



MITTAL GARG GUPTA & CO.

CHARTERED ACCOUNTANTS

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Report for period ended on		31st December'2021
Sr. No.	Particulars	Information
1.	Project/phase of the project	M2K Harmony
2.	Location	Sector-5, Dharuhera
3.	Licensed area in acres	5.16875 Acre
4.	Area for registration in acres	5.16875 Acre
5.	HARERA registration no.	HRERA-PKL-RWR-227-2021 dt 29-01-2021
6.	Name of licensee	Elite Homes Private Limited
7.	Name of collaborator	NA
8.	Name of developer	Elite Homes Private Limited
9.	Estimated cost of real estate project	Rs. 939.55 Lacs

Sr. No.	Particulars		Details
1.	Estimated balance cost to be incurred for completion of the real estate project		Rs. 371.12 Lacs
2.	Balance amount of receivables from booked apartments as per Annexure-A (1) to this certificate (as certified by chartered accountant based upon verification of books of accounts)		Rs. 967.29 Lacs
3.	i.	Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account. Annexure-A(2)	8027.82 Sq Mtr.
	ii.	Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A(2) to this certificate.	Rs. 1845.9 Lacs
4.	Estimated receivables of ongoing project { Sum of 2+3(ii) }		Rs. 2813.19 Lacs
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.)		

112, Vishwadeep Tower, District Centre, Janak Puri, New Delhi - 110058

Tele / Fax : 25512000, 43656583, 43656584

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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 31-12-2021.

Place : New Delhi
Date : 13.01.2022
UDIN : 22093321AAAAAY2607

For Mittal Garg Gupta & Co.
Chartered Accountants
Firm Regn. 016591N


Sanjay Kumar Gupta, FCA
Partner
M. No. 093321

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

Booked inventory Valuation									
In case of plotted colony									
Sr. No.	Block No.	No of Flats / Apartments/ units/plots	Carpet Area (in Sq. Mts.)	Carpet Area (in Sq. yard)	Area of exclusive balcony /veranda/ covered car parking (Sq.Mts.)	Amount of sale Proceeds	Amount Received against Booking till 31-12-2021	Balance Amount as on 31-12-2021	Status
1	M	M-11	139.238	166.528	-	44,96,257	3,00,000	41,96,257	Booked
2	M	M-12	139.238	166.528	-	43,12,000	10,84,962	32,27,038	Booked
3	M	M-14	139.238	166.528	-	43,12,000	15,20,000	27,92,000	Booked
4	M	M-15	139.238	166.528	-	47,33,000	3,00,000	44,33,000	Booked
5	M	M-16	120.062	143.594	-	42,64,729	10,70,000	31,94,729	Booked
6	M	M-17	120.062	143.594	-	38,77,026	13,56,959	25,20,067	Booked
7	M	M-29	120.600	144.238	-	33,00,000	15,56,000	17,44,000	Booked
8	M	M-30	120.600	144.238	-	33,00,000	15,56,000	17,44,000	Booked
9	M	M-31	120.600	144.238	-	33,00,000	15,56,000	17,44,000	Booked
10	M	M-32	120.600	144.238	-	33,00,000	15,56,000	17,44,000	Booked
11	M	M-33	120.600	144.238	-	33,00,000	15,56,000	17,44,000	Booked
12	N	N-4	104.552	125.045	-	37,13,827	7,80,000	29,33,827	Booked
13	N	N-7	104.552	125.045	-	37,13,827	12,99,840	24,13,987	Booked
14	N	N-8	104.552	125.045	-	37,13,827	8,00,000	29,13,827	Booked
15	N	N-28	104.492	124.972	-	33,74,256	3,20,000	30,54,256	Booked
16	N	N-29	104.492	124.972	-	33,74,256	19,00,000	14,74,256	Booked
17	N	N-30	104.492	124.972	-	33,74,256	10,00,000	23,74,256	Booked
18	N	N-31	104.492	124.972	-	33,74,256	18,00,000	15,74,256	Booked
19	N	N-32	104.492	124.972	-	33,74,256	3,20,000	30,54,256	Booked
20	N	N-33	104.492	124.972	-	33,74,256	3,00,000	30,74,256	Booked
21	N	N-34	104.492	124.972	-	33,74,256	25,30,692	8,43,564	Booked
22	N	N-37	105.797	126.533	-	34,12,000	3,40,000	30,72,000	Booked
23	N	N-38	105.797	126.533	-	37,58,029	3,00,000	34,58,029	Booked
24	N	N-39	105.797	126.533	-	34,12,000	3,00,000	31,12,000	Booked
25	N	N-40	105.797	126.533	-	37,58,029	1,80,000	35,78,029	Booked
26	N	N-41	105.797	126.533	-	37,58,029	28,18,522	9,39,507	Booked
27	N	N-42	105.797	126.533	-	40,99,668	9,14,950	31,84,718	Booked
28	N	N-48	99.636	119.165	-	32,17,446	24,14,091	8,03,355	Booked
29	N	N-49	100.358	120.028	-	35,64,837	27,61,209	8,03,628	Booked
30	N	N-50	100.358	120.028	-	35,64,837	19,60,660	16,04,177	Booked
31	N	N-51	99.636	119.165	-	32,17,446	8,25,361	23,92,085	Booked
32	N	N-52	99.636	119.165	-	32,17,446	11,26,107	20,91,339	Booked
33	P	P-3	148.400	177.486	-	52,74,000	4,00,000	48,74,000	Booked
34	P	P-4	148.400	177.486	-	52,74,000	5,00,000	47,74,000	Booked
35	P	P-5	148.400	177.486	-	52,74,000	5,00,000	47,74,000	Booked
36	P	P-6	148.400	177.486	-	52,74,000	8,00,000	44,74,000	Booked
			4,173.180	4,991.122	-	13,73,32,048	4,06,03,353	9,67,28,695	



