



BHUTA SHAH AND CO LLP

Chartered Accountants

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ADDITIONAL INFORMATION FOR ONGOING PROJECTS

Report for period ended on		31st Dec'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. 289.17 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)	2306.63 Sq Mtr.
	ii. Estimated amount of sales proceeds in respect of unsold inventory as per Annexure-A(2) to this certificate.	Rs. 501.97 Lacs
4.	Estimated receivables of ongoing project { Sum of 2+3(ii) }	Rs. 791.14 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 31.12.2023.

UDIN : 24093321BKEDP8569

Place : Delhi

Date : 13.01.2024

For Bhuta Shah And Co LLP

Chartered Accountants

FRN: 101474W/W100100



Sanjay Kumar Gupta, FCA

Partner

M. No. 093321

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 31-12-2023	Balance Amount as on 31-12-2023	Status
1	M	M-1	139.200	166.483	-	44,95,041	44,95,041	-	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	38,77,026	-	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	44,82,135	-	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	41,26,485	-165	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	37,13,985	-	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	32,05,543	1,68,713	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	38,75,751	-	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	34,12,000	-	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	32,17,446	-	Booked
41	N	N-52	99.636	119.165	-	32,17,446	32,17,446	-	Booked
42	N	N-7	104.552	125.045	-	37,13,827	37,13,827	-	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	52,94,350	-20,350	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	50,10,300	2,63,700	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	30,73,345	1,61,755	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	30,43,458	1,60,182	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	30,43,458	1,60,182	Booked
56	N	N-11	104.552	125.045	-	46,07,908	46,07,920	-12	Booked
57	N	N-15	104.552	125.045	-	46,07,908	43,80,140	2,27,768	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	50,26,809	-	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	39,78,007	2,08,555	Booked
62	N	N-24	104.492	124.972	-	41,86,562	39,77,235	2,09,327	Booked
63	N	N-25	104.492	124.972	-	48,73,908	31,68,040	17,05,868	Booked
64	N	N-26	104.492	124.972	-	41,86,562	39,77,248	2,09,314	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 31-12-2023	Balance Amount as on 31-12-2023	Status
65	N	N-44	99.636	119.165	-	39,92,028	39,19,383	72,645	Booked
66	N	N-45	99.636	119.165	-	39,92,028	37,92,415	1,99,613	Booked
67	N	N-46	99.636	119.165	-	39,92,028	37,92,420	1,99,608	Booked
68	N	N-47	99.636	119.165	-	39,92,028	37,92,426	1,99,602	Booked
69	N	N-53	99.636	119.165	-	39,92,028	39,92,028	-	Booked
70	N	N-54	99.636	119.165	-	39,92,028	37,92,419	1,99,609	Booked
71	N	N-55	99.636	119.165	-	39,92,028	37,95,000	1,97,028	Booked
72	N	N-56	99.636	119.165	-	47,90,433	45,50,911	2,39,522	Booked
73	M	M-10	139.238	166.528	-	64,94,592	61,69,863	3,24,729	Booked
74	M	M-18	120.062	143.594	-	50,97,587	48,42,707	2,54,880	Booked
75	M	M-19	120.062	143.594	-	50,97,587	48,42,708	2,54,879	Booked
76	M	M-20	120.062	143.594	-	50,97,587	50,73,667	23,920	Booked
77	M	M-21	120.062	143.594	-	56,00,166	19,60,060	36,40,106	Booked
78	M	M-22	120.062	143.594	-	50,97,587	48,43,158	2,54,429	Booked
79	M	M-25	120.232	143.797	-	53,60,033	50,92,861	2,67,172	Booked
80	M	M-9	139.238	166.528	-	64,94,592	61,69,863	3,24,729	Booked
81	N	N-14	104.552	125.045	-	48,83,007	38,00,000	10,83,007	Booked
82	N	N-16	104.552	125.045	-	48,83,007	46,39,051	2,43,956	Booked
83	N	N-20	104.492	124.972	-	41,86,562	39,77,246	2,09,316	Booked
84	N	N-21	104.492	124.972	-	41,86,562	39,79,649	2,06,913	Booked
85	N	N-22	104.492	124.972	-	44,36,506	44,36,510	-4	Booked
86	N	N-43	99.636	119.165	-	47,90,433	45,74,260	2,16,173	Booked
87	N	N-9	104.552	125.045	-	46,07,908	46,07,909	-1	Booked
88	N	N-10	104.552	125.045	-	53,64,431	5,00,000	48,64,431	Booked
89	N	N-12	104.552	125.045	-	53,64,431	5,00,000	48,64,431	Booked
90	N	N-27	104.492	124.972	-	48,73,908	31,68,040	17,05,868	Booked
			9,921.870	11,866.560	-	38,31,00,642	35,41,84,018	2,89,16,624	



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

Annexure-A(2)

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 31-12-2023	Balance Amount as on 31-12-2023	Status
1	M	M-23	120.062	143.594	-	24,41,090	-	24,41,090	Inventory
2	M	M-24	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
3	M	M-26	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
4	M	M-27	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
5	M	M-28	120.232	143.797	-	24,44,553	-	24,44,553	Inventory
6	M	M-5	150.000	179.400	-	30,49,800	-	30,49,800	Inventory
7	M	M-6	150.000	179.400	-	30,49,800	-	30,49,800	Inventory
8	M	M-7	150.000	179.400	-	30,49,800	-	30,49,800	Inventory
9	M	M-8	139.238	166.528	-	28,30,977	-	28,30,977	Inventory
10	P	P-14	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
11	P	P-10	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
12	P	P-11	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
13	P	P-12	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
14	P	P-15	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
15	P	P-8	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
16	P	P-9	148.600	177.726	-	30,21,335	-	30,21,335	Inventory
17	MNP-Comm.	MNP SCO-3	48.703	58.248	-	32,03,650	-	32,03,650	Inventory
18	Milk & Vegetable Booth		27.500	32.890	-	16,44,500	-	16,44,500	Inventory
			2,306.63	2,758.73	-	5,01,97,176	-	5,01,97,176	-

