SAJJAD RASUL & CO.
CHARTERED ACCOUNTANTS

85-A, Sadiqnabad,
Mankapur,
Nagpur - 440030
Phone - 2581424

**FORM – 3**

**CHARTERED ACCOUNTANTS CERTIFICATE**
**(FOR ~~REGISTRATION OF A PROJECT AND~~ SUBSEQUENT WITHDRAWAL OF MONEY)**

Name of Real Estate Project : **JALARAM MANGALAM**
Cost of Real Estate Project Maha RERA Registration Number – **P50500009887**

**As on 30th June, 2021.**

| Sr. No. | Particulars | Amount Estimated (In Rs.) | Amount Incurred (In Rs.) |
|---|---|---|---|
| 1. | **(i) LAND COST :** | | |
| a. | Value of the land as ascertained from the Annual Statement of Rates (ASR) (Refer Note No. 2) | 5,39,00,000 | 5,39,00,000 |
| b. | Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive under DCR Local Authority or State Government/UT Administration or any Statutory Authority | 1,63,00,000 | 3,55,94,239 |
| c. | Acquisition Cost of TDR (if any) | 1,60,00,000 | Nil |
| d. | Amounts payable to State Government/UT Administration or Competent Authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc; and | Nil | Nil |
| e. | Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities | N.A | N.A |
| f. | Under Rehabilitation Scheme | | |
| | (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer | N.A | N.A |
| | (ii) Actual cost of construction of rehab building incurred as per the books of accounts as verified by the CA | N.A | N.A |
| | **Note**: (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered). | | |
| | (iii) Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amount payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. | N.A | N.A |
| | (iv) Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation. | N.A | N.A |
| | (v) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component. | | |
| | **Sub – Total of LAND COST :** | **8,62,00,000** | **8,94,94,239** |

(Contd...2)

**SAJJAD RASUL & CO.**
CHARTERED ACCOUNTANTS

85-A, Sadiquabad,
Mankapur,
Nagpur - 440029
Phone - 2581424



**As on 30th June, 2021.**

| | | | |
|---|---|---|---|
| **(ii) DEVELOPMENT COST / COST OF CONSTRUCTION :** | | | |
| a. | Estimated Cost of Construction as Certified by Engineer | 31,02,38,000 | |
| b. | Actual Cost of Construction incurred as per the books of accounts as verified by the CA. (Minimum of (i) or (ii) is to be considered) | | 25,27,10,935 |
| c. | Expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultant's fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance costs, consumables, etc. All costs incurred to complete the construction of the entire phase of the project registered. | 2,00,00,000 | 80,04,557 |
| d. | Payment of Taxes, cess, fees, charges, premiums, interest etc. to any Statutory Authority | 5,00,000 | 1,42,444 |
| e. | Principal sum and interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction ; | 2,00,00,000 | 17,64,230 |
| | **Sub – Total of DEVELOPMENT COST :** | **35,07,38,000** | **26,26,22,166** |
| 2 | Total Cost of the Project (Estimated and Actual) | 43,69,38,000 | 35,21,16,405 |
| 3 | Proportion of the Cost incurred on Land Cost and Construction Cost to the total Estimated Cost. | 80.59% | |
| 4 | Amount which can be withdrawn from the Designated Account | | 35,21,16,405 |
| 5 | Less : Amount withdrawn till date of this certificate from the Designated Account | | 25,51,61,604 |
| 6 | Net Amount which can be withdrawn from the Designated Bank Account under this Certificate | | 9,69,54,801 |

Note :

(1) This Certificate is being issued for RERA compliance for the firm Shri Jalaram Dugdh Kendra and is based on the records and documents produced before me and explanations provided to me by the Management.
(2) Land Cost mentioned in 1(i)(a) is Fair Market Value as on 01/04/2014 and the same has been taken as per Valuation Report Dated - 01/05/2014 of Registered Valuer V.W. Wadegaonkar.
(3) Estimated cost of Construction in 1(ii)(a)(i) is as certified by Engineer.
(4) Other Estimated Cost are taken as certified by Management
(5) The bookings against which Agreement to Sell has not been executed, have not been considered as sold.
(6) Interest Cost incurred during the year has been considered to be with respect to Cost of Project.

