**KOCHAR MEHTA AND CO. LLP**

CHARTERED ACCOUNTANTS

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**FORM – 3 [See Regulation 3]**

**CHARTERED ACCOUNTANT'S CERTIFICATE**

To,
MR. SANJAY GOVINDRAO KASHIKAR
Plot No 4, Flat No SF-1, Gangotri Apartment, Baty Layout, Laxmi Nagar, Nagpur-440022

Subject : Certificate of Financial Progress of Work of **Mahalaxmi Nagar 20 & Oshian's Legend** having Maha RERA Registration Number **P50500051377** being developed by **MR. SANJAY GOVINDRAO KASHIKAR.**

Sir,

This certificate is being issued for RERA compliance for the **Mahalaxmi Nagar 20 & Oshian's Legend** having Maha RERA Registration Number **P50500051377** being developed by **MR. SANJAY GOVINDRAO KASHIKAR.** and is based on the records and documents produced before us and explanations provided to us.

**Table A - Estimated Cost of the Project (at the time of Registration of Project)**

30th JUNE, 2024.

| Sr. No. | Particulars | Estimated Cost (At the time of Registration of Project) (in Rs.) |
|---|---|---|
| i. | **(i) LAND COST :** | |
| a. | Value of the land as ascertained from the Annual Statement of Rates (ASR) | 1,066,405,935 |
| b. | Estimated Amount of Premium Payable to obtain development rights, FSI, additional FSI, fungible area and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority | - |
| c. | Estimated Acquisition Cost of TDR (if any) | Nil |
| d. | Estimated 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 | - |
| e. | Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities | Nil |
| f. | Under Rehabilitation Scheme | |
| | (i) Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer | Nil |
| | (ii) Estimated cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occuparts, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. | Nil |
| | (iii) Estimated 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 | Nil |
| | (iv) Any other cost including interest estimated on the borrowing done specifically for construction of rehabilitation component. | Nil |
| | | |
| | Sub - Total of Land Cost : | 1,066,405,935 |

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30th JUNE, 2024.

| Sr. No. | Particulars | Estimated Cost (At the time of Registration of Project) (In Rs.) |
|---|---|---|
| | **ii) Development Cost/Cost of Construction of Building** | |
| | (a) Estimated Cost of Construction as certified by Engineer. | 203,290,000 |
| | (b) Cost incurred on additional items not included in estimated cost (As per engineer certificate) | Nil |
| | (c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. | 66,190,000 |
| | (d) Estimated Taxes, cess, fees, charges, premiums, interest etc. payable to any Statutory Authority. | - |
| | (e) Interest payable to financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction. | - |
| | Sub-total of the Development Cost : | 269,480,000 |
| | **Total Cost of the Project (Estimated)**** | 1,335,885,935 |

* **Pass through charges or indirect taxes not included in estimated cost of project.**

** **Estimated cost shall be revised through correction application.**

**Table B - Actual cost incurred on the Project**

30th JUNE, 2024.

| Sr. No. | Particulars | Amount(Rs.) Incurred |
|---|---|---|
| (1) | (2) | (3) |
| 1 | **Land Cost** | |
| (a) | Value of the land as ascertained from the Annual Statement or Rates (ASR) | 1,066,405,935 |
| (b) | Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority. | - |
| (c) | Incurred Expenditure for Acquisition of TDR (if any). | |
| (d) | Amounts paid 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 | - |
| (e) | Land Premium paid for redevelopment of land owned by pubic authorities. | |
| (f) | Under Rehabilitation scheme: | |
| | i) Incurred Expenditure for construction of rehabilitation building. Minimum of (a) or (b) to be considered. | Nil |
| | (a) Cost Incurred for construction of rehab building including site development and infrastructure for the same as certified by Engineer. | Nil |
| | (b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA. | Nil |
| | ii) Incurred Expenditure 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, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. | Nil |

