & CO LLP



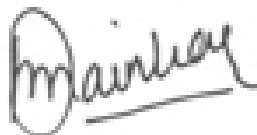
Branch Office :-
6/226, Didar Commercial Complex,
DLF Industrial Area, Moti Nagar,
NEW DELHI - 110015

Branch Office :-
609, Sai Sampada, MR - 9
Behind Lotus Showroom
INDORE - 452001 (MP)

Branch Office :-
319, Neo-Square,
Near Amber Cinema, P N Marg,
JAMNAGAR - 361001 (Gujarat)

2. We certify withdrawal of money from separate RERA account at the end of the quarter for the aforesaid project as completed on the date of this certificate is as given in table A and B below read with the notes appended to this certificate in Annexure I.
3. We have conducted our examination in accordance with the Guidance Note on Audit Reports and Certificates for Special Purposes, issued by the Institute of Chartered Accountants of India.
4. This certificate issued at the request of the Company for the purpose of certifying withdrawal of money from separate RERA account of the said real estate project under Real Estate (Regulations and Development) Act, 2016 read with Haryana Real Estate (Regulations and Development) Rules, 2017.

Yours Faithfully,
For A B D AND CO LLP
Chartered Accountants
Firm Registration No.: W100145



Devdatta Mainkar
Partner
Membership No. 109795
Mumbai, 19th November 2019
UDIN: 19109795AAAAKQ3612



Annexure I

Notes forming an integral part of the Certificate dated 19th November, 2019 on total cost incurred for Project 'Luminare Phase 2' as on 30th September 2019

1. Details of estimated costs and actual cost, sales consideration & amount realised attached herewith as Annexure 6-C pertains to real estate project 'Luminare Phase II' comprising of Tower C together with amenities being offered to the customers. The project Luminare is being developed under collaboration agreement with IREO Private Limited (IREO) and their associates, who are owners of the land. The Company is responsible for construction and marketing management of the project. The Company and IREO are responsible for their respective area's construction of the building / amenities and are accounting such costs in their respective books of account.

2. The Company has implemented Enterprise Resource Package 'SAP' wherein project budgeting, monitoring and actual expenditure is captured with reference to a project under 'profit centre' with work breakdown structure (WBS) elements for different type of expenditure.

We have relied upon the correctness and completeness of the working of this system in capturing the aforesaid data.

3. It is informed that the project 'Luminare' is being developed in phases wherein Tower A is one of the phases. Therefore, following costs (estimated and actual) are allocated on the basis of saleable area amongst the three phases, wherever applicable

- Cost of land development rights, stamp duty, registration charges and incidental expenses
- Common infrastructure and amenities costs
- On-site Expenditure
- Project Liasoning and consultants' fees
- Payment of taxes, cess, fees etc. for statutory approvals
- Interest Cost
- Construction Management fees

4. In terms of Development Management Agreement, the Company is liable to pay development management fees (DM fees) to Development Manager on quarterly basis for construction and marketing management of the project.



5. Moneys borrowed at Corporate level and utilised for construction and development of the project & allocated to the said project is included in the interest cost and forms part of cost of construction and development.

6. Estimates of on-site expenditure, project liasoning and consultants' fees, payment of taxes, cess, fees etc. for statutory approvals, and interest payable on borrowings on construction funding as certified by the Management are relied upon.

7. We have relied upon carpet area and saleable area certified by the Management.

8. Further the above relevant information has been generally test checked and reconciled with the books of account.



Annexure 6-C
Chartered Accountant Certificate
Project Name: Luminare - Tower C
Table A