FOR SAJJAD RASUL & CO.,
Chartered Accountants,
(Firm Registration No. 120594W)

(SAJJAD RASUL)
Proprietor (M.No. 108933)
UDIN : 21108933AAAAQR1022

Nagpur, dated the,
11th November, 2021.

(Issued in Duplicate)

(Contd...3)

**SAJJAD RASUL & CO.**
**CHARTERED ACCOUNTANTS**

85-A, Sadiqnabad,
Mankapur,
Nagpur - 440029
Phone - 2581424



**(ADDITIONAL INFORMATION FOR ONGOING PROJECTS)**

**As on 30th June, 2021.**

| Sr. No. | Particulars | Amount |
|---|---|---|
| 1 | Estimated Balance Cost to Complete the Real Estate Project<br>(Difference of Total Estimated Project cost less cost incurred) | 8,48,21,595 |
| 2 | Balance amount of receivables from sold apartments as per Annexure A to this certificate<br>(as certified by Chartered Accountant as verified from the records and Books of Accounts) | 10,07,09,610 |
| 3 | (i) Balance Unsold Area (In Sq. Mts)<br>(to be certified by management and to be verified by CA from the records and books of accounts) | 3,566.16 |
| | (ii) Estimated amount of sales proceeds in respect of unsold apartments<br>(calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA)<br>As per Annexure A to this Certificate | 14,92,48,991 |
| 4 | Estimated receivables of ongoing project.<br>Sum of 2 + 3 (ii) | 24,99,58,601 |
| 5 | Amount to be deposited in Designated Account - 70 % or 100% | 17,49,71,021<br>70% |
| If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account | | |
| If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account. | | |

(1) This certificate is being issued for RERA compliance for the firm Shri Jalaram Dugdh Kendra and is based on the records and documents produced before me and explanations provided to me by the Partners of the Firm.

(2) Carpet Area (in Sq. Mtr.) has been considered from the Revised Sanction Plan as approved by NMRDA.

FOR SAJJAD RASUL & CO.,
Chartered Accountants,
(Firm Registration No. 120594W)

(SAJJAD RASUL)
Proprietor (M.No. 108933)
UDIN - 21108933AAAAQR1022

Nagpur, dated the,
11th November, 2021.

(Issued in Duplicate)

## ANNEXURE A

Statement for calculation of Receivables from the Sales of the Ongoing Real Estate Project