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| Sr. No. | Particulars | Amount(Rs.) Incurred |
|---|---|---|
| (1) | (2) | (3) |
| | iii) Incurred Expenditure toward ASR linked premium fees, charges and security deposits or maintenance deposit, or any amount whatsoever paid to any authorities towards and in project of rehabilitation. | Nil |
| | iv) Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component. | Nil |
| | Sub - Total of Land Cost | 1,066,405,935 |
| 2 | **Development Cost/Cost of Construction** | |
| | (i) Expenditure for construction Minimum of (a) and (b) to be considered. | |
| | (a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer. | 60,987,000 |
| | (b) Actual Cost of construction incurred as per the books of accounts as verified by the CA. | - |
| | (ii) Cost incurred on additional items not included in estimated cost. (As per engineer certificate) | Nil |
| | (iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.) absorbed cost (attributable to this project) 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. | 19,719,098 |
| | (iv) Incurred Expenditure towards Taxes, cess, fees, charges premium, interest etc. to any Statutory Authority. | - |
| | (v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction. | - |
| | Sub-total of Development Cost | 19,719,098 |
| 3 | Total Cost of the Project (Actual incurred as on date of certificate) | 1,086,125,033 |
| 4 | Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A) | 81.30% |
| 5 | Amount which can be withdrawn from the Designated Account | 1,086,125,033 |
| 6 | Less : Amount withdrawn till date of this certificate from the Designated Account | 620,076,063 |
| 7 | Net Amount which can be withdrawn from the Designated Bank Account under this certificate. | 466,048,970 |

* Pass through charges or indirect taxes not included in incurred cost of the project.

## TABLE D

### Comparison between Balance Cost and Receivables

30th JUNE, 2024.

| Sr. No. | Particulars | Amount |
|---|---|---|
| 1 | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less cost incurred) | 249,760,902 |
| 2 | Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and Books of Accounts) | 333,912,735 |
| 3 | (i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts) | 29,179.40 |
| | (ii) Estimated amount of sales proceeds in respect of unsold apartments.(calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate. | 354,237,868 |
| 4 | Estimated receivables of ongoing project. (Sum of 2 + 3 (ii) | 688,150,603 |
| | | |
| 5 | Amount to be deposited in Designated Account - 70% or 100% | |
| 6 | If 4 is greater than 1, then 70% of the balance receivables of ongoing project will be deposited in designated Account | 481,705,422 |
| | If 4 is lesser than 1, then 100% of the balance receivables of ongoing project will be deposited in designated Account. | |

## TABLE E

Designated Bank Account Details

| Sr. No. | Particulars | Designated Bank account Details |
|---|---|---|
| | | Actual amount till date (from start of Bank Account to till date) |
| 1 | Opening Balance | |
| 2 | Deposits | 625,871,952 |
| 3 | Withdrawals | 620,076,063 |
| 4 | Closing Balance | 5,795,889 |

***Note: The above figures have been extracted from deposit and withdrawal side of designated bank account and further note that the above values are from the starting date of designated bank account to the cut off date of this certificate as asked in the format issued by the RERA Authority.***

We disclose that the entire proportion of money as mentioned in Table C collected from allottees of the project unit has been deposited in the Account maintained with IDBI Bank bearning No 1047104000108669 which is, as informed by the promoter, is the bank account maintained for the said project.

We hereby certify that **MR. SANJAY GOVINDRAO KASHIKAR.** has utilized the required proportion of money, as specified in the Act, collected from allottees for this project only for land and construction of this project.

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## Table F

### Means of Finance

30th JUNE, 2024.

| S.No. | Particulars | Estimated (At the time of Registration) (In Rs.) (proposed and indicative) | Proposed/ Estimated (As on the date of the certificate) (In Rs.) | Actual (As on the date of certificate) (In Rs.) |
|---|---|---|---|---|
| 1 | Own Funds | 1,066,405,935.00 | 1,066,405,935.00 | 1,066,405,935.00 |
| 2 | Total Borrowed Funds (Secured) | - | | - |
| | - Drawdown availed till date | | | |
| 3 | Total Borrowed Funds (Unsecured) | - | | - |
| | - Drawdown availed till date | | | |
| 4 | Customer Receipts used for Project | 269,480,000.00 | 269,480,000.00 | 19,719,098.00 |
| 5 | Total Funds for Project | 1,335,885,935.00 | 1,335,885,935.00 | 1,086,125,033.00 |
| 6 | Total Estimated Cost (As per Table A) | 1,335,885,935.00 | 1,335,885,935.00 | 1,335,885,935.00 |

*Note: **Reasonable assumptions have been made to derive at above mentioned values.***

## Table G

30th JUNE, 2024.

