



BHUTA SHAH & CO LLP

Chartered Accountants

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ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Report for quarter ending		30th June'23
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	N A
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. 482.8 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)	6961.36 Sq Mtr.
	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A(2) to this certificate.	Rs. 1544.19 Lacs
4.	Estimated receivables of ongoing project { Sum of 2+3(ii) }	Rs. 2026.99 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 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 30.06.2023.

UDIN : 23093321BGVTTT3294

For Bhuta Shah & Co LLP

Chartered Accountants

FRN: 101474W/W100100



Sanjay Kumar Gupta, FCA

Partner

M. No. 093321

Place : Delhi

Date : 21.07.2023

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 30-06-2023	Receivables as on 30-06-2023 from Booked Inventory	Status
1	A	A-1	93.319	111.610	-	24,55,420	24,55,420	-	Booked
2	A	A-10	103.202	123.429	-	23,97,615	23,97,615	-	Booked
3	A	A-11	103.202	123.429	-	23,97,615	23,97,615	-	Booked
4	A	A-12	103.202	123.429	-	24,66,118	24,66,118	-	Booked
5	A	A-14	148.048	177.066	-	35,37,772	35,37,772	-	Booked
6	A	A-15	148.048	177.066	-	34,39,500	34,39,500	-	Booked
7	A	A-16	148.048	177.066	-	34,39,500	34,39,500	-	Booked
8	A	A-17	148.048	177.066	-	34,39,500	32,67,525	1,71,975	Booked
9	A	A-18	137.160	164.043	-	30,34,802	28,83,061	1,51,741	Booked
10	A	A-19	115.456	138.085	-	28,53,843	28,30,749	23,094	Booked
11	A	A-2	70.536	84.361	-	15,60,682	15,60,683	-1	Booked
12	A	A-3	69.789	83.468	-	15,44,162	15,44,163	-1	Booked
13	A	A-4	69.043	82.575	-	15,27,642	15,27,642	-	Booked
14	A	A-5	82.664	98.866	-	21,75,055	21,75,052	3	Booked
15	A	A-6	84.589	101.168	-	18,71,615	18,71,608	7	Booked
16	A	A-7	86.427	103.367	-	19,12,293	19,12,293	-	Booked
17	B	B-3	92.348	110.448	-	20,43,292	19,41,128	1,02,164	Booked
18	B	B-4	92.541	110.680	-	20,47,573	19,45,195	1,02,378	Booked
19	B	B-5	92.719	110.892	-	20,51,501	20,51,501	-	Booked
20	B	B-6	92.912	111.123	-	21,58,569	21,58,569	-	Booked
21	B	B-7	66.630	79.690	-	14,74,266	14,74,265	1	Booked
22	C	C-15	89.587	107.146	-	28,12,581	7,03,145	21,09,436	Booked
23	C	C-16	89.587	107.146	-	28,12,581	1,99,999	26,12,582	Booked
24	C	C-18	89.587	107.146	-	26,78,648	2,50,000	24,28,648	Booked
25	C	C-21	89.587	107.146	-	26,78,648	2,50,000	24,28,648	Booked
26	C	C-22	89.587	107.146	-	26,78,648	2,50,000	24,28,648	Booked
27	C	C-23	89.587	107.146	-	26,78,648	2,50,000	24,28,648	Booked
28	C	C-4	92.106	110.159	-	27,53,978	2,65,000	24,88,978	Booked
29	D	D-11	89.587	107.146	-	26,78,648	2,50,000	24,28,648	Booked
30	D	D-18	89.587	107.146	-	20,81,310	20,81,311	-1	Booked
31	D	D-19	89.587	107.146	-	19,82,200	18,83,090	99,110	Booked
32	D	D-20	89.587	107.146	-	19,82,200	19,82,201	-1	Booked
33	D	D-21	89.587	107.146	-	19,82,200	18,83,090	99,110	Booked
34	D	D-22	89.587	107.146	-	19,82,200	19,82,201	-1	Booked
35	D	D-24	89.587	107.146	-	19,82,200	19,82,200	-	Booked
36	E	E-10	84.548	101.120	-	19,64,247	19,64,256	-9	Booked
37	E	E-11	84.548	101.120	-	19,64,247	18,70,712	93,535	Booked
38	E	E-12	84.548	101.120	-	25,27,988	6,32,000	18,95,988	Booked
39	E	E-14	84.548	101.120	-	25,27,988	2,50,000	22,77,988	Booked
40	E	E-15	84.548	101.120	-	25,27,988	2,50,000	22,77,988	Booked
41	E	E-16	84.548	101.120	-	25,27,988	6,32,000	18,95,988	Booked
42	E	E-17	84.548	101.120	-	25,27,988	6,32,000	18,95,988	Booked
