



MITTAL GARG GUPTA & CO.

CHARTERED ACCOUNTANTS

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Report for quarter ending	31st December, 2021
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Sr. No.	Particulars	Information
1.	Project/phase of the project	M2K Swastik
2.	Location	Sector-1 Dharuhera
3.	Licensed area in acres	7.606 Acre
4.	Area for registration in acres	7.606 Acre
5.	HARERA registration no.	HRERA-PKL-RWR-180-2019
6.	Name of licensee	Aakarshan Estates Private Limited
7.	Name of collaborator	-
8.	Name of developer	Aakarshan Estates Private Limited
9.	Estimated cost of real estate project	Rs. 2040.54 Lacs

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	Rs. 418.78 Lacs
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)	Rs. 722.96 Lacs
3.	i. Balance unsold inventory to be certified by management and to be verified by CA from the records and books of account	9083.77 Sq Mtr
4.	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A to this certificate.	Rs. 1963.02 Lacs
5.	Estimated receivables of ongoing project. Sum of (2 + 3)- (ii)	Rs. 2685.98 Lacs
6.	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.

UDIN : 22093321AAAAAV9049

For Mittal Garg Gupta & Co.

Chartered Accountants

Firm Regn : 016591N



Sanjay Kumar Gupta, FCA

Partner

M. No. 093321

Place : Delhi

Date : 12/01/2022

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.)	Sales Consideration	Amount Received against Booking till 31-12-2021	Receivables as on 31-12-2021 from Booked Inventory	Status
1	A	A-2	70.536	84.361	-	15,60,682	5,40,171	10,20,511	Booked
2	A	A-3	69.789	83.468	-	15,44,162	14,66,954	77,208	Booked
3	A	A-4	69.043	82.575	-	15,27,642	3,81,911	11,45,731	Booked
4	A	A-6	84.589	101.168	-	18,71,615	1,00,000	17,71,615	Booked
5	A	A-7	86.427	103.367	-	19,12,293	14,78,074	4,34,219	Booked
6	A	A-10	103.202	123.429	-	23,97,615	16,99,404	6,98,212	Booked
7	A	A-11	103.202	123.429	-	23,97,615	15,99,404	7,98,211	Booked
8	A	A-12	103.202	123.429	-	24,66,118	6,16,530	18,49,588	Booked
9	A	A-14	148.048	177.066	-	35,37,772	33,60,882	1,76,890	Booked
10	A	A-15	148.048	177.066	-	34,39,500	24,67,525	9,71,975	Booked
11	A	A-16	148.048	177.066	-	34,39,500	8,85,330	25,54,170	Booked
12	A	A-17	148.048	177.066	-	34,39,500	3,76,477	30,63,023	Booked
13	A	A-18	137.160	164.048	-	30,34,802	7,59,134	22,75,668	Booked
14	B	B-3	92.348	110.448	-	20,43,292	19,41,128	1,02,164	Booked
15	B	B-4	92.541	110.680	-	20,47,573	19,45,195	1,02,378	Booked
16	B	B-5	92.719	110.892	-	20,51,501	5,15,000	15,36,501	Booked
17	B	B-6	92.912	111.123	-	21,58,569	10,03,944	11,54,625	Booked
18	B	B-7	66.630	79.690	-	14,74,266	14,74,265	1	Booked
19	F	F-1	83.569	99.948	-	18,49,047	3,00,000	15,49,047	Booked
20	F	F-2	84.052	100.527	-	18,59,745	4,64,937	13,94,808	Booked
21	F	F-3	84.565	101.140	-	18,71,095	4,67,774	14,03,321	Booked
22	F	F-4	85.063	101.736	-	18,82,111	3,76,523	15,05,588	Booked
23	F	F-5	85.546	102.313	-	18,92,794	4,73,198	14,19,596	Booked
24	F	F-6	86.029	102.891	-	19,03,476	9,75,869	9,27,607	Booked
25	F	F-7	86.512	103.468	-	19,14,158	18,19,158	95,001	Booked
26	F	F-8	87.009	104.063	-	19,25,161	4,81,291	14,43,870	Booked
27	F	F-9	87.507	104.658	-	19,36,180	4,84,044	14,52,136	Booked
28	F	F-10	87.990	105.236	-	19,46,873	4,86,717	14,60,156	Booked
29	G	G-1	90.000	107.640	-	20,90,907	19,88,862	1,02,045	Booked
30	G	G-2	90.000	107.640	-	19,91,340	15,30,000	4,61,340	Booked
31	G	G-3	90.000	107.640	-	19,91,340	10,95,835	8,95,505	Booked
32	G	G-4	90.000	107.640	-	19,91,340	10,95,835	8,95,505	Booked
33	H	H-1	90.000	107.640	-	20,90,907	15,22,727	5,68,180	Booked
34	H	H-2	90.000	107.640	-	19,91,340	18,91,773	99,567	Booked
35	H	H-3	90.000	107.640	-	19,91,340	9,97,835	9,93,505	Booked
36	H	H-4	90.000	107.640	-	19,91,340	18,91,870	99,470	Booked
37	H	H-5	90.000	107.640	-	19,91,340	18,91,870	99,470	Booked
38	H	H-6	90.000	107.640	-	19,91,340	18,91,835	99,505	Booked
39	H	H-7	90.000	107.640	-	19,91,340	18,91,773	99,567	Booked
40	H	H-8	90.000	107.640	-	19,91,340	18,91,773	99,567	Booked
41	H	H-9	90.000	107.640	-	19,91,340	15,97,835	3,93,505	Booked
42	H	H-10	90.000	107.640	-	19,91,340	13,97,835	5,93,505	Booked
43	H	H-11	90.000	107.640	-	19,91,340	9,97,835	9,93,505	Booked
44	H	H-12	90.000	107.640	-	20,90,907	19,90,907	1,00,000	Booked
45	H	H-14	86.775	103.783	-	19,19,984	16,00,000	3,19,984	Booked
46	H	H-15	86.775	103.783	-	19,19,984	10,00,000	9,19,984	Booked
47	H	H-16	86.775	103.783	-	19,19,984	16,59,996	2,59,988	Booked
48	H	H-17	86.775	103.783	-	19,19,984	8,54,996	10,64,988	Booked
49	H	H-18	86.775	103.783	-	19,19,984	17,29,996	1,89,988	Booked
50	H	H-19	86.775	103.783	-	19,19,984	18,23,985	95,998	Booked
51	H	H-20	85.007	101.668	-	18,80,865	4,69,945	14,10,920	Booked
52	H	H-22	90.000	107.640	-	20,90,907	1,75,000	19,15,907	Booked
53	H	H-23	90.000	107.640	-	19,91,340	6,09,134	13,82,206	Booked
54	H	H-24	90.000	107.640	-	19,91,340	15,00,000	4,91,340	Booked
55	H	H-25	90.000	107.640	-	19,91,340	4,97,835	14,93,505	Booked
56	H	H-26	90.000	107.640	-	19,91,340	14,77,835	5,13,505	Booked
57	H	H-27	90.000	107.640	-	19,91,340	15,45,670	4,45,670	Booked
58	H	H-28	90.000	107.640	-	19,91,340	10,47,835	9,43,505	Booked
59	H	H-29	90.000	107.640	-	19,91,340	4,97,835	14,93,505	Booked
60	H	H-30	90.000	107.640	-	20,90,907	5,22,727	15,68,180	Booked