### Any Comments/Observations of CA

| | |
|---|---|
| 1 | Amount of Rs. 1,06,64,05,935/- in point no.1(i)(a) of Table A being "Value of the land as ascertained from the Annual Statement of Rates (ASR)" is as certified by the promoter. |
| 2 | Balance Receivables and the Consideration per unit as per Ready Recknor Rate shown under Unsold Inventory in Table C are as informed and certified by the promoter |
| 3 | Means of Finance is based on the information provided by the promoter |
| 4 | The Estimated expenditure for development as mentioned in ii(C ) of table A is a informed by the promoter |
| 5 | As informed, the entire amount received i.e. (100%) has been deposited in the account maintained with IDBI Bank Wardha Road, Nagpur, Ac No 1047104000108669 |
| 6 | The amount reported in above Tables has been calculated on the basis of bank statement made available and the information provided to us. We could not vouch the books of accounts |
| 7 | Contributions if any, deposited by the promoters and their relatives has also been formed Part of "Deposit" i.e. Point 2 of Table E, in order to arrive at the correct closing balance |
| 8 | PDC if any or any amount received if any not informed to us is not mentioned in this certificate. |

Yours Faithfully,

**For Kochar Mehta & Co LLP**
Chartered Accountant

KOCHAR MEHTA & CO. FRN: W 100386 Chartered Accountants

**CA Nikhil Kochar**
Partner
M. No. 171255
Place: Nagpur
UDIN : 24171255BKGEHD7736

Agreed and accepted by :

**MR. SANJAY GOVINDRAO KASHIKAR.**
Date : 05-07-2024

## UNSOLD INVENTORY

**PROJECT NAME : Mahalaxmi Nagar 20 & Oshian's Legend**
**RERA REG. NO. : P50500051377**

**30th JUNE, 2024.**

| SR. NO. | PLOT NO. | CARPET AREA (IN SQ.MTRS) | Unit consideration as per Ready Recknor Rate (ASR) |
|---|---|---|---|
| 1 | 92 | 3175.97 | 38,556,276 |
| 2 | 93 | 927.76 | 11,263,043 |
| 3 | 94 | 814.36 | 9,886,282 |
| 4 | 274 | 173.807 | 2,110,017 |
| 5 | 275 | 175.460 | 2,130,084 |
| 6 | 276 | 557.658 | 6,769,968 |
| 7 | 277 | 138.370 | 1,679,812 |
| 8 | 278 | 138.370 | 1,679,812 |
| 9 | 279 | 138.370 | 1,679,812 |
| 10 | 280 | 138.370 | 1,679,812 |
| 11 | 281 | 138.370 | 1,679,812 |
| 12 | 282 | 138.370 | 1,679,812 |
| 13 | 283 | 297.483 | 3,611,444 |
| 14 | 284 | 475.688 | 5,774,852 |
| 15 | 285 | 330.735 | 4,015,123 |
| 16 | 286 | 330.735 | 4,015,123 |
| 17 | 287 | 330.735 | 4,015,123 |
| 18 | 288 | 330.735 | 4,015,123 |
| 19 | 289 | 907.331 | 11,014,998 |
| 20 | 290 | 909.987 | 11,047,242 |
| 21 | 291 | 909.987 | 11,047,242 |
| 22 | 292 | 909.987 | 11,047,242 |
| 23 | 293 | 909.987 | 11,047,242 |
| 24 | 294 | 236.247 | 2,868,039 |
| 25 | 295 | 231.168 | 2,806,380 |
| 26 | 296 | 231.168 | 2,806,380 |
| 27 | 297 | 231.168 | 2,806,380 |
| 28 | 298 | 231.168 | 2,806,380 |
| 29 | 299 | 238.137 | 2,890,983 |
| 30 | 300 | 909.987 | 11,047,242 |
| 31 | 301 | 909.987 | 11,047,242 |
| 32 | 302 | 909.987 | 11,047,242 |
| 33 | 303 | 909.987 | 11,047,242 |
| 34 | 304 | 1071.245 | 13,004,914 |
| 35 | 305 | 2718.488 | 33,002,444 |
| 36 | 306 | 3731.209 | 45,296,877 |
| 37 | 307 | 824.722 | 10,012,125 |
| 38 | 308 | 844.614 | 10,253,614 |
| 39 | 309 | 857.030 | 10,404,344 |
| 40 | 310 | 794.460 | 9,644,744 |
| | **Total :** | **29179.396** | **354,237,868** |

