

A B D AND CO LLP

CHARTERED ACCOUNTANTS

To whom so ever it may concern

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

Report for Quarter Ending	March 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 1
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.	47 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	IREO Pvt. Ltd.
8.	Cost of real estate project	33,07,25,305/-

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	31 ST March, 2019
2.	Name of chartered accountant firm	A B D & CO LLP



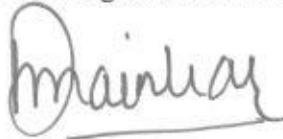
Branch Office :-
6/226, Didar Commercial Complex,
DLF Industrial Area, Moti Nagar,
NEW DELHI - 110015

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, 15th May, 2019
UDIN:- 19109795AAAACS1120



Notes forming an integral part of the Certificate dated 15th May, 2019 on total cost incurred for Project 'Luminare Phase I' as on 31st March 2019

1. Details of estimated costs and actual cost attached herewith as Annexure 6-C pertains to real estate project 'Luminare Phase I' comprising of Tower A 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 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, 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 A
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	727,69,355	727,69,355
	Total land cost	727,69,355	727,69,355
	(II) Development Cost/Cost of Construction:	Estimated	Incurred
a.	(i) Estimated Cost of Construction as certified by Engineer (Column - A)	1345,06,272	
	(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)		1345,06,273
	(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)		1345,06,272
	(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.	57,67,660	57,67,660
b.	Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	801,75,563	801,75,563
c.	Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	375,06,454	375,06,454
	Total development cost		
2	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A		3307,25,305
3	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column - B		3307,25,305
4	Percentage of completion of construction work till now (as per project architect's certificate)		100.00%
5	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.		100.00%
6	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid		3307,25,305
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.		3307,25,305



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

Details of RERA Bank Account:

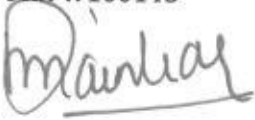
Bank Name	NIL
Branch Name	
Account No.	
IFSC Code	
Opening Balance as on 1st Jan 2019	
Deposits till now	
Withdrawals till now	
Closing Balance as on 31st March 2019	

Note: No sale has happened till 31st March 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 31st March 2019

Yours Faithfully,

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



Devdatta Mainkar
Partner
Membership No. 109795
Mumbai, 15th May 2019

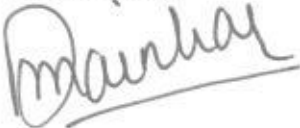
ADDITIONAL INFORMATION FOR ONGOING PROJECTS
Project Name: Luminare - Tower A

Sr. No.	Particulars	Details
1	Estimated balance cost to be incurred for completion of the real estate project	-
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)	4,549
	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	8955,01,481
4	Estimated receivables of ongoing project. Sum of (2 + 3)- (ii)	8955,01,481
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.)	Not Applicable

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 31st March, 2019

Yours Faithfully,

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



Devdatta Mainkar
Partner
Membership No. 109795
Mumbai, 15th May 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 /veranda/covered car parking (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 /veranda/covered car parking (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 commercial building

Sr.No	Block No.	No of Flats /Apartments/units /plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony /veranda/covered car parking (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. 1,96,865 per sm.

Sr.No.	Tower/Block	No of Flats /Apartments/units /plots	Carpet Area (in Sq. Mts.)	Area of exclusive balcony /veranda/covered car parking (Sq.Mts.)	Estimated amount of sale proceeds
1	Tower A	A-0101	151.63	61.95	298,50,049
2	Tower A	A-0102	151.63	61.95	298,50,049
3	Tower A	A-0104	151.63	61.95	298,50,049
4	Tower A	A-0202	151.63	61.95	298,50,049
5	Tower A	A-0301	151.63	61.95	298,50,049
6	Tower A	A-0302	151.63	61.95	298,50,049
7	Tower A	A-0401	151.63	61.95	298,50,049
8	Tower A	A-0404	151.63	61.95	298,50,049
9	Tower A	A-0504	151.63	61.95	298,50,049
10	Tower A	A-0601	151.63	61.95	298,50,049
11	Tower A	A-0602	151.63	61.95	298,50,049
12	Tower A	A-0604	151.63	61.95	298,50,049
13	Tower A	A-0701	151.63	61.95	298,50,049
14	Tower A	A-0704	151.63	61.95	298,50,049
15	Tower A	A-0801	151.63	61.95	298,50,049
16	Tower A	A-0802	151.63	61.95	298,50,049
17	Tower A	A-0804	151.63	61.95	298,50,049
18	Tower A	A-0901	151.63	61.95	298,50,049
19	Tower A	A-1004	151.63	61.95	298,50,049
20	Tower A	A-1101	151.63	61.95	298,50,049
21	Tower A	A-1104	151.63	61.95	298,50,049
22	Tower A	A-1201	151.63	61.95	298,50,049
23	Tower A	A-1401	151.63	61.95	298,50,049
24	Tower A	A-1404	151.63	61.95	298,50,049
25	Tower A	A-1501	151.63	61.95	298,50,049
26	Tower A	A-1601	151.63	61.95	298,50,049
27	Tower A	A-2304	151.63	61.95	298,50,049
28	Tower A	A-2604	151.63	61.95	298,50,049
29	Tower A	A-2704	151.63	61.95	298,50,049
30	Tower A	A-2804	151.63	61.95	298,50,049
			4,548.81	1858.5	8955,01,481



