



MITTAL GARG GUPTA & CO.

CHARTERED ACCOUNTANTS

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Report for quarter ending		30th June'2022
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.	HRERA 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		NIL
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. 582.47 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)	8879.1 Sq Mtr.
	ii.	Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A(2) to this certificate.	Rs. 1922.63 Lacs
4.	Estimated receivables of ongoing project { Sum of 2+3(ii) }		Rs. 2505.1 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

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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 its 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 documents till 30.06.2022

UDIN : 22093321ANOUXT4547

For Mittal Garg Gupta & Co.

Chartered Accountants

FRN : 016591N



Sanjay Kumar Gupta, FCA

Partner

M. No. 093321

Place : Delhi

Date : 25/07/2022

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.)	Rate	Sales Consideration	Amount Received against Booking till 30-06-2022	Receivables as on 30-06-2022 from Booked Inventory	Status
1	A	A-2	70.536	84.361	-	18,500.00	15,60,682	14,82,648	78,034	Booked
2	A	A-3	69.789	83.468	-	18,500.00	15,44,162	14,66,954	77,208	Booked
3	A	A-4	69.043	82.575	-	18,500.00	15,27,642	3,81,911	11,45,731	Booked
4	A	A-6	84.589	101.168	-	18,500.00	18,71,615	1,85,000	16,86,615	Booked
5	A	A-7	86.427	103.367	-	18,500.00	19,12,293	14,78,074	4,34,219	Booked
6	A	A-10	103.202	123.429	-	19,425.00	23,97,615	18,49,404	5,48,212	Booked
7	A	A-11	103.202	123.429	-	19,425.00	23,97,615	22,77,735	1,19,880	Booked
8	A	A-12	103.202	123.429	-	19,980.00	24,66,118	6,16,530	18,49,588	Booked
9	A	A-14	148.048	177.066	-	19,980.00	35,37,772	33,60,882	1,76,890	Booked
10	A	A-15	148.048	177.066	-	19,425.00	34,39,500	26,67,525	7,71,975	Booked
11	A	A-16	148.048	177.066	-	19,425.00	34,39,500	8,85,330	25,54,170	Booked
12	A	A-17	148.048	177.066	-	19,425.00	34,39,500	8,59,875	25,79,625	Booked
13	A	A-18	137.160	164.043	-	18,500.00	30,34,802	7,59,134	22,75,668	Booked
14	A	A-19	115.456	138.085	-	22,78,409	28,53,843	2,50,000	26,03,843	Booked
15	B	B-3	92.348	110.448	-	18,500.00	20,43,292	19,41,128	1,02,164	Booked
16	B	B-4	92.541	110.680	-	18,500.00	20,47,573	19,45,195	1,02,378	Booked
17	B	B-5	92.719	110.892	-	18,500.00	20,51,501	5,15,000	15,36,501	Booked
18	B	B-6	92.912	111.123	-	19,425.00	21,58,569	20,50,944	1,07,625	Booked
19	B	B-7	66.630	79.690	-	18,500.00	14,74,266	14,74,265	1	Booked
20	E	E-10	84.548	101.120	-	19,425.00	19,64,247	5,22,728	14,41,519	Booked
21	E	E-11	84.548	101.120	-	19,425.00	19,64,247	5,98,701	13,65,546	Booked
22	F	F-1	83.569	99.948	-	18,500.00	18,49,047	3,00,000	15,49,047	Booked
23	F	F-2	84.052	100.527	-	18,500.00	18,59,745	4,64,937	13,94,808	Booked
24	F	F-3	84.565	101.140	-	18,500.00	18,71,095	4,67,774	14,03,321	Booked
25	F	F-4	85.063	101.736	-	18,500.00	18,82,111	7,00,000	11,82,111	Booked
26	F	F-5	85.546	102.313	-	18,500.00	18,92,794	16,73,198	2,19,596	Booked
27	F	F-6	86.029	102.891	-	18,500.00	19,03,476	18,08,319	95,157	Booked
28	F	F-7	86.512	103.468	-	18,500.00	19,14,158	18,19,158	95,001	Booked
29	F	F-8	87.009	104.063	-	18,500.00	19,25,161	18,28,291	96,870	Booked
30	F	F-9	87.507	104.658	-	18,500.00	19,36,180	18,39,371	96,809	Booked
31	F	F-10	87.990	105.236	-	18,500.00	19,46,873	18,49,530	97,343	Booked
32	G	G-1	90.000	107.640	-	19,425.00	20,90,907	19,88,862	1,02,045	Booked
33	G	G-2	90.000	107.640	-	18,500.00	19,91,340	15,30,000	4,61,340	Booked
34	G	G-3	90.000	107.640	-	18,500.00	19,91,340	14,94,103	4,97,237	Booked
35	G	G-4	90.000	107.640	-	18,500.00	19,91,340	14,94,103	4,97,237	Booked
36	H	H-1	90.000	107.640	-	19,425.00	20,90,907	15,22,727	5,68,180	Booked
37	H	H-2	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
38	H	H-3	90.000	107.640	-	18,500.00	19,91,340	17,47,835	2,43,505	Booked
39	H	H-4	90.000	107.640	-	18,500.00	19,91,340	18,91,870	99,470	Booked
40	H	H-5	90.000	107.640	-	18,500.00	19,91,340	18,91,870	99,470	Booked
41	H	H-6	90.000	107.640	-	18,500.00	19,91,340	18,91,835	99,505	Booked
42	H	H-7	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
43	H	H-8	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
44	H	H-9	90.000	107.640	-	18,500.00	19,91,340	17,97,835	1,93,505	Booked
45	H	H-10	90.000	107.640	-	18,500.00	19,91,340	16,97,835	2,93,505	Booked
46	H	H-11	90.000	107.640	-	18,500.00	19,91,340	18,92,835	98,505	Booked
47	H	H-12	90.000	107.640	-	19,425.00	20,90,907	19,90,907	1,00,000	Booked
48	H	H-14	86.775	103.783	-	18,500.00	19,19,984	16,00,000	3,19,984	Booked
49	H	H-15	86.775	103.783	-	18,500.00	19,19,984	10,00,000	9,19,984	Booked
50	H	H-16	86.775	103.783	-	18,500.00	19,19,984	16,59,996	2,59,988	Booked
51	H	H-17	86.775	103.783	-	18,500.00	19,19,984	8,54,996	10,64,988	Booked
52	H	H-18	86.775	103.783	-	18,500.00	19,19,984	17,29,996	1,89,988	Booked
53	H	H-19	86.775	103.783	-	18,500.00	19,19,984	18,23,985	95,998	Booked
54	H	H-20	85.007	101.668	-	18,500.00	18,80,865	4,69,945	14,10,920	Booked
55	H	H-21	86.943	103.984	-	17,15,733	23,77,837	7,20,000	16,57,837	Booked
56	H	H-22	90.000	107.640	-	19,425.00	20,90,907	1,75,000	19,15,907	Booked
57	H	H-23	90.000	107.640	-	18,500.00	19,91,340	8,09,134	11,82,206	Booked
58	H	H-24	90.000	107.640	-	18,500.00	19,91,340	15,00,000	4,91,340	Booked
59	H	H-25	90.000	107.640	-	18,500.00	19,91,340	4,97,835	14,93,505	Booked
60	H	H-26	90.000	107.640	-	18,500.00	19,91,340	18,96,773	99,567	Booked
61	H	H-27	90.000	107.640	-	18,500.00	19,91,340	17,95,670	2,45,670	Booked
62	H	H-28	90.000	107.640	-	18,500.00	19,91,340	18,91,835	99,505	Booked