Sr. No.	Particulars	Amount (in Rs.)	
		Estimated	Incurred
1	(I) Land Cost:		
	Cost of land or development rights (as per collaboration agreement), lease premium, lease rent and legal cost.	272,73,084	169,45,834
	Total land cost	272,73,084	169,45,834
	(II) Development Cost/Cost of Construction:	Estimated	Incurred
a.	(i) Estimated Cost of Construction as certified by Engineer (Column - A)	12493,91,540	
	(ii) Estimated cost of internal services/community facilities based on service plan and estimates as approved by competent authority(Column-A)		
	(iii) Actual Cost of Construction incurred and paid as per the RERA Bank Account/ books of accounts as verified by the CA (column - B)		7401,73,540
	(iv) Actual cost of internal services /community facilities paid from RERA bank account/books of accounts as verified by the CA(Column-B)		
	Note: (for adding to total cost of construction incurred, Minimum of (I)+(ii) or (iii)+(iv) is to be considered)		7401,73,540
	(v) On-site overhead expenditure for development of project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, cost of machineries and equipment including its hire and maintenance costs, consumables etc.	6657,04,593	1244,83,432
b.	Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	117,01,278	28,77,860
c.	Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	17506,75,228	17272,94,280
	Total development cost		
2	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A		37047,45,723
3	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column - B		26117,74,946
4	Percentage of completion of construction work till now (as per project architect's certificate)		59.24%
5	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.		70.50%
6	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid		26117,74,946
7	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement		6794,60,140
8	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.		19323,14,806



Annexure 6 C
Chartered Accountant Certificate
Project Name: Luminare - Tower C
Table B

Details of RERA Bank Account:

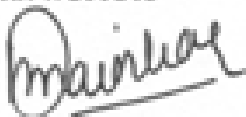
Bank Name	HDFC Bank
Branch Name	Kamala Mills compound, Mumbai
Account No.	57500000087680
IFSC Code	HDFC0000542
Opening Balance as on 1st July 2019	502.4
Deposits from 1st July 2019 to 30th September 2019	172,45,172.0
Withdrawals from 1st July 2019 to 30th September 2019	172,45,118.0
Closing Balance as on 30th September 2019	556.4

1. This certificate is being issued as per the requirement of compliance in accordance with Real Estate (Regulation and Development) Act/Rules by the company for the project/phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the Company; It is based on the verification of books of accounts and other related documents till 30th September 2019.

2. Further to above, based upon our examination of books of accounts and related records, it is confirmed that no amount has been withdrawn except for payment towards construction/development, land cost and statutory dues/ charges.

Yours Faithfully,

For: A B D AND CO LLP
Chartered Accountants
FRN W100145



Devdatta Mainkar
Partner
Membership No. 109795
Mumbai, 19th November 2019

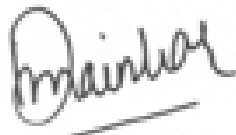


ADDITIONAL INFORMATION FOR ONGOING PROJECTS		
Sr. No.	Particulars	Details
1	Estimated balance cost to be incurred for completion of the real estate project	10929,70,777
2	Balance amount of receivables from booked apartments as per Annexure-A to this certificate (as certified by chartered accountant based upon verification of books of accounts)	11826,03,411
3	i. (i) Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account (Area in Sqmt)	8,316.73
	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	16372,72,658
4	Estimated receivables of ongoing project. Sum of (2 + 3)- (ii)	28198,76,069
5	Amount to be deposited in separate RERA Bank Account - 70% or 100% (If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in RERA Bank Account. If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account.)	19739,13,248

This certificate is being issued as per the requirement of compliance in accordance with RERA Acts/rules by the Company for the project/phase under reference and is based on the records and documents produced before me and explanations provided to me by the management of the Company; It is based on the verification of books of accounts and other related documents till 30th September, 2019.

Yours Faithfully,

For: A B D AND CO LLP
Chartered Accountants
FRN W100145




Devdatta Mainkar
Partner
Membership No. 109795
Mumbai, 19th November 2019

Annexure A

Statement for calculation of Receivables from the Sales of the ongoing real estate project
Booked Inventory

In case of plotted colony

Sr.No	Block No.	No of Flats /Apartments/unit s/plots	Carpet Area (In Sq. Mts.)	Area of exclusive balcony (Sq.Mts.)	Total unit consideration amount as per Agreement/Letter of allotment	Received amount up to date	Balance amount as on date
Not Applicable							