To whom so ever it may concern

Report for Quarter Ending	March 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 1
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.	47 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	2,74,52,51,373/-

Sir,

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

1.	Date of certifying withdrawal of money from separate RERA account	31 st March, 2019
2.	Name of chartered accountant firm/individual	A B D & CO LLP



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, 7th May 2019
UDIN: 19109795AAAACP5113



Notes forming an integral part of the Certificate dated 7th May, 2019 on total cost incurred for Project 'Luminare Phase I' as on 31st March 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 I' comprising of Tower A 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 A
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	242,70,303	242,70,303
	Total land cost	242,70,303	242,70,303
	(II) Development Cost/Cost of Construction:	Estimated	Incurred
a.	(i) Estimated Cost of Construction as certified by Engineer (Column - A)	11202,12,525	-
	(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)	-	11202,12,525
	(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)	-	11202,12,525
	(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.	1536,51,396	1536,51,396
b.	Statutory payments (EDC/IDC, taxes, cess, fees, charges and premiums to any statutory authority)	105,14,001	105,14,001
c.	Interest paid to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction	14366,03,148	14366,03,148
	Total development cost		
2	Total estimated cost of the real estate project (1(I) + 1 (II)) of estimated column -A		27452,51,373
3	Total cost incurred and paid of the real estate project (1(I) + 1 (II)) of Incurred and Paid Column - B		27452,51,373
4	Percentage of completion of construction work till now (as per project architect's certificate)		100.00%
5	Proportion of the amount paid till the end of month/quarter towards land and construction cost vis-à-vis the total estimated cost.		100.00%
6	Amount which can be withdrawn from the separate RERA bank Account. Total estimated cost x proportion of cost incurred and paid		27452,51,373
7*	Less: Amount withdrawn till date of this certificate as per the books of accounts and bank statement		13722,49,486
8	Net Amount which can be withdrawn from the separate RERA bank Account under this certificate.		13730,01,886

* Amount shown in clause 7 above is aggregate of collection from customers as on 30th April 2017 and amount actually withdrawn from separate bank account till 31st March 2019.



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


Details of RERA Bank Account:

Bank Name	HDFC Bank
Branch Name	Kamala Mills compound, Mumbai
Account No.	57500000088121
IFSC Code	HDFC0000542
Opening Balance as on 1st Jan 2019	727,17,451
Deposits from 1st Jan 2019 to 31st Mar 2019	1180,84,298
Withdrawals from 1st Jan 2019 to 31st Mar 2019	1626,52,746
Closing Balance as on 31st March 2019	281,49,004

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 31st March 2019

Yours Faithfully,

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



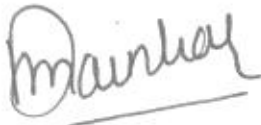
Devdatta Mainkar
Partner
Membership No. 109795
Mumbai, 7th May 2019

ADDITIONAL INFORMATION FOR ONGOING PROJECTS		
Project Name: Luminare - Tower A		
Sr. No.	Particulars	Details
1	Estimated balance cost to be incurred for completion of the real estate project	0
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)	22427,21,589
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 Sq. mts.)	-
	ii. (ii) Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	-
4	Estimated receivables of ongoing project. Sum of (2 + 3)- (ii)	22427,21,589
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.)	Not Applicable

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 31st March, 2019.

