



MITTAL GARG GUPTA & CO.
CHARTERED ACCOUNTANTS

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Report for quarter ending		30th Sept'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. 162.15 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)	8796.43 Sq Mtr.
	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A(2) to this certificate.	Rs. 1906.32 Lacs
4.	Estimated receivables of ongoing project { Sum of 2+3(ii) }	Rs. 2068.47 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.)	



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 other related documents
30.09.2022

For Mittal Garg Gupta & Co.
Chartered Accountants

FRN: 016591N

Sanjay Kumar Gupta, FCA
Partner

Place : Delhi

Date : 11.11.2022

M. No. 093321

UDIN : 22093321BCVASX5031

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

Annexure-A (1)

Booked Inventory Valuation In case of plotted colony										
Sr. No.	Block No.	No of Flats / Apartments/ units/plots	Carpent Area (in Sq. Mts.)	Carpent Area (in Sq. yard)	Area of exclusive balcony /veranda/ covered car parking (Sq.Mts.)	Rate	Sales Consideration	Amount Received against Booking till 30-09-2022	Receivables as on 30-09-2022 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	14,51,259	76,383	Booked
4	A	A-5	82.664	98.866	-	22,000.00	21,75,055	20,75,000	1,00,055	Booked
5	A	A-6	84.589	101.168	-	18,500.00	18,71,615	17,88,526	83,089	Booked
6	A	A-7	86.427	103.367	-	18,500.00	19,12,293	18,18,074	94,219	Booked
7	A	A-10	103.202	123.429	-	19,425.00	23,97,615	22,77,735	1,19,881	Booked
8	A	A-11	103.202	123.429	-	19,425.00	23,97,615	22,77,735	1,19,880	Booked
9	A	A-12	103.202	123.429	-	19,980.00	24,66,118	6,16,530	18,49,588	Booked
10	A	A-14	148.048	177.066	-	19,980.00	35,37,772	33,60,882	1,76,890	Booked
11	A	A-15	148.048	177.066	-	19,425.00	34,39,500	32,67,525	1,71,975	Booked
12	A	A-16	148.048	177.066	-	19,425.00	34,39,500	32,67,525	1,71,975	Booked
13	A	A-17	148.048	177.066	-	19,425.00	34,39,500	32,67,525	1,71,975	Booked
14	A	A-18	137.160	164.043	-	18,500.00	30,34,802	22,59,134	7,75,668	Booked
15	A	A-19	115.456	138.085	-	22,78,409	28,53,843	26,89,213	1,64,630	Booked
16	B	B-3	92.348	110.448	-	18,500.00	20,43,292	19,41,128	1,02,164	Booked
17	B	B-4	92.541	110.680	-	18,500.00	20,47,573	19,45,195	1,02,378	Booked
18	B	B-5	92.719	110.892	-	18,500.00	20,51,501	19,48,925	1,02,576	Booked
19	B	B-6	92.912	111.123	-	19,425.00	21,58,569	20,50,944	1,07,625	Booked
20	B	B-7	66.630	79.690	-	18,500.00	14,74,266	14,74,265	1	Booked
21	E	E-10	84.548	101.120	-	19,425.00	19,64,247	18,66,043	98,204	Booked
22	E	E-11	84.548	101.120	-	19,425.00	19,64,247	17,77,176	1,87,071	Booked
23	F	F-1	83.569	99.948	-	18,500.00	18,49,047	3,00,000	15,49,047	Booked
24	F	F-2	84.052	100.527	-	18,500.00	18,59,745	14,64,937	3,94,808	Booked
25	F	F-3	84.565	101.140	-	18,500.00	18,71,095	17,77,541	93,554	Booked
26	F	F-4	85.063	101.736	-	18,500.00	18,82,111	14,00,000	4,82,111	Booked
27	F	F-5	85.546	102.313	-	18,500.00	18,92,794	16,73,198	2,19,596	Booked
28	F	F-6	86.029	102.891	-	18,500.00	19,03,476	18,08,319	95,157	Booked
29	F	F-7	86.512	103.468	-	18,500.00	19,14,158	18,19,158	95,001	Booked
30	F	F-8	87.009	104.063	-	18,500.00	19,25,161	18,28,291	96,870	Booked
31	F	F-9	87.507	104.658	-	18,500.00	19,36,180	18,39,371	96,809	Booked
32	F	F-10	87.990	105.236	-	18,500.00	19,46,873	18,49,530	97,343	Booked