## SOLD INVENTORY

**PROJECT NAME : JALARAM MANGALAM**
**RERA REG. NO. : P50500009887**

**As on 30th June, 2021.**

| Sr. No. | Apartment/ Block/ Shop No. | *Carpet Area (in Sq.Mtr.) | **Unit consideration as per Agreement / Letter of Allotment | Received Amount (Rs.) | Balance Receivable (Rs.) |
|---|---|---|---|---|---|
| **A. FLATS** | | | | | |
| 1 | Flat A-301 | 85.509 | 57,01,000 | 46,78,571 | 10,22,429 |
| 2 | Flat A-302 | 72.723 | 30,50,000 | 25,99,014 | 4,50,986 |
| 3 | Flat A-303 | 72.724 | 42,24,000 | 36,13,844 | 6,10,156 |
| 4 | Flat A-304 | 70.840 | 41,79,000 | 33,26,786 | 8,52,214 |
| 5 | Flat A-308 | 74.247 | 50,00,000 | 40,00,000 | 10,00,000 |
| 6 | Flat B-301 | 85.527 | 49,90,000 | 31,67,858 | 18,22,142 |
| 7 | Flat B-302 | 72.725 | 44,63,000 | 39,37,306 | 5,25,694 |
| 8 | Flat B-303 | 72.732 | 43,50,000 | 32,63,214 | 10,86,786 |
| 9 | Flat B-304 | 60.736 | 36,45,000 | 29,90,586 | 6,54,414 |
| 10 | Flat B-306 | 72.371 | 30,50,000 | 23,76,238 | 6,73,762 |
| 11 | Flat B-307 | 72.371 | 44,30,000 | 37,51,486 | 6,78,514 |
| 12 | Flat B-308 | 74.249 | 50,01,000 | 38,20,809 | 11,80,191 |
| 13 | Flat A-401 | 84.622 | 44,45,000 | 35,91,560 | 8,53,440 |
| 14 | Flat A-402 | 70.364 | 27,00,000 | 19,26,260 | 7,73,740 |
| 15 | Flat A-403 | 70.362 | 41,50,000 | 31,68,316 | 9,81,684 |
| 16 | Flat A-404 | 70.819 | 39,90,000 | 19,80,198 | 20,09,802 |
| 17 | Flat B-401 | 84.633 | 47,04,000 | 37,94,133 | 9,09,867 |
| 18 | Flat B-402 | 70.364 | 39,50,000 | 30,89,464 | 8,60,536 |
| 19 | Flat B-403 | 70.364 | 41,88,000 | 33,80,470 | 8,07,530 |
| 20 | Flat B-404 | 71.474 | 30,00,000 | 27,22,772 | 2,77,228 |
| 21 | Flat B-405 | 70.829 | 32,00,000 | 27,24,752 | 4,75,248 |
| 22 | Flat B-406 | 70.901 | 35,47,214 | 28,37,771 | 7,09,443 |
| 23 | Flat A-501 | 84.621 | 44,20,000 | 36,32,380 | 7,87,620 |
| 24 | Flat A-502 | 70.359 | 44,00,000 | 13,86,140 | 30,13,860 |
| 25 | Flat A-504 | 70.819 | 41,52,500 | 30,28,714 | 11,23,786 |
| 26 | Flat B-501 | 84.626 | 48,57,000 | 32,39,142 | 16,17,858 |
| 27 | Flat B-502 | 70.363 | 42,50,000 | 34,82,673 | 7,67,327 |
| 28 | Flat B-503 | 70.860 | 42,71,000 | 34,23,764 | 8,47,236 |
| 29 | Flat B-508 | 73.889 | 47,08,000 | 10,69,308 | 36,38,692 |
| 30 | Flat A-601 | 84.715 | 40,00,000 | 28,57,140 | 11,42,860 |
| 31 | Flat A-603 | 70.364 | 42,30,000 | 36,53,762 | 5,76,238 |
| 32 | Flat B-601 | 84.633 | 44,82,000 | 36,91,286 | 7,90,714 |
| 33 | Flat B-602 | 70.364 | 42,50,000 | 32,43,564 | 10,06,436 |
| 34 | Flat B-603 | 70.364 | 43,12,000 | 36,38,614 | 6,73,386 |
| 35 | Flat B-608 | 73.876 | 41,90,000 | 37,62,380 | 4,27,620 |