In case of group housing colony

Sr.No	Block No.	No of Flats /Apartments/unit s/plots	Carpet Area (In Sq. Mts.)	Area of exclusive balcony (Sq.Mts.)	Total unit consideration amount as per Agreement/Letter of allotment	Received amount up to date	Balance amount as on date
1	Tower C	C-0604	186.65	73.11	480,89,685	144,26,906	336,62,779
2	Tower C	C-1104	114.43	117.65	826,88,713	411,89,793	414,98,920
3	Tower C	C-1704	186.65	73.11	482,76,935	145,50,453	337,26,482
4	Tower C	C-2302	151.63	61.95	411,32,718	123,36,815	287,95,903
5	Tower C	C-2904	186.65	73.11	480,89,685	144,26,906	336,62,779
6	Tower C	C-0902	186.65	73.11	500,81,435	150,25,833	350,55,602
7	Tower C	C-0904	186.65	73.11	477,27,185	143,18,154	334,09,031
8	Tower C	C-0502	186.65	73.11	495,82,185	149,33,479	346,48,706
9	Tower C	C-2102	186.65	73.11	500,81,435	149,45,324	351,36,111
10	Tower C	C-1804	186.65	73.11	480,89,685	144,27,906	336,61,779
11	Tower C	C-0702	151.63	61.95	451,34,718	135,30,414	316,04,305
12	Tower C	C-2404	186.65	73.11	474,91,560	141,05,169	333,86,391
13	Tower C	C-1802	151.63	61.95	452,81,968	135,84,399	316,97,569
14	Tower C	C-1202	186.65	73.11	548,32,185	209,23,064	339,09,121
15	Tower C	C-0202	151.63	61.95	421,39,868	126,35,963	294,83,907
16	Tower C	C-1104	186.65	73.11	512,87,185	153,62,157	359,25,028
17	Tower C	C-0902	151.63	61.95	353,68,310	101,24,938	252,43,372
18	Tower C	C-1802	186.65	73.11	520,77,185	154,23,154	366,54,031
19	Tower C	C-2104	186.65	73.11	496,66,560	148,99,967	347,66,593
20	Tower C	C-2304	186.65	73.11	478,17,810	138,95,342	339,22,468
21	Tower C	C-0902	186.65	73.11	528,82,185	156,41,814	372,40,371
22	Tower C	C-0902	151.63	61.95	431,64,618	129,49,387	302,15,231
23	Tower C	C-3102	249.85	97.67	711,48,473	436,90,274	274,58,199
24	Tower C	C-3004	186.65	73.11	487,83,433	146,34,953	341,48,480
25	Tower C	C-2204	186.65	73.11	491,77,185	147,53,153	344,24,032
26	Tower C	C-0402	151.63	61.95	424,76,968	127,43,871	297,33,097
27	Tower C	C-1002	151.63	61.95	427,45,558	128,23,669	299,21,889
28	Tower C	C-3102	314.43	117.65	722,89,880	466,75,313	256,14,567
29	Tower C	C-2704	186.65	73.11	482,34,685	143,63,494	338,71,191
30	Tower C	C-0602	186.65	73.11	434,82,310	127,41,145	307,41,165
31	Tower C	C-3102	249.85	97.67	582,35,985	174,02,359	408,33,626
32	Tower C	C-0302	151.63	61.95	343,62,574	103,02,253	240,60,321
33	Tower C	C-2804	186.65	73.11	468,34,309	132,52,297	335,82,012
34	Tower C	C-1502	186.65	73.11	468,41,310	131,41,094	337,00,216
35	Tower C	C-2604	186.65	73.11	464,72,324	123,81,225	340,91,099
36	Tower C	C-2402	151.63	61.95	415,64,658	126,44,917	289,19,741
37	Tower C	C-2002	151.63	61.95	323,38,000	238,41,568	84,96,432
38	Tower C	C-2702	151.63	61.95	328,35,000	26,51,617	301,83,383
39	Tower C	C-2904	186.65	73.11	487,91,650	48,79,365	439,12,285
40	Tower C	C-1804	186.65	73.11	487,91,650	48,79,365	439,12,285
			7,427.56	2,928.68	19024,12,782	7198,09,379	11826,03,403

In case of commercial building

Sr.No	Block No.	No of Flats /Apartments/unit s/plots	Carpet Area (In Sq. Mts.)	Area of exclusive balcony (Sq.Mts.)	Total unit consideration amount as per Agreement/Letter of allotment	Received amount up to date	Balance amount as on date
Not Applicable							

Unsold Inventory Valuation

Of the Residential premises Rs. 1,96,863 per sqm.