33	G	G-1	90.000	107.640	-	19,425.00	20,90,907	19,88,862	1,02,045	Booked
34	G	G-2	90.000	107.640	-	18,500.00	19,91,340	15,30,000	4,61,340	Booked
35	G	G-3	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
36	G	G-4	90.000	107.640	-	18,500.00	19,91,340	18,91,777	99,563	Booked
37	H	H-1	90.000	107.640	-	19,425.00	20,90,907	19,86,727	1,04,180	Booked
38	H	H-2	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
39	H	H-3	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
40	H	H-4	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
41	H	H-5	90.000	107.640	-	18,500.00	19,91,340	18,91,870	99,470	Booked
42	H	H-6	90.000	107.640	-	18,500.00	19,91,340	18,91,835	99,505	Booked
43	H	H-7	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
44	H	H-8	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
45	H	H-9	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
46	H	H-10	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
47	H	H-11	90.000	107.640	-	18,500.00	19,91,340	18,92,835	98,505	Booked
48	H	H-12	90.000	107.640	-	19,425.00	20,90,907	19,90,907	1,00,000	Booked
49	H	H-14	86.775	103.783	-	18,500.00	19,19,984	18,00,000	1,19,984	Booked
50	H	H-15	86.775	103.783	-	18,500.00	19,19,984	15,00,000	4,19,984	Booked
51	H	H-16	86.775	103.783	-	18,500.00	19,19,984	18,23,996	95,988	Booked
52	H	H-17	86.775	103.783	-	18,500.00	19,19,984	18,23,996	95,988	Booked
53	H	H-18	86.775	103.783	-	18,500.00	19,19,984	18,22,996	96,988	Booked
54	H	H-19	86.775	103.783	-	18,500.00	19,19,984	18,23,985	95,998	Booked
55	H	H-20	85.007	101.668	-	18,500.00	18,80,865	17,86,822	94,043	Booked
56	H	H-21	86.943	103.984	-	17,15,733	23,77,837	22,42,411	1,35,426	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 30-09-2022	Receivables as on 30-09-2022 from Booked Inventory	Status
57	H	H-22	90.000	107.640	-	19,425.00	20,90,907	19,86,361	1,04,546	Booked
58	H	H-23	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
59	H	H-24	90.000	107.640	-	18,500.00	19,91,340	15,00,000	4,91,340	Booked
60	H	H-25	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
61	H	H-26	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
62	H	H-27	90.000	107.640	-	18,500.00	19,91,340	17,45,670	2,45,670	Booked
63	H	H-28	90.000	107.640	-	18,500.00	19,91,340	18,91,835	99,505	Booked
64	H	H-29	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
65	H	H-30	90.000	107.640	-	19,425.00	20,90,907	19,86,361	1,04,546	Booked
66	J	J-1	90.000	107.640	-	19,425.00	20,90,907	19,86,381	1,04,526	Booked
67	J	J-2	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
68	J	J-3	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
69	J	J-4	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
70	J	J-5	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
71	J	J-6	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
72	J	J-7	90.000	107.640	-	18,500.00	19,91,340	18,91,773	99,567	Booked
73	D	D-18	89.587	107.146	-	19,425.00	20,81,310	11,75,000	9,06,310	Booked
74	D	D-19	89.587	107.146	-	18,500.00	19,82,200	4,83,398	14,98,802	Booked
75	D	D-20	89.587	107.146	-	18,500.00	19,82,200	18,83,091	99,109	Booked
76	D	D-21	89.587	107.146	-	18,500.00	19,82,200	18,83,090	99,110	Booked
77	D	D-22	89.587	107.146	-	18,500.00	19,82,200	18,83,090	99,110	Booked
78	D	D-24	89.587	107.146	-	18,500.00	19,82,200	18,83,090	99,110	Booked
			7,191.68	8,601.24	-		16,23,73,245	14,61,58,683	1,62,14,563	