**PROJECT NAME : JALARAM MANGALAM**
**RERA REG. NO. : P50500009887**

**As on 30th June, 2021.**

| Sr. No. | Apartment/ Block/ Shop No. | *Carpet Area (in Sq.Mtr.) | **Unit consideration as per Agreement / Letter of Allotment | Received Amount (Rs.) | Balance Receivable (Rs.) |
|---|---|---|---|---|---|
| 36 | Flat A-701 | 86.569 | 44,50,000 | 33,86,140 | 10,63,860 |
| 37 | Flat A-704 | 72.121 | 44,50,000 | 34,79,702 | 9,70,298 |
| 38 | Flat A-708 | 75.810 | 39,50,000 | 36,13,366 | 3,36,634 |
| 39 | Flat B-701 | 86.573 | 72,00,000 | 99,010 | 71,00,990 |
| 40 | Flat B-704 | 72.121 | 44,50,000 | 28,63,366 | 15,86,634 |
| 41 | Flat B-708 | 75.810 | 44,50,000 | 10,47,619 | 34,02,381 |
| **Total (A)** | | **3,070.343** | **17,54,29,714** | **12,53,39,478** | **5,00,90,236** |
| **B. SHOPS** | | | | | |
| 42 | Shop - 112 | 72.921 | 32,00,000 | 10,00,000 | 22,00,000 |
| 43 | Shop - 113 | 37.549 | 35,00,000 | 35,00,000 | - |
| 44 | Shop - 114 | 36.597 | | | |
| 45 | Shop - 115 | 37.371 | 35,00,000 | 35,00,000 | - |
| 46 | Shop - 116 | 35.318 | | | |
| 47 | Shop - 119 | 31.235 | 20,00,000 | 20,00,000 | - |
| **Total (B)(i)** | | **250.991** | **1,22,00,000** | **1,00,00,000** | **22,00,000** |
| 48 | Shop - 1 | 46.607 | 28,00,000 | 27,00,000 | 1,00,000 |
| 49 | Shop - 2 | 43.920 | 35,00,000 | 8,92,857 | 26,07,143 |
| 50 | Shop - 3 | 42.366 | 30,00,000 | 25,10,604 | 4,89,396 |
| 51 | Shop - 4 | 45.192 | 25,75,000 | 23,26,786 | 2,48,214 |
| 52 | Shop - 5 | 56.839 | 30,00,000 | 27,14,286 | 2,85,714 |
| 53 | Shop - 6A | 59.114 | 32,25,000 | 29,08,928 | 3,16,072 |
| 54 | Shop - 6B | 59.114 | 46,50,000 | 1,80,072 | 44,69,928 |
| 55 | Shop - 7 | 60.302 | | | |
| 56 | Shop - 8 | 118.925 | 46,50,000 | 41,51,786 | 4,98,214 |
| 57 | Shop - 9 | 46.937 | 25,38,000 | 24,02,036 | 1,35,964 |
| 58 | Shop - 10 | 80.118 | 55,00,000 | 31,34,375 | 23,65,625 |
| 59 | Shop - 11 | 69.121 | 27,00,000 | 24,10,712 | 2,89,288 |
| 60 | Shop - 12 | 148.338 | 1,40,00,000 | 1,25,00,000 | 15,00,000 |
| 61 | Shop - 30 | 121.005 | | | |
| 62 | Shop - 13/A | 156.357 | 60,05,000 | 28,83,950 | 31,21,050 |
| 63 | Shop - 13/B | 150.396 | 57,76,000 | 27,73,240 | 30,02,760 |
| 64 | Shop - 14/A | 64.414 | 24,74,000 | 24,74,000 | - |
| 65 | Shop - 14/B | 57.656 | 26,45,000 | 22,14,000 | 4,31,000 |
| 66 | Shop - 14/C | 125.352 | 48,14,000 | 48,14,000 | - |
| 67 | Shop - 15 | 164.896 | 63,33,000 | 24,69,670 | 38,63,330 |
| 68 | Shop - 24 | 47.079 | 36,00,000 | 32,14,284 | 3,85,716 |
| 69 | Shop - 25 | 45.856 | | | |
| 70 | Shop - 29/1 | 83.749 | 41,20,000 | 16,07,144 | 25,12,856 |
| 71 | Shop - 31 | 79.847 | 30,66,000 | 14,72,340 | 15,93,660 |
| 72 | Shop - 32 | 124.078 | 47,65,000 | 22,86,350 | 24,78,650 |
| 73 | Shop - 102 | 28.871 | 20,00,000 | 7,14,286 | 12,85,714 |
| 74 | Shop - 103 | 40.121 | 20,00,000 | 13,39,284 | 6,60,716 |
| 75 | Shop - 111 | 47.603 | 24,00,000 | 14,00,000 | 10,00,000 |

