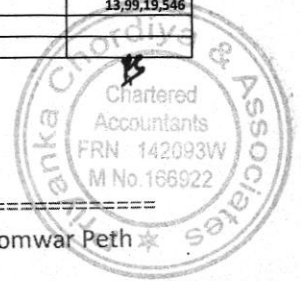


# PRIYANKA CHORDIYA & ASSOCIATES

## Chartered Accountant

| FORM-3<br>CHARTERED ACCOUNTANT'S CERTIFICATE                                 |                                                                                                                 |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        |              |
|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-----------|------------------------|--------------|
| CERTIFICATE FOR REGISTRATION OF A PROJECT AND SUBSEQUENT WITHDRAWAL OF MONEY |                                                                                                                 |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        |              |
| MAHARERA Registration Number P52100000316                                    |                                                                                                                 |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        |              |
| Real Estate Project: Bhagyasthan Phase1                                      |                                                                                                                 |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        |              |
| Promoter - Tulip Inn Construwell Pvt. Ltd.                                   |                                                                                                                 |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          | Amount Rs | Amount Rs              |              |
|                                                                              |                                                                                                                 |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          | Estimated | 31/03/2020<br>Incurred |              |
| Sr.No                                                                        | Particulars                                                                                                     |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          | Estimated | Incurred               |              |
| 1                                                                            | i.                                                                                                              | <b>Land Cost :</b>                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | a.                                                                                                             | Acquisition Cost of Land or Development Rights, Lease Premium, Lease Rent, interest cost incurred or payable on land cost and legal cost.                                                                                                                                                                                                                                                                                                                                       |                                                                                          |           | 94,27,585              | 94,27,585    |
|                                                                              |                                                                                                                 | b.                                                                                                             | Amount of Premium Payable to obtain Development Rights, FSI, Additional FSI, fungible area, and any other incentive under DCR from Local Authority or State Government or any Statutory Authority                                                                                                                                                                                                                                                                               |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | c.                                                                                                             | Acquisition cost of TDR (if any)                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | d.                                                                                                             | Amounts payable to State Government 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 payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities                                                                                                                                                                                                                                                                                                                                                               |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | f.                                                                                                             | Under Rehabilitation Scheme                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | (i)                                                                                                            | Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer                                                                                                                                                                                                                                                                                                                                               |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | (ii)                                                                                                           | Actual Cost of construction of rehab building incurred as per the books of accounts as verified by the CA                                                                                                                                                                                                                                                                                                                                                                       |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | <b>Note : (for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b>            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | (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                                                                                                                                                                                                                                                      |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | (iv)                                                                                                           | (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                                                                                                                                                                                                                                                                                       |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | <b>Sub-Total of LAND COST</b>                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           | 94,27,585              | 94,27,585    |
|                                                                              | ii.                                                                                                             | <b>Development Cost/ Cost of Construction</b>                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | a                                                                                                              | (i)                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Estimated Cost of Construction as certified by Engineer.                                 |           | 20,80,00,000           | 6,67,00,000  |
|                                                                              |                                                                                                                 |                                                                                                                | (ii)                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Actual Cost of construction incurred as per the books of accounts as verified by the CA. |           | 19,85,98,039           | 6,55,58,836  |
|                                                                              |                                                                                                                 | <b>Note : ( for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | 2                                                                                                              | On-site expenditure for development of entire project excluding cost of construction as per (i) or (ii) above, i.e. salaries, consultants 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 directly incurred to complete the construction of the entire phase of the project registered. |                                                                                          |           | 1,52,87,631            | 2,75,87,015  |
|                                                                              |                                                                                                                 | Payment of Taxes, cess, fees, charges, premiums, interest etc. to any statutory Authority                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           | 45,00,000              | 27,11,655    |
|                                                                              |                                                                                                                 | b                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        |              |
|                                                                              |                                                                                                                 | c                                                                                                              | 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.                                                                                                                                                                                                                                                                            |                                                                                          |           | 1,80,00,000            | 6,03,50,963  |
|                                                                              |                                                                                                                 | <b>Sub-Total of Development Cost</b>                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           | 23,63,85,670           | 15,62,08,469 |
| 2                                                                            | <b>Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column</b>                       |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           | 24,58,13,255           | 24,58,13,255 |
| 3                                                                            | <b>Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column</b>                         |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        | 16,56,36,054 |
| 4                                                                            | <b>% completion of Construction Work % (as per Project Architect's Certificate)</b>                             |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        |              |
| 5                                                                            | <b>Proportion of the Cost Incurred on Land Cost and Construction Cost to the Total Estimated Cost. ( 3/2 %)</b> |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        | 67%          |
| 6                                                                            | <b>Amount Which can be withdrawn from the Designated Account</b>                                                |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        |              |
|                                                                              | <b>Total Estimated Cost * Proportion of cost incurred ( Sr. number 2 * Sr. number 5)</b>                        |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        | 16,56,36,054 |
| 7                                                                            | <b>Less: Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement</b>     |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        | 2,57,16,508  |
| 8                                                                            | <b>Net Amount which can be withdrawn from the Designated Bank Account under this certificate.</b>               |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |           |                        | 13,99,19,546 |