Note :

(1) Ready Recknor Rate (ASR) as per Promoter is 12,140/- per sq mtrs.

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TABLE C

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

SOLD INVENTORY

PROJECT NAME : Mahalaxmi Nagar 20 & Oshiaa's Legend
RERA REG. NO. : P50500051377

30th JUNE, 2024.

| Sr. No. | Plot No. | Carpet Area (in Sq.Mtr.) | *Unit consideration as per Agreement / Letter of Allotment | Received Amount (Rs.) | Balance Receivable (Rs.) |
|---|---|---|---|---|---|
| 1 | 1 | 134.54 | | | |
| 2 | 2 | 88.39 | | | |
| 3 | 3 | 93.51 | | | |
| 4 | 4 | 98.74 | | | |
| 5 | 5 | 96.88 | | | |
| 6 | 6 | 90.35 | | | |
| 7 | 7 | 93.98 | | | |
| 8 | 9 | 172.18 | | | |
| 9 | 10 | 182.44 | | | |
| 10 | 11 | 192.80 | | | |
| 11 | 12 | 203.61 | | | |
| 12 | 13 | 204.53 | | | |
| 13 | 14 | 215.50 | | | |
| 14 | 15 | 248.14 | | | |
| 15 | 16 | 133.42 | | | |
| 16 | 17 | 93.78 | | | |
| 17 | 18 | 125.73 | | | |
| 18 | 19 | 164.26 | | | |
| 19 | 20 | 99.90 | | | |
| 20 | 21 | 99.90 | | | |
| 21 | 22 | 99.90 | | | |
| 22 | 23 | 99.90 | | | |
| 23 | 24 | 99.90 | | | |
| 24 | 25 | 99.90 | | | |
| 25 | 26 | 150.00 | | | |
| 26 | 27 | 150.00 | | | |
| 27 | 28 | 99.90 | | | |
| 28 | 29 | 99.90 | | | |
| 29 | 30 | 99.90 | | | |
| 30 | 31 | 99.90 | | | |
| 31 | 32 | 99.90 | | | |
| 32 | 33 | 99.90 | | | |
| 33 | 34 | 99.90 | | | |
| 34 | 35 | 99.90 | | | |
| 35 | 36 | 99.90 | | | |
| 36 | 37 | 99.90 | | | |
| 37 | 38 | 168.23 | | | |
| 38 | 39 | 178.19 | | | |
| 39 | 40 | 99.90 | | | |
| 40 | 41 | 99.90 | | | |
| 41 | 42 | 99.90 | | | |
| 42 | 43 | 99.90 | | | |
| 43 | 44 | 99.90 | | | |
| 44 | 45 | 99.90 | | | |
| 45 | 46 | 99.90 | | | |
| 46 | 47 | 99.90 | | | |
| 47 | 48 | 99.90 | | | |
| 48 | 49 | 99.90 | | | |
| 49 | 50 | 157.50 | | | |
| 50 | 51 | 157.50 | | | |
| 51 | 52 | 99.90 | | | |
| 52 | 53 | 99.90 | | | |



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PROJECT NAME : Mahalaxmi Nagar 20 & Oshian's Legend
RERA REG. NO. : P50500051377

30th JUNE, 2024.