**PROJECT NAME : JALARAM MANGALAM**
**RERA REG. NO. : P50500009887**

**As on 30th June, 2021.**

| Sr. No. | Apartment/ Block/ Shop No. | *Carpet Area (in Sq.Mtr.) | **Unit consideration as per Agreement / Letter of Allotment | Received Amount (Rs.) | Balance Receivable (Rs.) |
|---|---|---|---|---|---|
| 76 | Shop - 118 | 28.871 | 36,96,000 | 28,35,716 | 8,60,284 |
| 77 | Shop - 126 | 12.342 | 13,16,000 | 10,49,104 | 2,66,896 |
| 78 | Shop - 127 | 12.664 | 8,52,000 | 7,17,857 | 1,34,143 |
| 79 | Shop - 107 | 37.553 | 1,55,60,000 | 1,40,04,000 | 15,56,000 |
| 80 | Shop - 108 | 74.438 | | | |
| 81 | Shop - 128 | 23.654 | | | |
| 82 | Shop - 129 | 12.253 | | | |
| 83 | Shop - 130 | 11.284 | | | |
| 84 | Shop - 131 | 11.938 | 6,00,000 | 4,46,428 | 1,53,572 |
| 85 | Shop - 132 | 11.220 | 13,30,000 | 9,48,214 | 3,81,786 |
| 86 | Shop - 134 | 12.664 | 12,04,000 | 10,21,426 | 1,82,574 |
| 87 | Shop - 201 | 31.235 | 29,75,000 | 23,25,714 | 6,49,286 |
| 88 | Shop - 202 | 28.871 | 27,54,000 | 14,28,572 | 13,25,428 |
| 89 | Shop - 205 | 35.315 | 34,04,000 | 29,92,772 | 4,11,228 |
| 90 | Shop - 206 | 37.371 | 25,00,000 | 18,30,358 | 6,69,642 |
| 91 | Shop - 207 | 36.597 | 35,24,500 | 28,19,600 | 7,04,900 |
| 92 | Shop - 209 | 44.072 | 33,00,000 | 12,50,000 | 20,50,000 |
| 93 | Shop - 210 | 29.501 | | | |
| 94 | Shop - 211 | 35.770 | 19,31,000 | 15,30,802 | 4,00,198 |
| 95 | Shop - 213 | 47.602 | 21,62,000 | 21,00,000 | 62,000 |
| 96 | Shop - 214 | 73.503 | 53,28,000 | 39,48,217 | 13,79,783 |
| 97 | Shop - 217 | 44.081 | 25,00,000 | 17,85,714 | 7,14,286 |
| 98 | Shop - 219 | 22.296 | 22,97,000 | 17,53,570 | 5,43,430 |
| 99 | Shop - 228 | 24.256 | 14,92,000 | 12,31,304 | 2,60,696 |
| 100 | Shop - 229 | 12.344 | 7,13,000 | 4,62,500 | 2,50,500 |
| 101 | Shop - 230 | 12.664 | 8,26,000 | 7,58,214 | 67,786 |
| 102 | Shop - 232 | 12.252 | 10,70,000 | 7,76,784 | 2,93,216 |
| 103 | Shop - 234 | 28.039 | 25,00,000 | 17,37,946 | 7,62,054 |
| 104 | Shop - 239 | 12.663 | 11,60,000 | 7,14,288 | 4,45,712 |
| 105 | Shop - 240 | 12.342 | 11,11,000 | 8,58,036 | 2,52,964 |
| **Total B (ii):** | | **3,043.828** | **16,82,41,500** | **11,98,22,126** | **4,84,19,374** |
| **TOTAL B (i+ii):** | | **3,294.819** | **18,04,41,500** | **12,98,22,126** | **5,06,19,374** |

| | | | | |
|---|---|---|---|---|
| **TOTAL (A+B):** | **6,365.162** | **35,58,71,214** | **25,51,61,604** | **10,07,09,610** |

**Notes :**

> Bookings for which Agreement to Sale (to the extent provided by Management) has been executed as on the date of certificate have only been considered as sold.

* Carpet Area (in Sq. Mtr.) has been considered from the Revised Sanction Plan as approved by NMRDA.