OFFICE No:- 105, 1<sup>st</sup> Floor , Siddhivinayak – Kesar , CTS,431-A, Near Hotel Rajdhani , Somwar Peth , Pune-411011.



# PRIYANKA CHORDIYA & ASSOCIATES

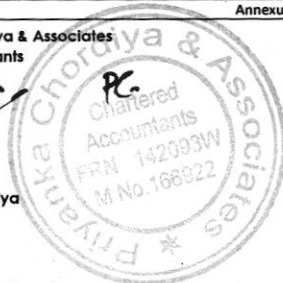
## Chartered Accountant

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                   |                                                                                                                                                                                                                                |  |  |  |  |  |  |              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                   |                                                                                                                                                                                                                                |  |  |  |  |  |  |              |  |
| (ADDITIONAL INFORMATION FOR ONGOING PROJECTS)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                   |                                                                                                                                                                                                                                |  |  |  |  |  |  |              |  |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost Incurred) (calculated as per the Form IV)                        |                                                                                                                                                                                                                                |  |  |  |  |  |  | 8,01,77,201  |  |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Balance amount of receivables from sold apartments as per Annexure A to this certificate(as certified by Chartered Accountant as verified from the records and books of Accounts) |                                                                                                                                                                                                                                |  |  |  |  |  |  | 9,48,66,173  |  |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | i                                                                                                                                                                                 | Balance Unsold area (sq.mtrs)<br>(to be certified by Management and to be verified by CA from the records and books of accounts)                                                                                               |  |  |  |  |  |  | 6,297.3      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 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 Annexure B to this certificate |  |  |  |  |  |  | 16,48,52,675 |  |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Estimated receivables of ongoing project. Sum of 2 + 3 (ii)                                                                                                                       |                                                                                                                                                                                                                                |  |  |  |  |  |  | 25,97,18,849 |  |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Amount to be deposited in Designated Account – 70% or 100%                                                                                                                        |                                                                                                                                                                                                                                |  |  |  |  |  |  |              |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | IF 4 is greater than 1, then 70 % of the balance receivables of ongoing project will be deposited in designated Account                                                           |                                                                                                                                                                                                                                |  |  |  |  |  |  | 18,18,03,194 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing project will be deposited in designated Account                                                     |                                                                                                                                                                                                                                |  |  |  |  |  |  |              |  |
| This certificate is being issued for RERA compliance for the Company Tulip Inn Construwel LLP and is based on the records and documents produced before me and explanations provided to me by the management of the Company. The estimates are on the basis as provided by the Partners. The cost of the land is on the basis of the purchase price of the land at indexed cost as per the Cost Inflation Index provided by Income Tax. The cost of land includes the land for which the Promoters have entered into construction agreement for area. The percentage completion of Architect Certificate has been considered as calculated by client on the percentage of work completed for individual areas. The value of unsold units is provided on basis of the ASR value and the valuation rules of the Stamp Act, Basis of Certification Mark As Annexure C |                                                                                                                                                                                   |                                                                                                                                                                                                                                |  |  |  |  |  |  |              |  |
| Annexure A : Statement for calculation of Receivables from the Sales of Ongoing Real Estate Project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                   |                                                                                                                                                                                                                                |  |  |  |  |  |  |              |  |
| Annexure B : Statement for Unsold inventory                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                   |                                                                                                                                                                                                                                |  |  |  |  |  |  |              |  |

