



BHUTA SHAH & CO LLP

Chartered Accountants

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ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Report for period ended on		30th June'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. NIL 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. 689.53 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)	2844.78 Sq Mtr.
	ii.	Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A(2) to this certificate.	Rs. 611.39 Lacs
4.	Estimated receivables of ongoing project { Sum of 2+3(ii) }		Rs. 1300.92 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.)		



The 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 the documents till 30.06.2023.

UDIN : 23093321BGVTUA4007

For Bhuta Shah & Co LLP

Chartered Accountants

FRN: 101474W/W100100


Sanjay Kumar Gupta, FCA

Partner

M. No. 093321

Place : Delhi

Date : 07.08.2023

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 30-06-2023	Balance Amount as on 30-06-2023	Status
1	M	M-21	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
2	M	M-23	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
3	M	M-24	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
4	M	M-26	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
5	M	M-27	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
6	M	M-28	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
7	M	M-5	150.000	179.400	-	30,49,800	-	30,49,800	Inventory
8	M	M-6	150.000	179.400	-	30,49,800	-	30,49,800	Inventory
9	M	M-7	150.000	179.400	-	30,49,800	-	30,49,800	Inventory
10	M	M-8	139.238	166.528	-	28,30,977	-	28,30,977	Inventory
11	N	N-10	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
12	N	N-12	104.552	125.045	-	21,25,759	-	21,25,759	Inventory
13	N	N-25	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
14	N	N-27	104.492	124.972	-	21,24,531	-	21,24,531	Inventory
15	P	P-14	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
16	P	P-10	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
17	P	P-11	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
18	P	P-12	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
19	P	P-15	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
20	P	P-8	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
21	P	P-9	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
22	MNP-Comm.	MNP SCO-3	48.703	58.248	-	32,03,650	-	32,03,650	Inventory
23	Milk & Vegetable Booth		27.500	32.890	-	16,44,500	-	16,44,500	Inventory
			2,844.78	3,402.36	-	6,11,38,848	-	6,11,38,848	-



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 30-06-2023	Balance Amount as on 30-06-2023	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	42,71,443	2,24,814	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	43,12,000	-	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	42,64,729	-	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	44,82,135	-	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	43,89,080	-	Booked
17	N	N-2	104.552	125.045	-	41,26,320	40,04,004	1,22,316	Booked
18	N	N-6	104.552	125.045	-	41,26,320	39,20,161	2,06,159	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	-	37,13,985	35,28,135	1,85,850	Booked
22	N	N-30	104.492	124.972	-	33,74,256	32,05,543	1,68,713	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	41,75,589	-	Booked
29	N	N-37	105.797	126.533	-	34,12,000	34,12,000	-	Booked
30	N	N-38	105.797	126.533	-	37,58,029	37,58,029	-	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	37,13,827	-	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	35,64,837	-	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	62,29,899	-	Booked
45	P	P-2	148.400	177.486	-	57,50,559	54,63,032	2,87,527	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	52,74,000	-	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	-	57,23,036	54,36,600	2,86,436	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	30,30,000	1,73,640	Booked
56	N	N-11	104.552	125.045	-	46,07,908	29,95,148	16,12,760	Booked
57	N	N-15	104.552	125.045	-	46,07,908	29,95,140	16,12,768	Booked
58	N	N-17	104.552	125.045	-	46,07,908	43,78,000	2,29,908	Booked
59	N	N-18	104.552	125.045	-	50,26,809	32,67,392	17,59,417	Booked
60	N	N-19	104.492	124.972	-	46,05,218	43,75,596	2,29,622	Booked
61	N	N-23	104.492	124.972	-	41,86,562	9,00,000	32,86,562	Booked
62	N	N-24	104.492	124.972	-	41,86,562	27,21,235	14,65,327	Booked
63	N	N-26	104.492	124.972	-	41,86,562	39,77,248	2,09,314	Booked
64	N	N-44	99.636	119.165	-	39,92,028	25,94,818	13,97,210	Booked
65	N	N-45	99.636	119.165	-	39,92,028	37,92,415	1,99,613	Booked
66	N	N-46	99.636	119.165	-	39,92,028	37,92,420	1,99,608	Booked
67	N	N-47	99.636	119.165	-	39,92,028	25,94,818	13,97,210	Booked
68	N	N-53	99.636	119.165	-	39,92,028	25,94,818	13,97,210	Booked
69	N	N-54	99.636	119.165	-	39,92,028	25,94,811	13,97,217	Booked
70	N	N-55	99.636	119.165	-	39,92,028	37,95,000	1,97,072	Booked
71	N	N-56	99.636	119.165	-	47,90,433	45,50,927	2,39,506	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	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 30-06-2023	Balance Amount as on 30-06-2023	Status
72	M	M-10	139.238	166.528	-	64,94,592	6,00,000	58,94,592	Booked
73	M	M-18	120.062	143.594	-	50,97,587	17,84,155	33,13,432	Booked
74	M	M-19	120.062	143.594	-	50,97,587	4,50,000	46,47,587	Booked
75	M	M-20	120.062	143.594	-	50,97,587	5,00,000	45,97,587	Booked
76	M	M-22	120.062	143.594	-	50,97,587	17,84,156	33,13,431	Booked
77	M	M-25	120.232	143.797	-	53,60,033	18,76,011	34,84,022	Booked
78	M	M-9	139.238	166.528	-	64,94,592	4,50,000	60,44,592	Booked
79	N	N-14	104.552	125.045	-	48,83,007	22,00,000	26,83,007	Booked
80	N	N-16	104.552	125.045	-	48,83,007	30,09,050	18,73,957	Booked
81	N	N-20	104.492	124.972	-	41,86,562	27,21,273	14,65,289	Booked
82	N	N-21	104.492	124.972	-	41,86,562	27,24,016	14,62,546	Booked
83	N	N-22	104.492	124.972	-	44,36,506	28,83,730	15,52,776	Booked
84	N	N-43	99.636	119.165	-	47,90,433	31,16,236	16,74,197	Booked
85	N	N-9	104.552	125.045	-	46,07,908	29,95,144	16,12,764	Booked
			9,383.720	11,222.930	-	35,70,23,798	28,80,70,619	6,89,53,179	