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 30-09-2022	Receivable as on 30-09-2022 from Unsold Inventory
1	A	A-1	101.284	121.136	-	19,98,738	-	19,98,738
2	A	A-8	93.684	112.046	-	18,48,760	-	18,48,760
3	A	A-9	129.329	154.677	-	25,52,178	-	25,52,178
4	B	B-1	89.133	106.603	-	17,58,951	-	17,58,951
5	B	B-2	117.769	140.852	-	23,24,053	-	23,24,053
6	C	C-1	92.106	110.159	-	18,17,626	-	18,17,626
7	C	C-2	92.106	110.159	-	18,17,626	-	18,17,626
8	C	C-3	92.106	110.159	-	18,17,626	-	18,17,626
9	C	C-4	92.106	110.159	-	18,17,626	-	18,17,626
10	C	C-5	92.106	110.159	-	18,17,626	-	18,17,626
11	C	C-6	92.106	110.159	-	18,17,626	-	18,17,626
12	C	C-7	89.587	107.146	-	17,67,908	-	17,67,908
13	C	C-8	89.587	107.146	-	17,67,908	-	17,67,908
14	C	C-9	89.587	107.146	-	17,67,908	-	17,67,908
15	C	C-10	89.587	107.146	-	17,67,908	-	17,67,908
16	C	C-11	89.587	107.146	-	17,67,908	-	17,67,908
17	C	C-12	89.587	107.146	-	17,67,908	-	17,67,908
18	C	C-14	89.587	107.146	-	17,67,908	-	17,67,908
19	C	C-15	89.587	107.146	-	17,67,908	-	17,67,908
20	C	C-16	89.587	107.146	-	17,67,908	-	17,67,908
21	C	C-17	89.587	107.146	-	17,67,908	-	17,67,908
22	C	C-18	89.587	107.146	-	17,67,908	-	17,67,908
23	C	C-19	89.587	107.146	-	17,67,908	-	17,67,908
24	C	C-20	89.587	107.146	-	17,67,908	-	17,67,908
25	C	C-21	89.587	107.146	-	17,67,908	-	17,67,908
26	C	C-22	89.587	107.146	-	17,67,908	-	17,67,908
27	C	C-23	89.587	107.146	-	17,67,908	-	17,67,908
28	C	C-24	92.106	110.159	-	18,17,626	-	18,17,626
29	C	C-25	92.106	110.159	-	18,17,626	-	18,17,626
30	C	C-26	92.106	110.159	-	18,17,626	-	18,17,626
31	C	C-27	92.106	110.159	-	18,17,626	-	18,17,626
32	C	C-28	92.106	110.159	-	18,17,626	-	18,17,626
33	C	C-29	92.106	110.159	-	18,17,626	-	18,17,626
34	C	C-30	124.298	148.660	-	24,52,896	-	24,52,896
35	C	C-31	124.298	148.660	-	24,52,896	-	24,52,896
36	D	D-1	94.032	112.462	-	18,55,627	-	18,55,627
37	D	D-2	94.032	112.462	-	18,55,627	-	18,55,627
38	D	D-3	92.106	110.159	-	18,17,626	-	18,17,626
39	D	D-4	92.106	110.159	-	18,17,626	-	18,17,626
40	D	D-5	92.106	110.159	-	18,17,626	-	18,17,626
41	D	D-6	92.106	110.159	-	18,17,626	-	18,17,626
42	D	D-7	92.106	110.159	-	18,17,626	-	18,17,626
43	D	D-8	92.106	110.159	-	18,17,626	-	18,17,626
44	D	D-9	89.587	107.146	-	17,67,908	-	17,67,908
45	D	D-10	89.587	107.146	-	17,67,908	-	17,67,908
46	D	D-11	89.587	107.146	-	17,67,908	-	17,67,908
47	D	D-12	89.587	107.146	-	17,67,908	-	17,67,908
48	D	D-14	89.587	107.146	-	17,67,908	-	17,67,908
49	D	D-15	89.587	107.146	-	17,67,908	-	17,67,908
50	D	D-16	89.587	107.146	-	17,67,908	-	17,67,908
51	D	D-17	89.587	107.146	-	17,67,908	-	17,67,908
52	D	D-23	89.587	107.146	-	17,67,908	-	17,67,908
53	D	D-25	89.587	107.146	-	17,67,908	-	17,67,908
54	E	E-1	84.548	101.120	-	16,68,472	-	16,68,472
55	E	E-2	84.548	101.120	-	16,68,472	-	16,68,472
56	E	E-3	84.548	101.120	-	16,68,472	-	16,68,472