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.)	Rate	Sales Consideration	Amount Received against Booking till 30-06-2022	Receivables as on 30-06-2022 from Booked Inventory	Status
63	H	H-29	90.000	107.640	-	18,500.00	19,91,340	4,97,835	14,93,505	Booked
64	H	H-30	90.000	107.640	-	19,425.00	20,90,907	19,86,361	1,04,546	Booked
65	J	J-1	90.000	107.640	-	19,425.00	20,90,907	5,18,181	15,72,726	Booked
66	J	J-2	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
67	J	J-3	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
68	J	J-4	90.000	107.640	-	18,500.00	19,91,340	8,97,835	10,93,505	Booked
69	J	J-5	90.000	107.640	-	18,500.00	19,91,340	9,97,835	9,93,505	Booked
70	J	J-6	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
71	J	J-7	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
72	D	D-18	89.587	107.146	-	19,425.00	20,81,310	1,75,000	19,06,310	Booked
73	D	D-19	89.587	107.146	-	18,500.00	19,82,200	4,83,398	14,98,802	Booked
74	D	D-20	89.587	107.146	-	18,500.00	19,82,200	4,83,398	14,98,802	Booked
75	D	D-21	89.587	107.146	-	18,500.00	19,82,200	4,83,398	14,98,802	Booked
76	D	D-22	89.587	107.146	-	18,500.00	19,82,200	4,83,398	14,98,802	Booked
77	D	D-24	89.587	107.146	-	18,500.00	19,82,200	1,80,000	18,02,200	Booked
			7,109.01	8,502.38	-		16,01,98,190	10,19,51,373	5,82,46,817	