| Sr. No. | Plot No. | Carpet Area (in Sq.Mtr.) | *Unit consideration as per Agreement / Letter of Allotment | Received Amount (Rs.) | Balance Receivable (Rs.) |
|---|---|---|---|---|---|
| 53 | 54 | 99.90 | | | |
| 54 | 55 | 99.90 | | | |
| 55 | 56 | 99.90 | | | |
| 56 | 57 | 99.90 | | | |
| 57 | 58 | 142.09 | | | |
| 58 | 59 | 164.41 | | | |
| 59 | 60 | 99.90 | | | |
| 60 | 61 | 99.90 | | | |
| 61 | 62 | 99.90 | | | |
| 62 | 63 | 99.90 | | | |
| 63 | 64 | 99.90 | | | |
| 64 | 65 | 99.90 | | | |
| 65 | 66 | 157.50 | | | |
| 66 | 67 | 157.50 | | | |
| 67 | 68 | 99.90 | | | |
| 68 | 69 | 99.90 | | | |
| 69 | 70 | 99.90 | | | |
| 70 | 71 | 99.90 | | | |
| 71 | 72 | 99.90 | | | |
| 72 | 73 | 99.90 | | | |
| 73 | 74 | 99.90 | | | |
| 74 | 75 | 99.90 | | | |
| 75 | 76 | 99.90 | | | |
| 76 | 77 | 99.90 | | | |
| 77 | 78 | 159.40 | | | |
| 78 | 79 | 164.81 | | | |
| 79 | 80 | 100.00 | | | |
| 80 | 81 | 100.00 | | | |
| 81 | 82 | 100.00 | | | |
| 82 | 83 | 100.00 | | | |
| 83 | 84 | 100.00 | | | |
| 84 | 85 | 100.00 | | | |
| 85 | 86 | 100.00 | | | |
| 86 | 87 | 100.00 | | | |
| 87 | 88 | 100.00 | 477,814,000 | 358,191,304 | 119,622,696.00 |
| 88 | 89 | 100.00 | | | |
| 89 | 90 | 100.00 | | | |
| 90 | 91 | 174.89 | | | |
| 91 | 95 | 267.69 | | | |
| 92 | 96 | 266.71 | | | |
| 93 | 97 | 266.71 | | | |
| 94 | 98 | 266.71 | | | |
| 95 | 99 | 271.58 | | | |
| 96 | 100 | 218.28 | | | |
| 97 | 101 | 162.50 | | | |
| 98 | 102 | 157.14 | | | |
| 99 | 103 | 112.36 | | | |
| 100 | 104 | 109.45 | | | |
| 101 | 105 | 106.54 | | | |
| 102 | 106 | 103.64 | | | |
| 103 | 108 | 93.67 | | | |
| 104 | 109 | 125.80 | | | |
| 105 | 110 | 144.68 | | | |
| 106 | 111 | 123.43 | | | |
| 107 | 112 | 147.22 | | | |
| 108 | 114 | 186.60 | | | |
| 109 | 115 | 178.02 | | | |
| 110 | 116 | 169.95 | | | |

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PROJECT NAME : Mahalaxmi Nagar 20 & Oshian's Legend
RERA REG. NO. : P50500051377

30th JUNE, 2024.

