

UNIQUE Builders & Developers

Ref. No. :

Date :

Annexure A

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

Sold Inventory as on 31-03-2023

Sr No	Flat No	Carpet Area	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
		(in Sq. mts)	(in Rs.)	(in Rs.)	(in Rs.)
1	101	65.96	Allocated to Landowner		
2	102	37.16	Allocated to Landowner		
3	103	43.48	7,00,000	7,00,000	-
4	104	55.65	Allocated to Landowner		
5	201	65.96	45,00,000	45,00,000	-
6	203	43.48	25,00,000	25,00,000	-
7	204	55.65	30,00,000	30,00,000	-
8	301	65.96	Allocated to Landowner		
9	302	37.16	Allocated to Landowner		
10	303	43.48	35,00,000	35,00,000	-
11	304	55.65	43,00,000	43,00,000	-
12	401	65.96	45,00,000	45,00,000	-
13	402	37.16	30,00,000	30,00,000	-
14	403	43.48	30,00,000	30,00,000	-
15	404	55.65	35,00,000	35,00,000	-
16	501	65.96	Allocated to Landowner		
17	502	37.16	Allocated to Landowner		
18	503	43.48	Allocated to Landowner		
19	504	55.65	35,00,000	35,00,000	-
20	601	65.96	45,00,000	45,00,000	-
21	602	37.16	40,00,000	40,00,000	-
22	603	43.48	35,00,000	35,00,000	-
23	604	55.65	35,00,000	35,00,000	-
24	701	65.96	Allocated to Landowner		
25	702	37.16	Allocated to Landowner		
26	703	43.48	44,00,000	44,00,000	-
27	704	55.65	30,00,000	25,00,000	5,00,000

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28	801	65.96	40,00,000	40,00,000	-
29	802	37.16	24,00,000	19,75,000	4,25,000
30	803	43.48	Allocated to Landowner		
31	804	55.65	Allocated to Landowner		
32	901	65.96	40,00,000	40,00,000	-
33	902	37.16	24,00,000	24,00,000	-
34	903	43.48	Allocated to Landowner		
35	904	55.65	Allocated to Landowner		
36	1001	65.96	37,29,000	37,29,000	-
37	1002	37.16	22,71,000	22,71,000	-
38	1003	43.48	29,00,000	29,00,000	-
39	1004	55.65	40,00,000	40,00,000	-
40	1101	65.96	Allocated to Landowner		
41	1102	37.16	Allocated to Landowner		
42	1103	43.48	Allocated to Landowner		
43	1104	55.65	Allocated to Landowner		
44	1201	65.96	40,00,000	40,00,000	-
45	1202	37.16	24,00,000	24,00,000	-
46	1203	43.48	30,00,000	30,00,000	-
47	1204	55.65	35,00,000	35,00,000	-
48	1304	55.65	44,00,000	44,00,000	-
49	1404	55.65	40,00,000	40,00,000	-
Total			**10,59,00,000**	**10,49,75,000**	**9,25,000**

*Unit Consideration as per agreement/Letter of Allotment and amount Received does not passed through charges and indirect Tax

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(Unsold Inventory Valuation)

Ready Reckoner Rate as on the date of Certificate of the Residential premises

Rs.45300 Per sm.

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	202	37.16	Allocated to Landowner
2	1301	65.96	Allocated to Landowner
3	1302	37.16	Allocated to Landowner
4	1303	43.48	Allocated to Landowner
5	1401	65.96	29,88,016
6	1402	37.16	16,83,389
7	1403	43.48	Allocated to Landowner
8	1501	65.96	29,88,016
9	1502	37.16	16,83,389
10	1503	43.48	19,69,565
11	1504	55.65	Allocated to Landowner
12	1601	101.12	45,80,736
13	1602	101.12	Allocated to Landowner
Total		**734.85**	**1,58,93,111**

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