



UDIN: 22501230AIRALU7924

TO WHOMSOEVER IT MAY CONCERN

On the basis of books of accounts provided by M/s **St. Patricks Realty Private Limited** (CIN- U45200HR2008PTC037964) which is in the process of undertaking development of a Residential Plotted Colony namely "**Central Park Flower Valley**" in Sector - 29, 30, 32 & 33, Sohna on land admeasuring 196.4423 acres, **the following is certified:-**

ADDITIONAL INFORMATION FOR ONGOING PROJECTS		
Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project (In Lakhs)	53,003.76
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) (In Lakhs)	17,074.76
3.	i. Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account (In Sq. Mtr)	141,018.82
	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-B to this certificate. (In Lakhs)	61,227.04
4.	Estimated receivables of ongoing project. Sum of (2 + 3(ii)) (In Lakhs)	78,301.79



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.)	54,811.26
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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 (date) 28th Feb 2022.

For **Sudhir Kumar & Company**
Chartered Accountants
FRN No. 026296N

Sudhir Kumar

(CA Sudhir Kumar)
Proprietor
M.No 501230



Place : Gurugram
Date: 09.05.2022

(Annexure A)

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

Booked Inventory

Sr. No.	Block	Nos. of Plots	Carpet Area (in Sq. Mtr.)	Total Unit Consideration (excluding Taxes)	Received Amount upto end of Reporting Period (28.02.2022)	Balance Amount upto end of Reporting Period (28.02.2022)
1	A	11	6,182	366,347,224	300,123,487	66,223,737
2	B	23	9,209	547,011,749	488,220,714	58,791,035
3	C	62	15,569	855,007,110	773,746,070	81,261,040
4	D	71	19,653	1,155,564,261	1,129,497,185	26,067,075
5	F	57	11,588	590,994,670	516,286,239	74,708,431
6	G	63	10,236	415,558,953	114,202,467	301,356,486
7	H	43	6,792	337,722,510	195,075,015	142,647,495
8	I	95	20,587	1,469,753,980	948,189,886	521,564,094
9	J	55	13,518	930,397,044	519,456,208	410,940,836
10	K	5	795	26,570,636	2,655,127	23,915,509
11	Constructed Unit*	334	58,658	1,960,603,346	1,960,603,346	-
	Total	819	73,227	8,655,531,482	6,948,055,743	1,707,475,739

*For the pupose of RERA, Plots which have been used for construction of Floors and Villas, estimated cost per sq. yard of the project has been considered as selling price for the plotted colony and land cost for the pupose of Floors and villas



Annexure - B**Unsold Inventory Valuation**

Sr. No.	Block	Plot Category	Nos. of Plot	Carpet Area (in Sq. Mtr.)	Estimated amount of Sales Proceeds
1	A	General	64	18,749	1,401,474,934
2	B	General	9	2,830	211,552,218
3	C	General	8	5,595	418,249,523
4	D	General	3	1,136	84,931,212
5	E	General	8	1,817	135,850,650
6		NPNL	39	6,279	165,168,918
7	F	General	9	2,426	181,347,641
8		NPNL	21	3,259	85,723,042
9	I	General	79	18,871	1,410,628,798
10		NPNL	51	10,718	281,912,053
11	J	General	13	4,322	323,105,369
12		NPNL	6	1,254	32,984,750
13	K	EWS	383	19,319	11,591,455
14	L	General	76	16,698	1,248,173,108
15	Nursery School		5	4,047	96,800,000
16	Primary School		3	6,070	145,200,000
17	High School		1	8,094	193,600,000
18	Community Centre		1	8,094	193,600,000
19	Dispensary		1	5,059	121,000,000
20	Nursing Homes		6	6,070	145,200,000
21	Creche		1	809	19,360,000
22	Less: Collaborator's Share in 47.759 Acres			(10,498)	(784,750,000)
	Total		787	141,019	6,122,703,670

