



MITTAL GARG GUPTA & CO.

CHARTERED ACCOUNTANTS

ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Report for period ended on		31st March'23
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. 102.1 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. 738.14 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)	4450.5 Sq Mtr.
	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A(2) to this certificate.	Rs. 937.86 Lacs
4.	Estimated receivables of ongoing project { Sum of 2+3(ii) }	Rs. 1676 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

E-mail : ca_mgg@yahoo.in

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 31.03.2023

Further certified that certificate is based on the supporting documents & information provided to us and true & correct to the best of our knowledge & without any risk & responsibility to us.

UDIN : 23093321BGVTSW2717

For Mittal Garg Gupta & Co.

Chartered Accountants

FRN : 016591N

Sanjay Kumar Gupta, FCA

Partner

M. No. 093321

Place : Delhi

Date : 10.05.2023

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	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 31-03-2023	Balance Amount as on 31-03-2023
1	M	M-1	139.200	166.483	-	44,95,041	42,69,000	2,26,041
2	M	M-11	139.238	166.528	-	44,96,257	41,00,000	3,96,257
3	M	M-12	139.238	166.528	-	43,12,000	40,96,400	2,15,600
4	M	M-14	139.238	166.528	-	43,12,000	41,12,133	1,99,867
5	M	M-15	139.238	166.528	-	47,33,000	44,96,350	2,36,650
6	M	M-16	120.062	143.594	-	42,64,729	40,51,493	2,13,236
7	M	M-17	120.062	143.594	-	38,77,026	36,56,959	2,20,067
8	M	M-2	138.800	166.005	-	44,82,135	42,58,024	2,24,111
9	M	M-29	120.600	144.238	-	33,00,000	31,56,000	1,44,000
10	M	M-3	138.800	166.005	-	44,82,135	42,58,024	2,24,111
11	M	M-30	120.600	144.238	-	33,00,000	31,56,000	1,44,000
12	M	M-31	120.600	144.238	-	33,00,000	31,56,000	1,44,000
13	M	M-32	120.600	144.238	-	33,00,000	31,56,000	1,44,000
14	M	M-33	120.600	144.238	-	33,00,000	31,56,000	1,44,000
15	M	M-4	138.800	166.005	-	44,82,135	42,58,024	2,24,111
16	N	N-1	104.552	125.045	-	43,89,080	41,69,626	2,19,454
17	N	N-2	104.552	125.045	-	41,26,320	40,04,004	1,22,316
18	N	N-6	104.552	125.045	-	41,26,320	39,20,161	2,06,159
19	N	N-28	104.492	124.972	-	33,74,256	32,05,543	1,68,713
20	N	N-29	104.492	124.972	-	33,74,256	32,05,543	1,68,713
21	N	N-3	104.552	125.045	-	37,13,985	35,28,135	1,85,850
22	N	N-30	104.492	124.972	-	33,74,256	30,50,000	3,24,256
23	N	N-31	104.492	124.972	-	33,74,256	32,05,543	1,68,713
24	N	N-32	104.492	124.972	-	33,74,256	32,05,540	1,68,716
25	N	N-33	104.492	124.972	-	33,74,256	32,05,543	1,68,713
26	N	N-34	104.492	124.972	-	33,74,256	32,05,543	1,68,713
27	N	N-35	98.200	117.447	-	38,75,751	36,81,900	1,93,851
28	N	N-36	105.797	126.533	-	41,75,589	39,66,810	2,08,779
29	N	N-37	105.797	126.533	-	34,12,000	32,41,400	1,70,600
30	N	N-38	105.797	126.533	-	37,58,029	35,70,128	1,87,901
31	N	N-39	105.797	126.533	-	34,12,000	32,41,400	1,70,600
32	N	N-4	104.552	125.045	-	37,13,827	35,28,004	1,85,823
33	N	N-40	105.797	126.533	-	37,58,029	35,70,128	1,87,901
34	N	N-41	105.797	126.533	-	37,58,029	35,70,128	1,87,901
35	N	N-42	105.797	126.533	-	40,99,668	38,94,950	2,04,718
36	N	N-48	99.636	119.165	-	32,17,446	30,56,574	1,60,872
37	N	N-49	100.358	120.028	-	35,64,837	33,86,594	1,78,243
38	N	N-5	104.552	125.045	-	41,26,485	39,20,161	2,06,324
39	N	N-50	100.358	120.028	-	35,64,837	33,86,594	1,78,243
40	N	N-51	99.636	119.165	-	32,17,446	30,25,361	1,92,085
41	N	N-52	99.636	119.165	-	32,17,446	30,56,574	1,60,872
42	N	N-7	104.552	125.045	-	37,13,827	35,28,135	1,85,692
43	N	N-8	104.552	125.045	-	37,13,827	35,28,135	1,85,692
44	P	P-1	148.400	177.486	-	62,29,899	59,18,285	3,11,614
45	P	P-2	148.400	177.486	-	57,50,559	54,63,032	2,87,527
46	P	P-3	148.400	177.486	-	52,74,000	49,87,000	2,87,000
47	P	P-4	148.400	177.486	-	52,74,000	52,73,500	500
48	P	P-5	148.400	177.486	-	52,74,000	50,10,300	2,63,700
49	P	P-6	148.400	177.486	-	52,74,000	50,00,000	2,74,000
50	P	P-7	148.400	177.486	-	57,23,036	54,36,600	2,86,436
51	MNP-Comm.	MNP-SCO-1	49.186	58.826	-	32,35,100	29,80,000	2,55,100
52	MNP-Comm.	MNP-SCO-2	48.703	58.248	-	32,03,640	30,50,000	1,53,640
53	MNP-Comm.	MNP-SCO-4	48.703	58.248	-	32,03,640	27,80,000	4,23,640
54	MNP-Comm.	MNP-SCO-5	48.703	58.248	-	32,03,640	30,43,467	1,60,173
55	MNP-Comm.	MNP-SCO-6	48.703	58.248	-	32,03,640	27,80,000	4,23,640
56	N	N-11	104.552	125.045	-	46,07,908	4,00,000	42,07,908
57	N	N-15	104.552	125.045	-	46,07,908	4,00,000	42,07,908
58	N	N-17	104.552	125.045	-	46,07,908	4,50,000	41,57,908
59	N	N-18	104.552	125.045	-	50,26,809	4,80,000	45,46,809
60	N	N-19	104.492	124.972	-	46,05,218	4,00,000	42,05,218