| Sr. No. | Plot No. | Carpet Area (in Sq.Mtr.) | *Unit consideration as per Agreement / Letter of Allotment | Received Amount (Rs.) | Balance Receivable (Rs.) |
|---|---|---|---|---|---|
| 111 | 117 | 146.27 | | | |
| 112 | 118 | 144.01 | | | |
| 113 | 119 | 141.92 | | | |
| 114 | 120 | 139.84 | | | |
| 115 | 121 | 137.75 | | | |
| 116 | 122 | 133.62 | | | |
| 117 | 123 | 140.91 | | | |
| 118 | 124 | 440.98 | | | |
| 119 | 125 | 448.70 | | | |
| 120 | 126 | 448.70 | | | |
| 121 | 127 | 448.70 | | | |
| 122 | 128 | 448.70 | | | |
| 123 | 129 | 448.70 | | | |
| 124 | 130 | 658.02 | | | |
| 125 | 131 | 708.95 | | | |
| 126 | 132 | 497.17 | | | |
| 127 | 133 | 497.17 | | | |
| 128 | 134 | 497.17 | | | |
| 129 | 135 | 497.17 | | | |
| 130 | 136 | 497.17 | | | |
| 131 | 137 | 487.56 | | | |
| 132 | 138 | 206.30 | | | |
| 133 | 139 | 99.90 | | | |
| 134 | 140 | 99.90 | | | |
| 135 | 141 | 99.90 | | | |
| 136 | 142 | 99.90 | | | |
| 137 | 143 | 99.90 | | | |
| 138 | 144 | 99.90 | | | |
| 139 | 145 | 99.90 | | | |
| 140 | 146 | 121.50 | | | |
| 141 | 147 | 121.50 | | | |
| 142 | 148 | 99.90 | | | |
| 143 | 149 | 99.90 | | | |
| 144 | 150 | 99.90 | | | |
| 145 | 151 | 99.90 | | | |
| 146 | 152 | 123.66 | | | |
| 147 | 153 | 161.90 | | | |
| 148 | 154 | 127.50 | | | |
| 149 | 155 | 127.50 | | | |
| 150 | 156 | 127.50 | | | |
| 151 | 157 | 127.50 | | | |
| 152 | 158 | 127.50 | | | |
| 153 | 159 | 127.50 | | | |
| 154 | 160 | 127.50 | | | |
| 155 | 161 | 127.50 | | | |
| 156 | 162 | 127.50 | | | |
| 157 | 163 | 127.50 | | | |
| 158 | 164 | 127.50 | | | |
| 159 | 165 | 149.60 | | | |
| 160 | 166 | 149.60 | | | |
| 161 | 167 | 254.06 | | | |
| 162 | 168 | 430.47 | | | |
| 163 | 169 | 297.00 | | | |
| 164 | 170 | 297.00 | | | |
| 165 | 171 | 228.46 | | | |
| 166 | 172 | 228.46 | | | |
| 167 | 173 | 228.46 | | | |
| 168 | 174 | 228.46 | | | |

KOCHAR MEHTA & CO. FRN: W 100386 Chartered Accountants

PROJECT NAME : Mahalaxmi Nagar 20 & Oshian's Legend
RERA REG. NO. : P50500051377

30th JUNE, 2024.

| Sr. No. | Plot No. | Carpet Area (in Sq.Mtr.) | *Unit consideration as per Agreement / Letter of Allotment | Received Amount (Rs.) | Balance Receivable (Rs.) |
|---|---|---|---|---|---|
| 169 | 175 | 228.46 | | | |
| 170 | 176 | 228.46 | | | |
| 171 | 177 | 228.46 | | | |
| 172 | 178 | 233.65 | | | |
| 173 | 179 | 510.541 | | | |
| 174 | 180 | 453.763 | | | |
| 175 | 181 | 453.763 | | | |
| 176 | 182 | 453.763 | | | |
| 177 | 183 | 453.763 | | | |
| 178 | 184 | 453.763 | | | |
| 179 | 185 | 453.763 | | | |
| 180 | 186 | 458.790 | | | |
| 181 | 187 | 312.280 | | | |
| 182 | 188 | 310.000 | | | |
| 183 | 189 | 310.000 | | | |
| 184 | 190 | 310.000 | | | |
| 185 | 191 | 310.000 | | | |
| 186 | 192 | 310.000 | | | |
| 187 | 193 | 310.000 | | | |
| 188 | 194 | 360.700 | | | |
| 189 | 195 | 264.816 | | | |
| 190 | 198 | 252.000 | | | |
| 191 | 199 | 252.000 | | | |
| 192 | 200 | 252.000 | | | |
| 193 | 201 | 252.000 | | | |
| 194 | 202 | 252.000 | | | |
| 195 | 203 | 262.280 | | | |
| 196 | 204 | 208.280 | | | |
| 197 | 205 | 189.000 | | | |
| 198 | 206 | 189.000 | | | |
| 199 | 207 | 189.000 | | | |
| 200 | 208 | 189.000 | | | |
| 201 | 209 | 189.000 | | | |
| 202 | 210 | 189.000 | | | |
| 203 | 211 | 189.000 | | | |
| 204 | 212 | 189.000 | | | |
| 205 | 213 | 189.000 | | | |
| 206 | 214 | 189.000 | | | |
| 207 | 215 | 199.548 | | | |
| 208 | 216 | 170.730 | | | |
| 209 | 217 | 157.500 | | | |
| 210 | 218 | 157.500 | | | |
| 211 | 219 | 157.500 | | | |
| 212 | 220 | 157.500 | | | |
| 213 | 221 | 157.500 | | | |
| 214 | 222 | 157.500 | 214,134,603 | | |
| 215 | 223 | 157.500 | | | |
| 216 | 224 | 157.500 | | | |
| 217 | 225 | 157.500 | | | |
| 218 | 226 | 157.500 | | | |
| 219 | 227 | 172.280 | | 260,052,362 | 69,164,641 |
| 220 | 228 | 172.280 | | | |
| 221 | 229 | 157.500 | | | |
| 222 | 230 | 157.500 | | | |
| 223 | 231 | 157.500 | | | |
| 224 | 232 | 157.500 | | | |
| 225 | 233 | 157.500 | | | |
| 226 | 234 | 157.500 | | | |