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

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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 30-09-2022	Receivable as on 30-09-2022 from Unsold Inventory
57	E	E-4	84.548	101.120	-	16,68,472	-	16,68,472
58	E	E-5	84.548	101.120	-	16,68,472	-	16,68,472
59	E	E-6	84.548	101.120	-	16,68,472	-	16,68,472
60	E	E-7	84.548	101.120	-	16,68,472	-	16,68,472
61	E	E-8	84.548	101.120	-	16,68,472	-	16,68,472
62	E	E-9	84.548	101.120	-	16,68,472	-	16,68,472
63	E	E-12	84.548	101.120	-	16,68,472	-	16,68,472
64	E	E-14	84.548	101.120	-	16,68,472	-	16,68,472
65	E	E-15	84.548	101.120	-	16,68,472	-	16,68,472
66	E	E-16	84.548	101.120	-	16,68,472	-	16,68,472
67	E	E-17	84.548	101.120	-	16,68,472	-	16,68,472
68	E	E-18	84.548	101.120	-	16,68,472	-	16,68,472
69	E	E-19	84.548	101.120	-	16,68,472	-	16,68,472
70	G	G-5	90.000	107.640	-	17,76,060	-	17,76,060
71	G	G-6	90.000	107.640	-	17,76,060	-	17,76,060
72	G	G-7	90.000	107.640	-	17,76,060	-	17,76,060
73	G	G-8	90.000	107.640	-	17,76,060	-	17,76,060
74	G	G-9	90.000	107.640	-	17,76,060	-	17,76,060
75	G	G-10	90.000	107.640	-	17,76,060	-	17,76,060
76	G	G-11	90.000	107.640	-	17,76,060	-	17,76,060
77	G	G-12	80.990	96.864	-	15,98,257	-	15,98,257
78	G	G-14	80.990	96.864	-	15,98,257	-	15,98,257
79	G	G-15	80.990	96.864	-	15,98,257	-	15,98,257
80	G	G-16	80.990	96.864	-	15,98,257	-	15,98,257
81	G	G-17	80.990	96.864	-	15,98,257	-	15,98,257
82	G	G-18	80.990	96.864	-	15,98,257	-	15,98,257
83	G	G-19	80.990	96.864	-	15,98,257	-	15,98,257
84	G	G-20	80.990	96.864	-	15,98,257	-	15,98,257
85	G	G-21	80.990	96.864	-	15,98,257	-	15,98,257
86	J	J-8	90.000	107.640	-	17,76,060	-	17,76,060
87	J	J-9	90.000	107.640	-	17,76,060	-	17,76,060
88	K	K-1	87.390	104.518	-	17,24,554	-	17,24,554
89	K	K-2	87.390	104.518	-	17,24,554	-	17,24,554
90	K	K-3	87.390	104.518	-	17,24,554	-	17,24,554
91	K	K-4	87.390	104.518	-	17,24,554	-	17,24,554
92	K	K-5	87.390	104.518	-	17,24,554	-	17,24,554
93	K	K-6	87.390	104.518	-	17,24,554	-	17,24,554
94	SCO	SCO-1	44.100	52.744	-	26,37,180	-	26,37,180
95	SCO	SCO-2	44.100	52.744	-	26,37,180	-	26,37,180
96	SCO	SCO-3	45.080	53.916	-	26,95,784	-	26,95,784
97	SCO	SCO-4	44.100	52.744	-	26,37,180	-	26,37,180
98	SCO	SCO-5	44.100	52.744	-	26,37,180	-	26,37,180
99	SCO	SCO-6	44.100	52.744	-	26,37,180	-	26,37,180
100	SCO	SCO-7	44.100	52.744	-	26,37,180	-	26,37,180
101	SCO	SCO-8	44.100	52.744	-	26,37,180	-	26,37,180
102	SCO	SCO-9	44.100	52.744	-	26,37,180	-	26,37,180
103	Milk & Vegetable Booth	-	27.500	32.890	-	16,44,500	-	16,44,500
			8,796.43	10,520.53	-	19,06,32,050	-	19,06,32,050