Yours Faithfully,

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




Devdatta Mainkar
Partner
Membership No. 109795
Mumbai, 7th May 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 A	A-0503	151.63	61.95	412,71,968	95,05,221	317,66,747
2	Tower A	A-1002	151.63	61.95	409,73,468	94,40,748	315,32,721
3	Tower A	A-1103	151.63	61.95	411,52,568	389,71,033	21,81,535
4	Tower A	A-1503	151.63	61.95	415,70,468	95,69,698	320,00,770
5	Tower A	A-1604	151.63	61.95	412,71,968	411,84,384	87,585
6	Tower A	A-1703	151.63	61.95	411,52,568	389,82,790	21,69,778
7	Tower A	A-2001	151.63	61.95	396,30,218	91,21,044	305,09,174
8	Tower A	A-2101	151.63	61.95	390,63,068	390,41,817	21,251
9	Tower A	A-2203	151.63	61.95	414,21,218	95,37,461	318,83,757
10	Tower A	A-2303	151.63	61.95	414,21,218	95,46,648	318,74,570
11	Tower A	A-2501	151.63	61.95	390,63,068	369,99,702	20,63,366
12	Tower A	A-3102	249.85	97.67	674,86,273	156,07,549	518,78,724
13	Tower A	A-0903	151.63	61.95	414,21,218	98,90,184	315,31,034
14	Tower A	A-3103	249.85	97.67	674,86,273	155,54,331	519,31,943
15	Tower A	A-1803	151.63	61.95	415,70,468	94,98,609	320,71,859
16	Tower A	A-1903	151.63	61.95	415,70,468	94,98,609	320,71,859
17	Tower A	A-2802	151.63	61.95	409,73,468	94,40,748	315,32,721
18	Tower A	A-0803	151.63	61.95	414,21,218	95,37,460	318,83,758
19	Tower A	A-1704	151.63	61.95	412,71,968	256,87,224	155,84,744
20	Tower A	A-1603	151.63	61.95	415,70,468	95,69,698	320,00,770
21	Tower A	A-2202	151.63	61.95	409,73,468	95,23,175	314,50,293
22	Tower A	A-1804	151.63	61.95	412,71,968	399,13,800	13,58,168
23	Tower A	A-2204	151.63	61.95	411,22,718	123,36,815	287,85,903
24	Tower A	A-3101	249.85	97.67	674,86,273	155,54,329	519,31,945
25	Tower A	A-2003	151.63	61.95	415,70,468	95,72,210	319,98,258
26	Tower A	A-2502	151.63	61.95	409,73,468	94,41,926	315,31,543
27	Tower A	A-1203	151.63	61.95	415,70,468	95,92,726	319,77,742
28	Tower A	A-1904	151.63	61.95	412,71,968	95,05,224	317,66,744
29	Tower A	A-2904	151.63	61.95	411,22,718	94,73,517	316,49,202
30	Tower A	A-1403	151.63	61.95	415,70,468	95,69,697	320,00,771
31	Tower A	A-2102	151.63	61.95	409,73,468	94,44,695	315,28,774
32	Tower A	A-1502	151.63	61.95	411,22,718	94,72,985	316,49,733
33	Tower A	A-2602	151.63	61.95	409,73,468	94,40,729	315,32,740
34	Tower A	A-2104	151.63	61.95	411,22,718	94,72,985	316,49,733
35	Tower A	A-1802	151.63	61.95	417,73,448	119,85,339	297,88,109
36	Tower A	A-0703	151.63	61.95	414,21,218	95,37,460	318,83,758
37	Tower A	A-2403	151.63	61.95	414,21,218	95,02,816	319,18,402
38	Tower A	A-1902	151.63	61.95	411,22,718	94,72,985	316,49,733
39	Tower A	A-1504	151.63	61.95	412,71,968	195,05,222	217,66,746
40	Tower A	A-2901	151.63	61.95	394,80,968	261,18,367	133,62,601
41	Tower A	A-1702	151.63	61.95	411,22,718	94,34,251	316,88,467
42	Tower A	A-2402	151.63	61.95	409,73,468	94,06,411	315,67,057
43	Tower A	A-2503	151.63	61.95	414,21,218	95,38,301	318,82,918
44	Tower A	A-2002	151.63	61.95	411,22,718	94,72,984	316,49,734
45	Tower A	A-2702	151.63	61.95	409,73,468	194,40,747	215,32,721
46	Tower A	A-0702	151.63	61.95	409,73,468	94,19,524	315,53,944
47	Tower A	A-3001	151.63	61.95	394,80,968	91,18,367	303,62,601
48	Tower A	A-3002	151.63	61.95	409,73,468	94,40,747	315,32,721
49	Tower A	A-3003	151.63	61.95	414,21,218	95,37,461	318,83,757
50	Tower A	A-3104	249.85	97.67	674,86,273	155,54,328	519,31,945
51	Tower A	A-2401	151.63	61.95	394,80,968	91,23,791	303,57,177
52	Tower A	A-1202	151.63	61.95	411,22,718	94,72,985	316,49,733
53	Tower A	A-2201	151.63	61.95	394,80,968	118,44,290	276,36,678
54	Tower A	A-0603	151.63	61.95	409,28,693	122,78,606	286,50,087
55	Tower A	A-1102	151.63	61.95	411,22,718	94,14,328	317,08,390
56	Tower A	A-2902	151.63	61.95	409,73,468	381,78,913	27,94,555
57	Tower A	A-2903	151.63	61.95	408,24,218	94,14,477	314,09,742
58	Tower A	A-1402	151.63	61.95	427,46,718	98,18,309	329,28,409
59	Tower A	A-2004	151.63	61.95	428,95,968	128,68,791	300,27,177
60	Tower A	A-1901	151.63	61.95	420,00,468	126,00,151	294,00,317
61	Tower A	A-0201	151.63	61.95	397,61,718	403,28,256	-5,66,538
62	Tower A	A-0204	151.63	61.95	414,03,468	419,53,589	-5,50,121
63	Tower A	A-1001	151.63	61.95	320,02,543	319,81,632	20,911
64	Tower A	A-2801	151.63	61.95	393,12,808	147,26,645	245,86,163
65	Tower A	A-2301	151.63	61.95	402,09,472	93,29,422	308,80,051
66	Tower A	A-2302	151.63	61.95	422,98,972	99,51,428	323,47,544
67	Tower A	A-1003	151.63	61.95	325,32,298	92,44,569	232,87,729
68	Tower A	A-1602	151.63	61.95	313,82,298	310,20,601	3,61,697
69	Tower A	A-203	151.63	61.95	299,42,535	68,85,206	230,57,329
70	Tower A	A-902	151.63	61.95	298,96,198	299,97,054	-1,00,856
71	Tower A	A-2601	151.63	61.95	301,48,365	70,07,666	231,40,699



