

NC SHAH & CO
CHARTERED ACCOUNTANTS
 M.Com. LL.B.(G).F.C.A.

603, Cotton Exchange Building
 6th Floor, 175, Kalbadevi Road,
 Mumbai – 400 002.
 Tel : 22423985/9819579703
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Annexure A

Plot No. A-35, Situated at Sector 16, Ulwe Node, Taluka-Panvel

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

Sold Inventory

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Agreement / Letter of Allotment	Received Amount	Balance Receivable
1	201	19.835	1247622	49000	1198622
2	202	22.440	1411476	21000	1390476
3	301	21.970	1381913	21000	1360913
	Total		4041011	91000	3950011

(Unsold Inventory Valuation)

Ready Recknor Rate as on the date of Certificate
 of the Residential premises Rs 62,900/- Per sm.

Sr No	Flat No	Carpet Area (in Sq. mts)	Unit Consideration as per Read Reckoner Rate (ASR)
1	101	19.835	1247622
2	102	25.315	1592314
3	103	33.705	2120045
4	203	33.705	2120045
5	302	38.620	2429198
6	401	22.445	1411791
7	402	33.042	2078342
	Total	206.667	12999354



For N. C. SHAH & CO
 Chartered Accountants
 FRN : 109693W

N.C. Shah
 N. C. SHAH
 Proprietor
 M. No. 012323

26 MAY 2023