KOCHAR MEHTA & CO. FRN: W 100386 Chartered Accountants

PROJECT NAME : Mahalaxmi Nagar 20 & Oshian's Legend
RERA REG. NO. : P50500051377

30th JUNE, 2024.

| Sr. No. | Plot No. | Carpet Area (in Sq.Mtr.) | *Unit consideration as per Agreement / Letter of Allotment | Received Amount (Rs.) | Balance Receivable (Rs.) |
|---|---|---|---|---|---|
| 227 | 235 | 157.500 | | | |
| 228 | 236 | 157.500 | | | |
| 229 | 237 | 157.500 | | | |
| 230 | 238 | 157.500 | | | |
| 231 | 239 | 172.635 | | | |
| 232 | 243 | 112.500 | | | |
| 233 | 244 | 112.500 | | | |
| 234 | 245 | 112.500 | | | |
| 235 | 246 | 112.500 | | | |
| 236 | 247 | 135.000 | | | |
| 237 | 250 | 112.500 | | | |
| 238 | 251 | 112.500 | | | |
| 239 | 252 | 112.500 | | | |
| 240 | 253 | 112.500 | | | |
| 241 | 254 | 112.500 | | | |
| 242 | 255 | 149.780 | | | |
| 243 | 256 | 149.780 | | | |
| 244 | 257 | 112.500 | | | |
| 245 | 258 | 112.500 | | | |
| 246 | 259 | 112.500 | | | |
| 247 | 260 | 112.500 | | | |
| 248 | 261 | 112.500 | | | |
| 249 | 262 | 112.500 | | | |
| 250 | 266 | 112.500 | | | |
| 251 | 267 | 112.500 | | | |
| 252 | 268 | 112.500 | | | |
| 253 | 269 | 112.500 | | | |
| 254 | 270 | 112.500 | | | |
| 255 | 271 | 155.115 | | | |
| 256 | 196 | 252.000 | 51,959,000 | | |
| 257 | 241 | 112.500 | | | |
| 258 | 197 | 252.000 | 51,959,000 | | |
| 259 | 242 | 112.500 | | | |
| 260 | 240 | 153.195 | 5,711,900 | | |
| 261 | 248 | 135.000 | | | |
| 262 | 249 | 112.500 | | | |
| 263 | 263 | 135.000 | 5,452,500 | | |
| 264 | 264 | 135.000 | | | |
| 265 | 265 | 112.500 | | | |
| 266 | 8 | 97.62 | 7,676,000 | | 7,676,000 |
| 267 | 107 | 100.72 | | | |
| 268 | 113 | 320.54 | | | |
| 269 | 272 | 7043.034 | 137,449,398 | | 137,449,398 |
| 270 | 273 | 3856.748 | | | |
| Total : | | 58,662.950 | 952,156,401 | 618,243,666 | 333,912,735 |

Notes :

* Unit consideration is as per Agreement/ Letter of Allotment/Booking Form.

KOCHAR MEHTA & CO. Chartered Accountants FRN: W 100386