Annexure-A

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

Booked Inventory								
72	Tower A	A-2701	151.63	61.95	303,12,298	136,91,464	166,20,834	
73	Tower A	A-403	151.63	61.95	302,97,941	301,31,302	1,66,639	
74	Tower A	A-502	151.63	61.95	327,08,569	325,22,284	1,86,286	
75	Tower A	A-402	151.63	61.95	294,85,433	293,93,103	92,330	
76	Tower A	A-3004	151.63	61.95	299,36,565	288,97,683	10,38,882	
77	Tower A	A-2103	151.63	61.95	314,08,298	62,81,686	251,26,612	
78	Tower A	A-303	151.63	61.95	290,53,433	58,18,646	232,34,787	
79	Tower A	A-1801	151.63	61.95	305,14,433	138,12,184	167,02,249	
80	Tower A	A-103	151.63	61.95	314,17,125	103,85,843	210,31,282	
81	Tower A	A-2703	151.63	61.95	330,44,000	33,04,400	297,39,600	
82	Tower A	A-304	151.63	61.95	310,00,000	31,00,000	279,00,000	
83	Tower A	A-2603	151.63	61.95	310,44,000	31,04,404	279,39,596	
84	Tower A	A-2404	151.63	61.95	310,00,000	31,00,000	279,00,000	
85	Tower A	A-1701	151.63	61.95	342,00,000	34,20,000	307,80,000	
86	Tower A	A-1204	151.63	61.95	329,99,175	110,00,000	219,99,175	
87	Tower A	A-2803	151.63	61.95	323,44,040	32,34,404	291,09,636	
88	Tower A	A-2504	151.63	61.95	328,35,000	32,83,500	295,51,500	
89	Tower A	A-0501	151.63	61.95	315,00,000	31,50,000	283,50,000	
90	Tower A	A-0904	151.63	61.95	320,88,750	32,08,875	288,79,875	
			14,039.32	5,718.38	35559,87,155.11	13132,65,566.07	22427,21,589.04	

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. 1,96,865 per sm.

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

