



MITTAL GARG GUPTA & CO.

CHARTERED ACCOUNTANTS

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Report for period ended on		31st Dec'22
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 (Inclusive of Finance cost of Rs. 85 Lacs)

Sr. No.	Particulars	Details
1.	Estimated balance cost to be incurred for completion of the real estate project	Rs. 119.45 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. 196.98 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)	6292.87 Sq Mtr.
	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A(2) to this certificate.	Rs. 1327.94 Lacs
4.	Estimated receivables of ongoing project { Sum of 2+3(ii) }	Rs. 1524.92 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 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 till 31.12.2022.

UDIN : 23093321BGVTRR1978

Place : Delhi

Date : 16/01/2023

For Mittal Garg Gupta & Co.
Chartered Accountants

Firm Regn : 016591N



Sanjay Kumar Gupta, FCA
Partner

M. No. 093321

Unsold inventory Valuation In case of plotted colony									
Sr. No.	Block No.	No of Flats / Apartments / units/plots	Area (in Sq. Mts.)	Area (in Sq. yard)	Area of exclusive balcony /veranda/ covered car parking (Sq.Mts.)	Estimated Amount of sale Proceeds	Amount Received against Booking till 31-12-2022	Balance Amount as on 31-12-2022	Status
1	M	M-10	139.238	166.528	-	28,30,977	-	28,30,977	Inventory
2	M	M-18	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
3	M	M-19	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
4	M	M-20	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
5	M	M-21	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
6	M	M-22	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
7	M	M-23	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
8	M	M-24	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
9	M	M-25	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
10	M	M-26	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
11	M	M-27	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
12	M	M-28	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
13	M	M-5	150.000	179.400	-	30,49,800	-	30,49,800	Inventory
14	M	M-6	150.000	179.400	-	30,49,800	-	30,49,800	Inventory
15	M	M-7	150.000	179.400	-	30,49,800	-	30,49,800	Inventory
16	M	M-8	139.238	166.528	-	28,30,977	-	28,30,977	Inventory
17	M	M-9	139.238	166.528	-	28,30,977	-	28,30,977	Inventory
18	N	N-10	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
19	N	N-11	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
20	N	N-12	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
21	N	N-14	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
22	N	N-15	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
23	N	N-16	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
24	N	N-17	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
25	N	N-18	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
26	N	N-19	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
27	N	N-2	104.552	125.045	-	21,24,531	-	21,24,531	Inventory
28	N	N-20	104.492	124.972	-	29,00,000	-	29,00,000	Inventory
29	N	N-21	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
30	N	N-22	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
31	N	N-23	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
32	N	N-24	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
33	N	N-25	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
34	N	N-26	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
35	N	N-27	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
36	N	N-43	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
37	N	N-44	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
38	N	N-45	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
39	N	N-46	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
40	N	N-47	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
41	N	N-53	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
42	N	N-54	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
43	N	N-55	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
44	N	N-56	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
45	N	N-6	104.552	125.045	-	29,00,000	-	29,00,000	Inventory
46	N	N-9	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
47	P	P-14	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
48	P	P-10	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
49	P	P-11	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
50	P	P-12	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
51	P	P-15	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
52	P	P-8	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
53	P	P-9	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
54	MNP-Comm.	MNP SCO-3	48.703	58.248	-	32,03,650	-	32,03,650	Inventory
55	Milk & Vegetable Booth		27.500	32.890	-	16,44,500	-	16,44,500	Inventory
			6,292.87	7,526.27	-	13,27,93,944	-	13,27,93,944	-