Handwritten signature and circular stamp of the project manager.

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.)	Sales Consideration	Amount Received against Booking till 31-12-2021	Receivables as on 31-12-2021 from Booked Inventory	Status
61	J	J-1	90.000	107.640	-	20,90,907	5,18,181	15,72,726	Booked
62	J	J-2	90.000	107.640	-	19,91,340	4,98,268	14,93,072	Booked
63	J	J-3	90.000	107.640	-	19,91,340	14,97,835	4,93,505	Booked
64	J	J-4	90.000	107.640	-	19,91,340	4,97,835	14,93,505	Booked
65	J	J-5	90.000	107.640	-	19,91,340	9,97,835	9,93,505	Booked
66	J	J-6	90.000	107.640	-	19,91,340	18,91,773	99,567	Booked
67	J	J-7	90.000	107.640	-	19,91,340	18,91,773	99,567	Booked
68	J	J-8	90.000	107.640	-	19,91,340	5,98,701	13,92,639	Booked
69	J	J-9	90.000	107.640	-	20,90,907	5,22,728	15,68,179	Booked
70	K	K-1	87.390	104.518	-	19,33,591	1,80,000	17,53,591	Booked
71	K	K-2	87.390	104.518	-	19,33,591	4,83,398	14,50,193	Booked
72	K	K-3	87.390	104.518	-	19,33,591	4,83,398	14,50,193	Booked
73	K	K-4	87.390	104.518	-	20,30,271	4,83,398	15,46,873	Booked
74	K	K-5	87.390	104.518	-	20,30,271	4,83,398	15,46,873	Booked
75	K	K-6	87.390	104.518	-	20,30,271	1,75,000	18,55,271	Booked
			6,904.33	8,257.58	-	15,50,19,541	8,27,23,549	7,22,95,992	



