

Annexure - A

List of Extra/Additional Items executed with Cost:-

(This was not part of the original Estimate of Total Cost)

- 1) Salaries – 25, 00, 000/-
- 2) Consultant Fees –
 - a) Structural Consultant – 3, 50, 000/-
 - b) Architectural Consultant (Includes Quantity Surveying) – 5,35,000/-
 - c) MEP Consultant – 1, 15, 000/-
 - d) Interior Consultant – 3, 00, 000/-
 - e) Legal Consultant – 2, 50, 000/-

TOTAL – 15, 50, 000/-

- 3) Site Overheads – 25, 50, 000/-
- 4) Maintenance Cost - 11, 85, 000/-
- 5) Development fees & Other Expenses - 8, 25, 000/-

TOTAL = 86, 10, 000/-


Er. NILESH DEORAOJI DHARMARE
B.E(Civil), Civil Engineer
N.I.T Lic. No. NIT/BE (W)/4191/21

Annexure B
(Unsold Inventory)

Statement for calculations of Receivables from the sales of the Ongoing Real Estate Project

Sr. No.	Flat Nos.	Carpet Area (Sq.m)	Built Up Area (Sq.m)	Super Built Up Area (Sq.m)	Super Built Up Area (Sq. ft)	Common Area (Sq. m)	Saleable Area (Sq. m)	Recknor Rate (Rs. Per Sq.m)	Unit Consideration as per Recknor Rate (In Rs.)
1)	101/3BHK	71.282	105.654	131.634	1416.900	25.980	105.654	49950	52,77,418/-
2)	102/3BHK	69.634	104.483	130.463	1404.300	25.980	104.483	49950	52,18,926/-
3)	103/3BHK	78.160	119.570	145.880	1570.250	25.980	119.570	49950	59,72,522/-
4)	104/3BHK	78.931	104.965	130.945	1409.491	25.980	104.965	49950	52,43,000/-
5)	105/3BHK	79.977	106.118	132.098	1421.902	25.980	106.118	49950	53,00,595/-
6)	106/2BHK	54.071	77.680	103.660	1115.796	25.980	77.680	49950	38,80,116/-
7)	107/2BHK	53.336	74.720	100.700	1083.934	25.980	74.720	49950	37,32,264/-
8)	201/3BHK	71.282	105.654	131.634	1416.900	25.980	105.654	49950	52,77,418/-
9)	202/3BHK	69.634	104.483	130.463	1404.300	25.980	104.483	49950	52,18,926/-
10)	203/3BHK	78.160	119.570	145.880	1570.250	25.980	119.570	49950	59,72,522/-
11)	204/3BHK	78.931	104.965	130.945	1409.491	25.980	104.965	49950	52,43,000/-
12)	205/3BHK	79.977	106.118	132.098	1421.902	25.980	106.118	49950	53,00,595/-
13)	206/2BHK	54.071	77.680	103.660	1115.796	25.980	77.680	49950	38,80,116/-
14)	207/2BHK	53.336	74.720	100.700	1083.934	25.980	74.720	49950	37,32,264/-
15)	301/3BHK	71.282	105.654	131.634	1416.900	25.980	105.654	49950	52,77,418/-
16)	302/3BHK	69.634	104.483	130.463	1404.300	25.980	104.483	49950	52,18,926/-
17)	303/3BHK	78.160	119.570	145.880	1570.250	25.980	119.570	49950	59,72,522/-
18)	304/3BHK	78.931	104.965	130.945	1409.491	25.980	104.965	49950	52,43,000/-
19)	305/3BHK	79.977	106.118	132.098	1421.902	25.980	106.118	49950	53,00,595/-
20)	306/2BHK	54.071	77.680	103.660	1115.796	25.980	77.680	49950	38,80,116/-
21)	307/2BHK	53.336	74.720	100.700	1083.934	25.980	74.720	49950	37,32,264/-
22)	401/3BHK	71.282	105.654	131.634	1416.900	25.980	105.654	49950	52,77,418/-
23)	402/3BHK	69.634	104.483	130.463	1404.300	25.980	104.483	49950	52,18,926/-
24)	403/3BHK	78.160	119.570	145.880	1570.250	25.980	119.570	49950	59,72,522/-
25)	404/3BHK	78.931	104.965	130.945	1409.491	25.980	104.965	49950	52,43,000/-
26)	405/3BHK	79.977	106.118	132.098	1421.902	25.980	106.118	49950	53,00,595/-
27)	406/2BHK	54.071	77.680	103.660	1115.796	25.980	77.680	49950	38,80,116/-

PINNACLE CONSTRUCTION

P. Kollu
Proprietor

N. Dharmare
Er. NILESH DEORAOJI DHARMARE

B.E(Civil), Civil Engineer
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Sr. No.	Flat Nos.	Carpet Area (Sq.m)	Built Up Area (Sq.m)	Super Built Up Area (Sq.m)	Super Built Up Area (Sq. ft)	Common Area (Sq. m)	Saleable Area (Sq. m)	Recknor Rate (Rs. Per Sq.m)	Unit Consideration as per Recknor Rate (In Rs.)
28)	407/2BHK	53.336	74.720	100.700	1083.934	25.980	74.720	49950	37,32,264/-
29)	501/3BHK	71.282	105.654	131.634	1416.900	25.980	105.654	49950	52,77,418/-
30)	502/3BHK	69.634	104.483	130.463	1404.300	25.980	104.483	49950	52,18,926/-
31)	503/3BHK	78.160	119.570	145.880	1570.250	25.980	119.570	49950	59,72,522/-
32)	504/3BHK	78.931	104.965	130.945	1409.491	25.980	104.965	49950	52,43,000/-
33)	505/3BHK	79.977	106.118	132.098	1421.902	25.980	106.118	49950	53,00,595/-
34)	506/2BHK	54.071	77.680	103.660	1115.796	25.980	77.680	49950	38,80,116/-
35)	601/3BHK	71.282	105.654	131.634	1416.900	25.980	105.654	49950	52,77,418/-
36)	602/3BHK	69.634	104.483	130.463	1404.300	25.980	104.483	49950	52,18,926/-
37)	603/3BHK	78.160	119.570	145.880	1570.250	25.980	119.570	49950	59,72,522/-
38)	604/3BHK	78.931	104.965	130.945	1409.491	25.980	104.965	49950	52,43,000/-
39)	605/3BHK	79.977	106.118	132.098	1421.902	25.980	106.118	49950	53,00,595/-
Total Unsold 39 Flats of 3-BHK – 30 Flats & 2-BHK – 09 Flats.								TOTAL (Valuation As per GOM)	19,64,04,402/-

Date : 01/07/2022.

Place : Nagpur.

N. Dharmare
Er. NILESH DEORAOJI DHARMARE
 B.E(Civil), Civil Engineer
 N.I.T Lic. No. NIT/BE (W)/4191/21

PINNACLE CONSTRUCTION
P. K. Kulkarni
Proprietor