Booked inventory Valuation									
In case of plotted colony									
Sr. No.	Block No.	No of Flats / Apartments/ units/plots	Area (in Sq. Mts.)	Area (in Sq. yard)	Area of exclusive balcony / veranda/ covered car parking (Sq. Mts.)	Amount of sale Proceeds	Amount Received against Booking till 31-12-2022	Balance Amount as on 31-12-2022	Status
1	M	M-1	139.200	166.483	-	44,95,041	42,69,000	2,26,041	Booked
2	M	M-11	139.238	166.528	-	44,96,257	36,00,000	8,96,257	Booked
3	M	M-12	139.238	166.528	-	43,12,000	40,96,400	2,15,600	Booked
4	M	M-14	139.238	166.528	-	43,12,000	40,40,000	2,72,000	Booked
5	M	M-15	139.238	166.528	-	47,33,000	44,96,350	2,36,650	Booked
6	M	M-16	120.062	143.594	-	42,64,729	40,51,493	2,13,236	Booked
7	M	M-17	120.062	143.594	-	38,77,026	36,56,959	2,20,067	Booked
8	M	M-2	138.800	166.005	-	44,82,135	42,58,024	2,24,111	Booked
9	M	M-29	120.600	144.238	-	33,00,000	31,56,000	1,44,000	Booked
10	M	M-3	138.800	166.005	-	44,82,135	42,58,024	2,24,111	Booked
11	M	M-30	120.600	144.238	-	33,00,000	31,56,000	1,44,000	Booked
12	M	M-31	120.600	144.238	-	33,00,000	31,56,000	1,44,000	Booked
13	M	M-32	120.600	144.238	-	33,00,000	31,56,000	1,44,000	Booked
14	M	M-33	120.600	144.238	-	33,00,000	31,56,000	1,44,000	Booked
15	M	M-4	138.800	166.005	-	44,82,135	42,58,024	2,24,111	Booked
16	N	N-1	104.552	125.045	-	43,89,080	41,69,626	2,19,454	Booked
17	N	N-2	104.552	125.045	-	41,26,320	10,31,580	30,94,740	Booked
18	N	N-6	104.552	125.045	-	41,26,320	10,31,622	30,94,698	Booked
19	N	N-28	104.492	124.972	-	33,74,256	32,05,543	1,68,713	Booked
20	N	N-29	104.492	124.972	-	33,74,256	32,05,543	1,68,713	Booked
21	N	N-3	104.552	125.045	-	43,89,080	35,28,135	8,60,945	Booked
22	N	N-30	104.492	124.972	-	33,74,256	29,00,000	4,74,256	Booked
23	N	N-31	104.492	124.972	-	33,74,256	32,05,543	1,68,713	Booked
24	N	N-32	104.492	124.972	-	33,74,256	32,05,540	1,68,716	Booked
25	N	N-33	104.492	124.972	-	33,74,256	32,05,543	1,68,713	Booked
26	N	N-34	104.492	124.972	-	33,74,256	32,05,543	1,68,713	Booked
27	N	N-35	98.200	117.447	-	38,75,751	36,81,900	1,93,851	Booked
28	N	N-36	105.797	126.533	-	41,75,589	39,66,810	2,08,779	Booked
29	N	N-37	105.797	126.533	-	34,12,000	32,41,400	1,70,600	Booked
30	N	N-38	105.797	126.533	-	37,58,029	35,70,128	1,87,901	Booked
31	N	N-39	105.797	126.533	-	34,12,000	32,41,400	1,70,600	Booked
32	N	N-4	104.552	125.045	-	37,13,827	35,28,004	1,85,823	Booked
33	N	N-40	105.797	126.533	-	37,58,029	35,70,128	1,87,901	Booked
34	N	N-41	105.797	126.533	-	37,58,029	35,70,128	1,87,901	Booked
35	N	N-42	105.797	126.533	-	40,99,668	38,94,950	2,04,718	Booked
36	N	N-48	99.636	119.165	-	32,17,446	30,56,574	1,60,872	Booked
37	N	N-49	100.358	120.028	-	35,64,837	33,86,594	1,78,243	Booked
38	N	N-5	104.552	125.045	-	41,26,485	39,20,161	2,06,324	Booked
39	N	N-50	100.358	120.028	-	35,64,837	33,86,594	1,78,243	Booked
40	N	N-51	99.636	119.165	-	32,17,446	30,25,361	1,92,085	Booked
41	N	N-52	99.636	119.165	-	32,17,446	30,56,574	1,60,872	Booked
42	N	N-7	104.552	125.045	-	37,13,827	35,28,135	1,85,692	Booked
43	N	N-8	104.552	125.045	-	37,13,827	35,28,135	1,85,692	Booked
44	P	P-1	148.400	177.486	-	62,29,899	59,18,285	3,11,614	Booked
45	P	P-2	148.400	177.486	-	62,29,899	54,63,032	7,66,867	Booked
46	P	P-3	148.400	177.486	-	52,74,000	49,87,000	2,87,000	Booked
47	P	P-4	148.400	177.486	-	52,74,000	52,73,500	500	Booked
48	P	P-5	148.400	177.486	-	52,74,000	50,00,000	2,74,000	Booked
49	P	P-6	148.400	177.486	-	52,74,000	50,00,000	2,74,000	Booked
50	P	P-7	148.400	177.486	-	62,29,899	54,36,600	7,93,299	Booked
51	MNP-Comm.	MNP-SCO-1	49.186	58.826	-	32,35,100	29,80,000	2,55,100	Booked
52	MNP-Comm.	MNP-SCO-2	48.703	58.248	-	32,03,640	30,50,000	1,53,640	Booked
53	MNP-Comm.	MNP-SCO-4	48.703	58.248	-	32,03,640	27,80,000	4,23,640	Booked
54	MNP-Comm.	MNP-SCO-5	48.703	58.248	-	32,03,640	30,43,467	1,60,173	Booked
55	MNP-Comm.	MNP-SCO-6	48.703	58.248	-	32,03,640	27,80,000	4,23,640	Booked
			6,144.730	7,349.100	-	21,92,21,476	19,95,23,352	1,96,98,124	

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