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

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	Receivable as on 31-12-2021 from Unsold Inventory	Status
1	A	A-1	101.284	121.136	-	19,98,738	-	19,98,738	Inventory
2	A	A-5	82.664	98.866	-	16,31,291	-	16,31,291	Inventory
3	A	A-8	93.684	112.046	-	18,48,760	-	18,48,760	Inventory
4	A	A-9	129.329	154.677	-	25,52,178	-	25,52,178	Inventory
5	A	A-19	115.456	138.085	-	22,78,409	-	22,78,409	Inventory
6	B	B-1	89.133	106.603	-	17,58,951	-	17,58,951	Inventory
7	B	B-2	117.769	140.852	-	23,24,053	-	23,24,053	Inventory
8	C	C-1	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
9	C	C-2	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
10	C	C-3	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
11	C	C-4	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
12	C	C-5	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
13	C	C-6	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
14	C	C-7	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
15	C	C-8	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
16	C	C-9	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
17	C	C-10	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
18	C	C-11	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
19	C	C-12	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
20	C	C-14	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
21	C	C-15	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
22	C	C-16	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
23	C	C-17	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
24	C	C-18	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
25	C	C-19	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
26	C	C-20	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
27	C	C-21	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
28	C	C-22	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
29	C	C-23	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
30	C	C-24	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
31	C	C-25	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
32	C	C-26	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
33	C	C-27	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
34	C	C-28	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
35	C	C-29	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
36	C	C-30	124.298	148.660	-	24,52,896	-	24,52,896	Inventory
37	C	C-31	124.298	148.660	-	24,52,896	-	24,52,896	Inventory
38	D	D-1	94.032	112.462	-	18,55,627	-	18,55,627	Inventory
39	D	D-2	94.032	112.462	-	18,55,627	-	18,55,627	Inventory
40	D	D-3	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
41	D	D-4	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
42	D	D-5	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
43	D	D-6	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
44	D	D-7	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
45	D	D-8	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
46	D	D-9	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
47	D	D-10	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
48	D	D-11	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
49	D	D-12	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
50	D	D-14	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
51	D	D-15	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
52	D	D-16	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
53	D	D-17	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
54	D	D-18	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
55	D	D-19	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
56	D	D-20	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
57	D	D-21	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
58	D	D-22	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
59	D	D-23	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
60	D	D-24	89.587	107.146	-	17,67,908	-	17,67,908	Inventory



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

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	Receivable as on 31-12-2021 from Unsold Inventory	Status
61	D	D-25	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
62	E	E-1	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
63	E	E-2	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
64	E	E-3	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
65	E	E-4	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
66	E	E-5	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
67	E	E-6	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
68	E	E-7	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
69	E	E-8	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
70	E	E-9	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
71	E	E-10	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
72	E	E-11	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
73	E	E-12	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
74	E	E-14	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
75	E	E-15	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
76	E	E-16	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
77	E	E-17	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
78	E	E-18	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
79	E	E-19	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
80	G	G-5	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
81	G	G-6	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
82	G	G-7	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
83	G	G-8	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
84	G	G-9	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
85	G	G-10	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
86	G	G-11	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
87	G	G-12	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
88	G	G-14	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
89	G	G-15	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
90	G	G-16	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
91	G	G-17	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
92	G	G-18	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
93	G	G-19	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
94	G	G-20	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
95	G	G-21	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
96	H	H-21	86.943	103.984	-	17,15,733	-	17,15,733	Inventory
97	SCO	SCO-1	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
98	SCO	SCO-2	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
99	SCO	SCO-3	45.080	53.916	-	26,95,784	-	26,95,784	Inventory
100	SCO	SCO-4	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
101	SCO	SCO-5	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
102	SCO	SCO-6	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
103	SCO	SCO-7	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
104	SCO	SCO-8	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
105	SCO	SCO-9	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
106	Milk & Vegetable Booth		27.500	32.890	-	16,44,500	-	16,44,500	Inventory
			9,083.77	10,864.19	-	19,63,02,430	-	19,63,02,430	-