43	E	E-18	84.548	101.120	-	25,27,988	2,50,000	22,77,988	Booked
44	E	E-2	84.548	101.120	-	25,27,988	2,50,000	22,77,988	Booked
45	E	E-3	84.548	101.120	-	25,27,988	2,50,000	22,77,988	Booked
46	E	E-4	84.548	101.120	-	25,27,988	50,000	24,77,988	Booked
47	E	E-5	84.548	101.120	-	25,27,988	2,50,000	22,77,988	Booked
48	E	E-6	84.548	101.120	-	25,27,988	2,50,000	22,77,988	Booked
49	E	E-7	84.548	101.120	-	25,27,988	2,50,000	22,77,988	Booked
50	F	F-1	83.569	99.948	-	18,49,047	18,49,047	-	Booked
51	F	F-10	87.990	105.236	-	19,46,873	19,46,873	-	Booked
52	F	F-2	84.052	100.527	-	18,59,745	18,59,746	-1	Booked
53	F	F-3	84.565	101.140	-	18,71,095	18,71,095	-	Booked
54	F	F-4	85.063	101.736	-	18,82,111	17,88,000	94,111	Booked
55	F	F-5	85.546	102.313	-	18,92,794	18,92,795	-1	Booked
56	F	F-6	86.029	102.891	-	19,03,476	19,03,493	-17	Booked
57	F	F-7	86.512	103.468	-	19,14,158	19,14,158	-	Booked
58	F	F-8	87.009	104.063	-	19,25,161	19,25,161	-	Booked
59	F	F-9	87.507	104.658	-	19,36,180	19,36,180	-	Booked
60	G	G-1	90.000	107.640	-	20,90,907	19,88,862	1,02,045	Booked
61	G	G-2	90.000	107.640	-	19,91,340	15,30,000	4,61,340	Booked
62	G	G-3	90.000	107.640	-	19,91,340	18,91,773	99,567	Booked
63	G	G-4	90.000	107.640	-	19,91,340	18,91,777	99,563	Booked
64	H	H-1	90.000	107.640	-	20,90,907	20,90,908	-	Booked
65	H	H-10	90.000	107.640	-	19,91,340	19,91,340	-	Booked
66	H	H-11	90.000	107.640	-	19,91,340	19,91,340	-	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.)	Sales Consideration	Amount Received against Booking till 30-06-2023	Receivables as on 30-06-2023 from Booked Inventory	Status
67	H	H-12	90.000	107.640	-	20,90,907	20,90,907	-	Booked
68	H	H-14	86.775	103.783	-	19,19,984	18,00,000	1,19,984	Booked
69	H	H-15	86.775	103.783	-	19,19,984	15,00,000	4,19,984	Booked
70	H	H-16	86.775	103.783	-	19,19,984	19,19,984	-	Booked
71	H	H-17	86.775	103.783	-	19,19,984	19,19,984	-	Booked
72	H	H-18	86.775	103.783	-	19,19,984	19,19,984	-	Booked
73	H	H-19	86.775	103.783	-	19,19,984	18,23,985	95,998	Booked
74	H	H-2	90.000	107.640	-	19,91,340	19,91,340	-	Booked
75	H	H-20	85.007	101.668	-	18,80,865	18,79,945	920	Booked
76	H	H-21	86.943	103.984	-	23,60,433	23,60,437	-4	Booked
77	H	H-22	90.000	107.640	-	20,90,907	20,90,907	-	Booked
78	H	H-23	90.000	107.640	-	19,91,340	19,91,134	206	Booked
79	H	H-24	90.000	107.640	-	19,91,340	19,91,340	-	Booked
80	H	H-25	90.000	107.640	-	19,91,340	19,91,340	-	Booked
81	H	H-26	90.000	107.640	-	19,91,340	18,91,773	99,567	Booked
82	H	H-27	90.000	107.640	-	19,91,340	18,91,773	99,567	Booked
83	H	H-28	90.000	107.640	-	19,91,340	19,91,456	-116	Booked
84	H	H-29	90.000	107.640	-	19,91,340	19,91,340	-	Booked
85	H	H-3	90.000	107.640	-	19,91,340	19,91,340	-	Booked
86	H	H-30	90.000	107.640	-	20,90,907	20,90,908	-1	Booked
87	H	H-4	90.000	107.640	-	19,91,340	19,91,340	-	Booked
88	H	H-5	90.000	107.640	-	19,91,340	19,91,340	-	Booked
89	H	H-6	90.000	107.640	-	19,91,340	19,91,340	-	Booked
90	H	H-7	90.000	107.640	-	19,91,340	19,91,340	-	Booked
91	H	H-8	90.000	107.640	-	19,91,340	19,91,340	-	Booked
92	H	H-9	90.000	107.640	-	19,91,340	19,91,340	-	Booked
93	J	J-1	90.000	107.640	-	20,90,907	20,90,927	-20	Booked
94	J	J-2	90.000	107.640	-	19,91,340	19,91,340	-	Booked
95	J	J-3	90.000	107.640	-	19,91,340	19,91,340	-	Booked
96	J	J-4	90.000	107.640	-	19,91,340	19,91,340	-	Booked
97	J	J-5	90.000	107.640	-	19,91,340	19,91,340	-	Booked
98	J	J-6	90.000	107.640	-	19,91,340	19,91,340	-	Booked
99	J	J-7	90.000	107.640	-	19,91,340	19,91,340	-	Booked
			9,018.79	10,786.47	-	21,69,19,501	16,86,39,612	4,82,79,887	