Sr.No.	Tower/Block	No of Flats /Apartments/unit s/plots	Carpet Area (In Sq. Mts.)	Area of exclusive balcony (Sq.Mts.)	Estimated amount of sale proceeds
1	Tower C	C-0202	186.65	73.11	367,43,868
2	Tower C	C-0204	186.65	73.11	367,43,868
3	Tower C	C-0302	186.65	73.11	367,43,868
4	Tower C	C-0304	186.65	73.11	367,43,868
5	Tower C	C-0402	186.65	73.11	367,43,868
6	Tower C	C-0404	186.65	73.11	367,43,868
7	Tower C	C-0704	186.65	73.11	367,43,868
8	Tower C	C-0804	186.65	73.11	367,43,868
9	Tower C	C-1002	186.65	73.11	367,43,868
10	Tower C	C-1003	151.63	61.95	298,50,049
11	Tower C	C-1102	151.63	61.95	298,50,049
12	Tower C	C-1103	151.63	61.95	298,50,049
13	Tower C	C-1202	151.63	61.95	298,50,049
14	Tower C	C-1203	151.63	61.95	298,50,049
15	Tower C	C-1204	186.65	73.11	367,43,868



Annexure-A

Statement for calculation of Receivables from the Sales of the ongoing real estate project:

16	Tower C	C-1601	188.85	73.11	367.43,868
17	Tower C	C-1602	181.83	61.95	298.50,049
18	Tower C	C-1603	181.83	61.95	298.50,049
19	Tower C	C-1604	181.83	61.95	298.50,049
20	Tower C	C-1605	181.83	61.95	298.50,049
21	Tower C	C-1606	188.85	73.11	367.43,868
22	Tower C	C-1701	188.85	73.11	367.43,868
23	Tower C	C-1801	181.83	61.95	298.50,049
24	Tower C	C-1802	181.83	61.95	298.50,049
25	Tower C	C-1803	181.83	61.95	298.50,049
26	Tower C	C-1804	188.85	73.11	367.43,868
27	Tower C	C-2001	188.85	73.11	367.43,868
28	Tower C	C-2002	181.83	61.95	298.50,049
29	Tower C	C-2101	181.83	61.95	298.50,049
30	Tower C	C-2201	181.83	61.95	298.50,049
31	Tower C	C-2202	181.83	61.95	298.50,049
32	Tower C	C-2203	181.83	61.95	298.50,049
33	Tower C	C-2204	181.83	61.95	298.50,049
34	Tower C	C-2401	188.85	73.11	367.43,868
35	Tower C	C-2402	181.83	61.95	298.50,049
36	Tower C	C-2501	181.83	61.95	298.50,049
37	Tower C	C-2502	181.83	61.95	298.50,049
38	Tower C	C-2601	188.85	73.11	367.43,868
39	Tower C	C-2602	181.83	61.95	298.50,049
40	Tower C	C-2701	188.85	73.11	367.43,868
41	Tower C	C-2702	181.83	61.95	298.50,049
42	Tower C	C-2801	188.85	73.11	367.43,868
43	Tower C	C-2802	181.83	61.95	298.50,049
44	Tower C	C-2901	181.83	61.95	298.50,049
45	Tower C	C-2902	188.85	73.11	367.43,868
46	Tower C	C-2903	181.83	61.95	298.50,049
47	Tower C	C-2904	181.83	61.95	298.50,049
48	Tower C	C-3001	188.85	73.11	367.43,868
49	Tower C	C-3002	181.83	61.95	298.50,049
50	Tower C	C-3003	181.83	61.95	298.50,049
			8216.728	2221.88	16372.72,898