Unsold Inventory Valuation									
In case of plotted colony									
Sr. No.	Block No.	No of Flats / Apartments / units/plots	Carpet Area (in Sq. Mts.)	Carpet Area (in Sq. yard)	Area of exclusive balcony / veranda / covered car parking (Sq. Mts.)	Estimated Amount of sale Proceeds	Amount Received against Booking till 31-12-2021	Balance Amount as on 31-12-2021	Status
1	M	M-1	139.200	166.483	-	38,00,000	-	38,00,000	Inventory
2	M	M-10	139.238	166.528	-	28,30,977	-	28,30,977	Inventory
3	M	M-18	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
4	M	M-19	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
5	M	M-2	138.800	166.005	-	28,22,082	-	28,22,082	Inventory
6	M	M-20	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
7	M	M-21	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
8	M	M-22	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
9	M	M-23	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
10	M	M-24	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
11	M	M-25	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
12	M	M-26	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
13	M	M-27	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
14	M	M-28	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
15	M	M-3	138.800	166.005	-	28,22,082	-	28,22,082	Inventory
16	M	M-4	138.800	166.005	-	38,00,000	-	38,00,000	Inventory
17	M	M-5	150.000	179.400	-	30,49,800	-	30,49,800	Inventory
18	M	M-6	150.000	179.400	-	30,49,800	-	30,49,800	Inventory
19	M	M-7	150.000	179.400	-	30,49,800	-	30,49,800	Inventory
20	M	M-8	139.238	166.528	-	28,30,977	-	28,30,977	Inventory
21	M	M-9	139.238	166.528	-	28,30,977	-	28,30,977	Inventory
22	MNP-Comm.	MNP-SCO-1	48.703	58.248	-	29,12,410	-	29,12,410	Inventory
23	MNP-Comm.	MNP-SCO-2	48.703	58.248	-	29,12,410	-	29,12,410	Inventory
24	MNP-Comm.	MNP-SCO-3	48.703	58.248	-	29,12,410	-	29,12,410	Inventory
25	MNP-Comm.	MNP-SCO-4	48.703	58.248	-	29,12,410	-	29,12,410	Inventory
26	MNP-Comm.	MNP-SCO-5	48.703	58.248	-	29,12,410	-	29,12,410	Inventory
27	MNP-Comm.	MNP-SCO-6	48.703	58.248	-	29,12,410	-	29,12,410	Inventory
28	N	N-1	104.552	125.045	-	29,00,000	-	29,00,000	Inventory
29	N	N-10	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
30	N	N-11	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
31	N	N-12	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
32	N	N-14	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
33	N	N-15	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
34	N	N-16	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
35	N	N-17	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
36	N	N-18	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
37	N	N-19	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
38	N	N-2	104.552	125.045	-	29,00,000	-	29,00,000	Inventory
39	N	N-20	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
40	N	N-21	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
41	N	N-22	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
42	N	N-23	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
43	N	N-24	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
44	N	N-25	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
45	N	N-26	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
46	N	N-27	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
47	N	N-3	104.552	125.045	-	29,00,000	-	29,00,000	Inventory
48	N	N-35	98.200	117.447	-	19,96,602	-	19,96,602	Inventory
49	N	N-36	105.797	126.533	-	29,00,000	-	29,00,000	Inventory
50	N	N-43	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
51	N	N-44	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
52	N	N-45	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
53	N	N-46	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
54	N	N-47	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
55	N	N-5	104.552	125.045	-	29,00,000	-	29,00,000	Inventory
56	N	N-53	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
57	N	N-54	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
58	N	N-55	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
59	N	N-56	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
60	N	N-6	104.552	125.045	-	29,00,000	-	29,00,000	Inventory
61	N	N-9	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
62	P	P-1	148.400	177.486	-	41,00,000	-	41,00,000	Inventory
64	P	P-10	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
65	P	P-11	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
66	P	P-12	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
67	P	P-15	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
68	P	P-2	148.400	177.486	-	41,00,000	-	41,00,000	Inventory
69	P	P-7	148.400	177.486	-	41,00,000	-	41,00,000	Inventory
70	P	P-8	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
71	P	P-9	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
72	Milk & Vegetable Booth		27.500	32.890	-	16,44,500	-	16,44,500	Inventory
			8,027.82	9,601.27	-	18,45,89,899	-	18,45,89,899	

Rs. in Lacs

1,845.900