For Priyanka Chordiya & Associates  
Chartered Accountants  
FRN - 142093W

*P. Chordiya*

CA Priyanka Chordiya  
Proprietor  
M.No. 166922  
Date: 29/09/2020  
UDIN: 20166922 AAAABL9888



OFFICE No:- 105, 1<sup>st</sup> Floor, Siddhivinayak – Kesar, CTS, 431-A, Near Hotel Rajdhani, Somwar Peth, Pune-411011.

**Annexure A : Statement for calculation of Receivables from the Sales of Ongoing Real Estate Project.**

**MAHARERA Registration Number P52100000316**

**Real Estate Project: Bhagyasthan Phase 1**

**Pramoter - Tulip Inn Construwell Pvt. Ltd.**

| Sr No | Flat/ Shop No | Area Sq Mtr | Sale Value | Amount Received | Amount Receivable |
|-------|---------------|-------------|------------|-----------------|-------------------|
| 1     | C-206         | 32          | 20,17,414  | 19,320          | 19,98,094         |
| 2     | C-312         | 32          | 16,75,193  | 19,320          | 16,55,873         |
| 3     | C-Shop-12     | 11          | 16,59,618  | 10,46,337       | 6,13,281          |
| 4     | B-107         | 32          | 15,44,950  | 1,19,907        | 14,25,043         |
| 5     | B-108         | 24          | 12,55,600  | 2,30,058        | 10,25,542         |
| 6     | B-110         | 25          | 11,53,220  | 23,636          | 11,29,584         |
| 7     | B-111         | 24          | 11,39,764  | 47,272          | 10,92,492         |
| 8     | B-203         | 23          | 11,62,020  | 21,162          | 11,40,858         |
| 9     | B-204         | 23          | 11,55,600  | 2,13,055        | 9,42,545          |
| 10    | B-205         | 23          | 12,99,846  | 4,00,607        | 8,99,239          |
| 11    | B-209         | 23          | 13,25,224  | 58,958          | 12,66,266         |
| 12    | B-210         | 23          | 11,53,888  | 2,00,717        | 9,53,171          |
| 13    | B-212         | 32          | 17,07,200  | 47,970          | 16,59,230         |
| 14    | B-301         | 32          | 16,30,651  | 3,10,983        | 13,19,668         |
| 15    | B-304         | 24          | 14,66,328  | 2,20,561        | 12,45,767         |
| 16    | B-306         | 32          | 16,30,651  | 47,767          | 15,82,884         |
| 17    | B-307         | 32          | 20,13,190  | 6,41,904        | 13,71,286         |
| 18    | B-310         | 24          | 11,84,176  | 2,15,008        | 9,69,168          |
| 19    | B-401         | 32          | 16,07,202  | 5,52,864        | 10,54,338         |
| 20    | B-405         | 23          | 11,19,568  | 2,13,628        | 9,05,940          |
| 21    | B-407         | 32          | 15,88,258  | 2,91,347        | 12,96,911         |
| 22    | B-408         | 23          | 11,31,300  | 1,96,887        | 9,34,413          |
| 23    | B-409         | 23          | 11,55,600  | 2,12,917        | 9,42,683          |
| 24    | B-410         | 23          | 14,45,600  | 2,18,712        | 12,26,888         |
| 25    | B-412         | 32          | 17,17,982  | 78,864          | 16,39,118         |
| 26    | B-503         | 24          | 11,77,200  | 4,72,522        | 7,04,678          |
| 27    | B-505         | 23          | 11,56,456  | 47,767          | 11,08,689         |
| 28    | B-506         | 32          | 10,00,000  | 1,00,000        | 9,00,000          |
| 29    | B-507         | 32          | 10,00,000  | 1,00,000        | 9,00,000          |
| 30    | B-508         | 23          | 15,40,663  | 5,55,666        | 9,84,997          |
| 31    | B-508         | 23          | 15,40,663  | 18,480          | 15,22,183         |
| 32    | B-701         | 32          | 10,00,000  | 1,00,000        | 9,00,000          |
| 33    | B-703         | 24          | 11,53,888  | 8,66,746        | 2,87,142          |
| 34    | B-706         | 32          | 10,00,000  | 1,00,000        | 9,00,000          |
| 35    | B-707         | 32          | 10,00,000  | 1,00,000        | 9,00,000          |
| 36    | B-112         | 32          | 17,24,821  | 3,14,474        | 14,10,347         |
| 37    | B-303         | 24          | 10,00,000  | 4,43,610        | 5,56,390          |
| 38    | B-309         | 24          | 12,79,598  | 38,376          | 12,41,222         |
| 39    | B-403         | 23          | 15,85,433  | 47,970          | 15,37,463         |
| 40    | B-510         | 24          | 10,00,000  | 38,376          | 9,61,624          |
| 41    | B-603         | 23          | 10,00,000  | 38,376          | 9,61,624          |