** Unit Consideration as provided by the Management.

## ANNEXURE A (CONTD.)
## UNSOLD INVENTORY VALUATION

**Ready Recknor rate as on the date of Certificate of the Commercial Premises**

**PROJECT NAME : JALARAM MANGALAM**
**RERA REG. NO. : P50500009887**

**As on 30th June, 2021.**

| Sr. No. | Apartment/ Block/ Shop No. | Carpet Area (In Sq. Mtrs) | Rate of ASR | Unit consideration as per Ready Recknor Rate (ASR) |
|---|---|---|---|---|
| 1 | Shop - 16 | 29.295 | 48,000 | 14,06,160 |
| 2 | Shop - 17 | 29.589 | 48,000 | 14,20,272 |
| 3 | Shop - 18 | 33.448 | 48,000 | 16,05,504 |
| 4 | Shop - 19 | 35.227 | 48,000 | 16,90,896 |
| 5 | Shop - 20 | 46.220 | 48,000 | 22,18,560 |
| 6 | Shop - 21 | 47.954 | 48,000 | 23,01,792 |
| 7 | Shop - 22 | 28.777 | 48,000 | 13,81,296 |
| 8 | Shop - 23 | 29.526 | 48,000 | 14,17,248 |
| 9 | Shop - 26 | 57.180 | 48,000 | 27,44,640 |
| 10 | Shop - 27 | 41.222 | 48,000 | 19,78,656 |
| 11 | Shop - 28 | 21.783 | 48,000 | 10,45,584 |
| 12 | Shop - 29 | 28.919 | 48,000 | 13,88,112 |
| 13 | Shop - 101 | 31.233 | 40,800 | 12,74,306 |
| 14 | Shop - 104 | 35.315 | 40,800 | 14,40,852 |
| 15 | Shop - 105 | 37.371 | 40,800 | 15,24,737 |
| 16 | Shop - 106 | 36.597 | 40,800 | 14,93,158 |
| 17 | Shop - 109 | 37.260 | 40,800 | 15,20,208 |
| 18 | Shop - 110 | 27.635 | 40,800 | 11,27,508 |
| 19 | Shop - 117 | 40.120 | 40,800 | 16,36,896 |
| 20 | Shop - 120 | 21.644 | 40,800 | 8,83,075 |
| 21 | Shop - 121 | 22.441 | 40,800 | 9,15,593 |
| 22 | Shop - 122 | 21.774 | 40,800 | 8,88,379 |
| 23 | Shop - 123 | 11.907 | 40,800 | 4,85,806 |
| 24 | Shop - 124 | 10.976 | 40,800 | 4,47,821 |
| 25 | Shop - 125 | 24.256 | 40,800 | 9,89,645 |
| 26 | Shop - 133 | 23.584 | 40,800 | 9,62,227 |
| 27 | Shop - 135 | 12.342 | 40,800 | 5,03,554 |
| 28 | Shop - 136 | 24.256 | 40,800 | 9,89,645 |
| 29 | Shop - 137 | 10.976 | 40,800 | 4,47,821 |
| 30 | Shop - 138 | 11.910 | 40,800 | 4,85,928 |
| 31 | Shop - 139 | 15.154 | 40,800 | 6,18,283 |
| 32 | Shop - 140 | 22.440 | 40,800 | 9,15,552 |
| 33 | Shop - 141 | 23.809 | 40,800 | 9,71,407 |
| 34 | Shop - 203 | 22.297 | 40,800 | 9,09,718 |
| 35 | Shop - 204 | 17.790 | 40,800 | 7,25,832 |
| 36 | Shop - 208 | 37.553 | 40,800 | 15,32,162 |
| 37 | Shop - 212 | 29.931 | 40,800 | 12,21,185 |