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 30-06-2023	Receivable as on 30-06-2023 from Unsold Inventory
1	A	A-8	93.684	112.046	-	18,48,760	-	18,48,760
2	A	A-9	129.329	154.677	-	25,52,178	-	25,52,178
3	B	B-1	89.133	106.603	-	17,58,951	-	17,58,951
4	B	B-2	117.769	140.852	-	23,24,053	-	23,24,053
5	C	C-1	92.106	110.159	-	18,17,626	-	18,17,626
6	C	C-2	92.106	110.159	-	18,17,626	-	18,17,626
7	C	C-3	92.106	110.159	-	18,17,626	-	18,17,626
8	C	C-5	92.106	110.159	-	18,17,626	-	18,17,626
9	C	C-6	92.106	110.159	-	18,17,626	-	18,17,626
10	C	C-7	89.587	107.146	-	17,67,908	-	17,67,908
11	C	C-8	89.587	107.146	-	17,67,908	-	17,67,908
12	C	C-9	89.587	107.146	-	17,67,908	-	17,67,908
13	C	C-10	89.587	107.146	-	17,67,908	-	17,67,908
14	C	C-11	89.587	107.146	-	17,67,908	-	17,67,908
15	C	C-12	89.587	107.146	-	17,67,908	-	17,67,908
16	C	C-14	89.587	107.146	-	17,67,908	-	17,67,908
17	C	C-17	89.587	107.146	-	17,67,908	-	17,67,908
18	C	C-19	89.587	107.146	-	17,67,908	-	17,67,908
19	C	C-20	89.587	107.146	-	17,67,908	-	17,67,908
20	C	C-24	92.106	110.159	-	18,17,626	-	18,17,626
21	C	C-25	92.106	110.159	-	18,17,626	-	18,17,626
22	C	C-26	92.106	110.159	-	18,17,626	-	18,17,626
23	C	C-27	92.106	110.159	-	18,17,626	-	18,17,626
24	C	C-28	92.106	110.159	-	18,17,626	-	18,17,626
25	C	C-29	92.106	110.159	-	18,17,626	-	18,17,626
26	C	C-30	124.298	148.660	-	24,52,896	-	24,52,896
27	C	C-31	124.298	148.660	-	24,52,896	-	24,52,896
28	D	D-1	94.032	112.462	-	18,55,627	-	18,55,627
29	D	D-2	94.032	112.462	-	18,55,627	-	18,55,627
30	D	D-3	92.106	110.159	-	18,17,626	-	18,17,626
31	D	D-4	92.106	110.159	-	18,17,626	-	18,17,626
32	D	D-5	92.106	110.159	-	18,17,626	-	18,17,626
33	D	D-6	92.106	110.159	-	18,17,626	-	18,17,626
34	D	D-7	92.106	110.159	-	18,17,626	-	18,17,626
35	D	D-8	92.106	110.159	-	18,17,626	-	18,17,626
36	D	D-9	89.587	107.146	-	17,67,908	-	17,67,908
37	D	D-10	89.587	107.146	-	17,67,908	-	17,67,908
38	D	D-12	89.587	107.146	-	17,67,908	-	17,67,908
39	D	D-14	89.587	107.146	-	17,67,908	-	17,67,908
40	D	D-15	89.587	107.146	-	17,67,908	-	17,67,908
41	D	D-16	89.587	107.146	-	17,67,908	-	17,67,908
42	D	D-17	89.587	107.146	-	17,67,908	-	17,67,908
43	D	D-23	89.587	107.146	-	17,67,908	-	17,67,908
44	D	D-25	89.587	107.146	-	17,67,908	-	17,67,908
45	E	E-1	84.548	101.120	-	16,68,472	-	16,68,472
46	E	E-8	84.548	101.120	-	16,68,472	-	16,68,472
47	E	E-9	84.548	101.120	-	16,68,472	-	16,68,472
48	E	E-19	84.548	101.120	-	16,68,472	-	16,68,472
49	G	G-5	90.000	107.640	-	17,76,060	-	17,76,060
50	G	G-6	90.000	107.640	-	17,76,060	-	17,76,060
51	G	G-7	90.000	107.640	-	17,76,060	-	17,76,060
52	G	G-8	90.000	107.640	-	17,76,060	-	17,76,060
53	G	G-9	90.000	107.640	-	17,76,060	-	17,76,060
54	G	G-10	90.000	107.640	-	17,76,060	-	17,76,060
55	G	G-11	90.000	107.640	-	17,76,060	-	17,76,060
56	G	G-12	80.990	96.864	-	15,98,257	-	15,98,257
57	G	G-14	80.990	96.864	-	15,98,257	-	15,98,257
58	G	G-15	80.990	96.864	-	15,98,257	-	15,98,257
59	G	G-16	80.990	96.864	-	15,98,257	-	15,98,257
60	G	G-17	80.990	96.864	-	15,98,257	-	15,98,257
61	G	G-18	80.990	96.864	-	15,98,257	-	15,98,257
62	G	G-19	80.990	96.864	-	15,98,257	-	15,98,257
63	G	G-20	80.990	96.864	-	15,98,257	-	15,98,257
64	G	G-21	80.990	96.864	-	15,98,257	-	15,98,257
65	J	J-8	90.000	107.640	-	17,76,060	-	17,76,060
66	J	J-9	90.000	107.640	-	17,76,060	-	17,76,060