|    |           |    |              |             |             |
|----|-----------|----|--------------|-------------|-------------|
| 42 | B-604     | 23 | 10,00,000    | 37,153      | 9,62,847    |
| 43 | C-102     | 23 | 11,55,600    | 3,94,247    | 7,61,353    |
| 44 | C-103     | 24 | 11,77,200    | 3,22,382    | 8,54,818    |
| 45 | C-104     | 24 | 11,77,200    | 8,07,631    | 3,69,569    |
| 46 | C-105     | 23 | 11,55,600    | 7,60,999    | 3,94,601    |
| 47 | C-109     | 25 | 12,77,200    | 4,27,573    | 8,49,627    |
| 48 | C-112     | 33 | 17,15,186    | 15,14,678   | 2,00,508    |
| 49 | C-201     | 32 | 16,02,034    | 5,46,623    | 10,55,411   |
| 50 | C-207     | 32 | 20,65,883    | 19,320      | 20,46,563   |
| 51 | C-208     | 23 | 14,83,057    | 9,78,853    | 5,04,204    |
| 52 | C-209     | 23 | 11,72,292    | 3,95,564    | 7,76,728    |
| 53 | C-211     | 23 | 12,31,300    | 7,72,441    | 4,58,859    |
| 54 | C-212     | 32 | 19,48,613    | 14,11,737   | 5,36,876    |
| 55 | C-303     | 24 | 11,77,200    | 7,71,157    | 4,06,043    |
| 56 | C-304     | 24 | 11,77,200    | 3,94,093    | 7,83,107    |
| 57 | C-305     | 23 | 15,17,729    | 9,17,271    | 6,00,458    |
| 58 | C-306     | 32 | 16,24,821    | 5,43,870    | 10,80,951   |
| 59 | C-307     | 32 | 17,30,651    | 5,50,542    | 11,80,109   |
| 60 | C-308     | 23 | 11,55,600    | 57,529      | 10,98,071   |
| 61 | C-309     | 24 | 12,77,200    | 1,98,569    | 10,78,631   |
| 62 | C-310     | 24 | 12,62,656    | 1,05,852    | 11,56,804   |
| 63 | C-401     | 32 | 20,48,274    | 18,258      | 20,30,016   |
| 64 | C-402     | 23 | 14,91,811    | 10,29,434   | 4,62,377    |
| 65 | C-403     | 23 | 12,50,464    | 4,00,454    | 8,50,010    |
| 66 | C-406     | 32 | 16,65,298    | 4,46,467    | 12,18,831   |
| 67 | C-408     | 23 | 10,81,585    | 83,123      | 9,98,462    |
| 68 | C-410     | 23 | 11,49,608    | 5,99,577    | 5,50,031    |
| 69 | C-502     | 23 | 11,53,460    | 47,347      | 11,06,113   |
| 70 | C-505     | 23 | 11,25,640    | 47,706      | 10,77,934   |
| 71 | C-506     | 32 | 17,74,490    | 19,320      | 17,55,170   |
| 72 | C-509     | 24 | 11,70,660    | 47,706      | 11,22,954   |
| 73 | C-602     | 23 | 12,08,396    | 94,545      | 11,13,851   |
| 74 | C-311     | 23 | 15,47,496    | 1,57,000    | 13,90,496   |
| 75 | D-108     | 24 | 13,18,668    | 23,636      | 12,95,032   |
| 76 | D-109     | 25 | 13,65,366    | 1,14,472    | 12,50,894   |
| 77 | D-201     | 32 | 15,87,684    | 2,79,360    | 13,08,324   |
| 78 | D-203     | 23 | 12,51,472    | 44,000      | 12,07,472   |
| 79 | D-206     | 32 | 17,79,524    | 3,24,708    | 14,54,816   |
| 80 | D-208     | 23 | 14,68,751    | 21,000      | 14,47,751   |
| 81 | D-209     | 23 | 12,41,048    | 2,26,381    | 10,14,667   |
| 82 | D-303     | 24 | 12,53,065    | 23,636      | 12,29,429   |
| 83 | D-312     | 32 | 17,44,919    | 2,94,951    | 14,49,968   |
| 84 | D-405     | 23 | 11,63,563    | 48,218      | 11,15,345   |
| 85 | D-407     | 32 | 16,67,594    | 1,09,702    | 15,57,892   |
| 86 | D-504     | 24 | 11,61,068    | 1,62,200    | 9,98,868    |
| 87 | D-603     | 23 | 11,63,304    | 48,218      | 11,15,086   |
| 88 | D-SHOP-12 | 11 | 15,66,486    | 44,880      | 15,21,606   |
|    |           |    |              |             |             |
|    | Total     |    | 12,05,82,681 | 2,57,16,508 | 9,48,66,173 |