**PROJECT NAME : JALARAM MANGALAM**
**RERA REG. NO. : P50500009887**

**As on 30th June, 2021.**

| Sr. No. | Apartment/ Block/ Shop No. | Carpet Area (In Sq. Mtrs) | Rate of ASR | Unit consideration as per Ready Recknor Rate (ASR) |
|---|---|---|---|---|
| 38 | Shop - 215 | 37.553 | 40,800 | 15,32,162 |
| 39 | Shop - 216 | 36.597 | 40,800 | 14,93,158 |
| 40 | Shop - 218 | 29.721 | 40,800 | 12,12,617 |
| 41 | Shop - 220 | 17.789 | 40,800 | 7,25,791 |
| 42 | Shop - 221 | 28.869 | 40,800 | 11,77,855 |
| 43 | Shop - 222 | 31.233 | 40,800 | 12,74,306 |
| 44 | Shop - 223 | 21.645 | 40,800 | 8,83,116 |
| 45 | Shop - 224 | 22.437 | 40,800 | 9,15,430 |
| 46 | Shop - 225 | 21.774 | 40,800 | 8,88,379 |
| 47 | Shop - 226 | 11.908 | 40,800 | 4,85,846 |
| 48 | Shop - 227 | 11.091 | 40,800 | 4,52,513 |
| 49 | Shop - 231 | 23.584 | 40,800 | 9,62,227 |
| 50 | Shop - 233 | 11.397 | 40,800 | 4,64,998 |
| 51 | Shop - 235 | 20.667 | 40,800 | 8,43,214 |
| 52 | Shop - 236 | 13.796 | 40,800 | 5,62,877 |
| 53 | Shop - 237 | 22.979 | 40,800 | 9,37,543 |
| 54 | Shop - 238 | 23.584 | 40,800 | 9,62,227 |
| 55 | Shop - 241 | 24.256 | 40,800 | 9,89,645 |
| 56 | Shop - 242 | 11.907 | 40,800 | 4,85,806 |
| 57 | Shop - 243 | 11.094 | 40,800 | 4,52,635 |
| 58 | Shop - 244 | 21.776 | 40,800 | 8,88,461 |
| 59 | Shop - 245 | 22.436 | 40,800 | 9,15,389 |
| 60 | Shop - 246 | 23.808 | 40,800 | 9,71,366 |
| 61 | Flat A-305 | 70.840 | 39,840 | 28,22,266 |
| 62 | Flat A-306 | 72.370 | 39,840 | 28,83,221 |
| 63 | Flat A-307 | 72.370 | 39,840 | 28,83,221 |
| 64 | Flat B-305 | 70.843 | 39,840 | 28,22,385 |
| 65 | Flat A-405 | 70.840 | 39,840 | 28,22,266 |
| 66 | Flat A-406 | 70.897 | 39,840 | 28,24,536 |
| 67 | Flat A-407 | 70.896 | 39,840 | 28,24,497 |
| 68 | Flat A-408 | 73.861 | 39,840 | 29,42,622 |
| 69 | Flat B-407 | 70.901 | 39,840 | 28,24,696 |
| 70 | Flat B-408 | 73.876 | 39,840 | 29,43,220 |
| 71 | Flat A-503 | 70.364 | 41,832 | 29,43,467 |
| 72 | Flat A-505 | 66.918 | 41,832 | 27,99,314 |
| 73 | Flat A-506 | 67.123 | 41,832 | 28,07,889 |
| 74 | Flat A-507 | 67.113 | 41,832 | 28,07,471 |
| 75 | Flat A-508 | 73.888 | 41,832 | 30,90,883 |
| 76 | Flat B-504 | 71.477 | 41,832 | 29,90,026 |
| 77 | Flat B-505 | 66.926 | 41,832 | 27,99,648 |
| 78 | Flat B-506 | 67.108 | 41,832 | 28,07,262 |
| 79 | Flat B-507 | 67.105 | 41,832 | 28,07,136 |

**PROJECT NAME : JALARAM MANGALAM**
**RERA REG. NO. : P50500009887**

**As on 30th June, 2021.**

| Sr. No. | Apartment/ Block/ Shop No. | Carpet Area (In Sq. Mtrs) | Rate of ASR | Unit consideration as per Ready Recknor Rate (ASR) |
|---|---|---|---|---|
| 80 | Flat A-602 | 70.364 | 41,832 | 29,43,467 |
| 81 | Flat A-604 | 70.819 | 41,832 | 29,62,500 |
| 82 | Flat A-605 | 66.918 | 41,832 | 27,99,314 |
| 83 | Flat A-606 | 67.123 | 41,832 | 28,07,889 |
| 84 | Flat A-607 | 67.113 | 41,832 | 28,07,471 |
| 85 | Flat A-608 | 73.861 | 41,832 | 30,89,753 |
| 86 | Flat B-604 | 71.474 | 41,832 | 29,89,900 |
| 87 | Flat B-605 | 66.918 | 41,832 | 27,99,314 |
| 88 | Flat B-606 | 67.123 | 41,832 | 28,07,889 |
| 89 | Flat B-607 | 67.123 | 41,832 | 28,07,889 |
| | | **3,566.164** | | **14,92,48,991** |

**Notes :**

1. Annual Schedule of Rates (ASR) is as provided by Management.
2. Carpet Area (in Sq. Mtr.) has been considered from the Revised Sanction Plan as approved by NMRDA.