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	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 31-03-2023	Balance Amount as on 31-03-2023
61	N	N-23	104.492	124.972		41,86,562	4,00,000	37,86,562
62	N	N-24	104.492	124.972		41,86,562	4,00,000	37,86,562
63	N	N-26	104.492	124.972		41,86,562	3,50,000	38,36,562
64	N	N-44	99.636	119.165		39,92,028	4,00,000	35,92,028
65	N	N-45	99.636	119.165		39,92,028	4,00,000	35,92,028
66	N	N-46	99.636	119.165		39,92,028	4,00,000	35,92,028
67	N	N-47	99.636	119.165		39,92,028	4,00,000	35,92,028
68	N	N-53	99.636	119.165		39,92,028	4,00,000	35,92,028
69	N	N-54	99.636	119.165		39,92,028	3,00,000	36,92,028
70	N	N-55	99.636	119.165		39,92,028	4,00,000	35,92,028
71	N	N-56	99.636	119.165		47,90,433	4,00,000	43,90,433
			7,778.000	9,302.490	-	28,63,10,248	21,24,96,748	7,38,13,500



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	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	120.232	143.797	-	24,44,553	-	24,44,553	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-12	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
20	N	N-14	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
21	N	N-16	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
22	N	N-20	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
23	N	N-21	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
24	N	N-22	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
25	N	N-25	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
26	N	N-27	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
27	N	N-43	99.636	119.165	-	20,25,799	-	20,25,799	Inventory
28	N	N-9	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
29	P	P-14	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
30	P	P-10	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
31	P	P-11	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
32	P	P-12	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
33	P	P-15	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
34	P	P-8	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
35	P	P-9	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
36	MNP-Comm.	MNP SCO-3	48.703	58.248	-	32,03,650	-	32,03,650	Inventory
37	Milk & Vegetable Booth		27.500	32.890	-	16,44,500	-	16,44,500	Inventory
			4,450.50	5,322.80	-	9,37,86,388	-	9,37,86,388	-