**Annexure B : Statement for Unsold inventory**  
**MAHARERA Registration Number P52100000316**  
**Real Estate Project: Bhagyasthan Phase 1**  
**Pramoter - Tulip Inn Construwell Pvt. Ltd.**

| Sr No | Flat/ Shop | Area in Sq Mtr | RRR Per Sq Mtr | Consideration As Per RRR |
|-------|------------|----------------|----------------|--------------------------|
| 1     | Flat       | 6,073          | 25,840         | 15,69,37,103             |
| 2     | Shop       | 224            | 35,350         | 79,15,572                |
|       |            |                |                |                          |
|       | Total      | 6,297          |                | 16,48,52,675             |

**Annexure C : Basis of Certification**  
**MAHARERA Registration Number P52100000316**  
**Real Estate Project: Bhagyasthan Phase 1**  
**Pramoter - Tulip Inn Construwell Pvt. Ltd.**

| Sr No | Particulars                                                                                               |
|-------|-----------------------------------------------------------------------------------------------------------|
| 1     | Amount Mention as Collected is net after of Tax collection / outstanding and Stamp duty Received and Paid |
| 2     | Amount Collected Rs.172200 not consider in Collection as Party Wise Details Not Available                 |
| 3     | Flat Cancelled but refund not yet given Consider as Cancelled and trated as unsold inventory              |
| 4     | Amount collected other than this project not consider in working                                          |
| 5     | Estimated interest cost revised not consider as revised cost not yet updated on rera site                 |