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 30-06-2022	Receivable as on 30-06-2022 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	B	B-1	89.133	106.603	-	17,58,951	-	17,58,951	Inventory
6	B	B-2	117.769	140.852	-	23,24,053	-	23,24,053	Inventory
7	C	C-1	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
8	C	C-2	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
9	C	C-3	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
10	C	C-4	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
11	C	C-5	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
12	C	C-6	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
13	C	C-7	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
14	C	C-8	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
15	C	C-9	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
16	C	C-10	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
17	C	C-11	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
18	C	C-12	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
19	C	C-14	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
20	C	C-15	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
21	C	C-16	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
22	C	C-17	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
23	C	C-18	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
24	C	C-19	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
25	C	C-20	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
26	C	C-21	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
27	C	C-22	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
28	C	C-23	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
29	C	C-24	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
30	C	C-25	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
31	C	C-26	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
32	C	C-27	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
33	C	C-28	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
34	C	C-29	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
35	C	C-30	124.298	148.660	-	24,52,896	-	24,52,896	Inventory
36	C	C-31	124.298	148.660	-	24,52,896	-	24,52,896	Inventory
37	D	D-1	94.032	112.462	-	18,55,627	-	18,55,627	Inventory
38	D	D-2	94.032	112.462	-	18,55,627	-	18,55,627	Inventory
39	D	D-3	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
40	D	D-4	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
41	D	D-5	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
42	D	D-6	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
43	D	D-7	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
44	D	D-8	92.106	110.159	-	18,17,626	-	18,17,626	Inventory
45	D	D-9	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
46	D	D-10	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
47	D	D-11	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
48	D	D-12	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
49	D	D-14	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
50	D	D-15	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
51	D	D-16	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
52	D	D-17	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
53	D	D-23	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
54	D	D-25	89.587	107.146	-	17,67,908	-	17,67,908	Inventory
55	E	E-1	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
56	E	E-2	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
57	E	E-3	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
58	E	E-4	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
59	E	E-5	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
60	F	E-6	84.548	101.120	-	16,68,472	-	16,68,472	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 30-06-2022	Receivable as on 30-06-2022 from Unsold Inventory	Status
61	E	E-7	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
62	E	E-8	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
63	E	E-9	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
64	E	E-12	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
65	E	E-14	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
66	E	E-15	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
67	E	E-16	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
68	E	E-17	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
69	E	E-18	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
70	E	E-19	84.548	101.120	-	16,68,472	-	16,68,472	Inventory
71	G	G-5	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
72	G	G-6	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
73	G	G-7	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
74	G	G-8	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
75	G	G-9	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
76	G	G-10	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
77	G	G-11	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
78	G	G-12	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
79	G	G-14	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
80	G	G-15	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
81	G	G-16	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
82	G	G-17	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
83	G	G-18	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
84	G	G-19	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
85	G	G-20	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
86	G	G-21	80.990	96.864	-	15,98,257	-	15,98,257	Inventory
87	J	J-8	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
88	J	J-9	90.000	107.640	-	17,76,060	-	17,76,060	Inventory
89	K	K-1	87.390	104.518	-	17,24,554	-	17,24,554	Inventory
90	K	K-2	87.390	104.518	-	17,24,554	-	17,24,554	Inventory
91	K	K-3	87.390	104.518	-	17,24,554	-	17,24,554	Inventory
92	K	K-4	87.390	104.518	-	17,24,554	-	17,24,554	Inventory
93	K	K-5	87.390	104.518	-	17,24,554	-	17,24,554	Inventory
94	K	K-6	87.390	104.518	-	17,24,554	-	17,24,554	Inventory
95	SCO	SCO-1	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
96	SCO	SCO-2	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
97	SCO	SCO-3	45.080	53.916	-	26,95,784	-	26,95,784	Inventory
98	SCO	SCO-4	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
99	SCO	SCO-5	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
100	SCO	SCO-6	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
101	SCO	SCO-7	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
102	SCO	SCO-8	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
103	SCO	SCO-9	44.100	52.744	-	26,37,180	-	26,37,180	Inventory
104	Milk & Vegetable Booth		27.500	32.890	-	16,44,500	-	16,44,500	Inventory
			8,879.10	10,619.40	-	19,22,63,342	-	19,22,63,342	-