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 30-06-2023	Receivable as on 30-06-2023 from Unsold Inventory
67	K	K-1	87.390	104.518		17,24,554	-	17,24,554
68	K	K-2	87.390	104.518		17,24,554	-	17,24,554
69	K	K-3	87.390	104.518		17,24,554	-	17,24,554
70	K	K-4	87.390	104.518		17,24,554	-	17,24,554
71	K	K-5	87.390	104.518		17,24,554	-	17,24,554
72	K	K-6	87.390	104.518		17,24,554	-	17,24,554
73	SCO	SCO-1	44.100	52.744	-	26,37,180	-	26,37,180
74	SCO	SCO-2	44.100	52.744	-	26,37,180	-	26,37,180
75	SCO	SCO-3	45.080	53.916	-	26,95,784	-	26,95,784
76	SCO	SCO-4	44.100	52.744	-	26,37,180	-	26,37,180
77	SCO	SCO-5	44.100	52.744	-	26,37,180	-	26,37,180
78	SCO	SCO-6	44.100	52.744	-	26,37,180	-	26,37,180
79	SCO	SCO-7	44.100	52.744	-	26,37,180	-	26,37,180
80	SCO	SCO-8	44.100	52.744	-	26,37,180	-	26,37,180
81	SCO	SCO-9	44.100	52.744	-	26,37,180	-	26,37,180
82	Milk & Vegetable Booth	-	27.500	32.890	-	16,44,500	-	16,44,500
			6,961.36	8,325.78	-	15,44,18,665	-	15,44,18,665