



GAUTAM D SHARMA & ASSOCIATES
CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom
Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

FORM-4

[see Rule 5(1)(a)(ii) Date :- 31 ,December 2021]

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR REGISTRATION OF ESMERALDA PROJECT-2)

Cost of Real Estate Esmeralda Project -2-Reg No.PRGO05180276

(Building L,K,G,H,I,D,E,F,A,B,C,Plots andCommercial)

Sr. No.	Particulars	Amount (Rs.)	
		Estimated	Incurred
1. i.	a. Land Cost :Acquisition Cost of Land or Development Rights, lease Premium, lease rent, interest cost incurred or payable on Land Cost and legal cost	13,73,45,958	13,73,45,958
	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	2,59,22,657	2,59,22,657
	f. Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities.	-	-





GAUTAM D SHARMA & ASSOCIATES

CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom

Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

	g. 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	-	-
	Note :(for total cost of construction incurred, Minimum of (i) or (ii) is to be considered)	-	-
	(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) 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. Sub-Total of LAND COST	-	-
		<u>16,32,68,615</u>	<u>16,32,68,615</u>
ii.	Development Cost/ Cost of Construction : a. (i) Estimated Cost of Construction as certified by Engineer	61,65,00,000	
	(ii) Actual Cost of construction incurred as per the books of accounts as verified by the CA		40,18,30,000





GAUTAM D SHARMA & ASSOCIATES

CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom

Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

	Note :{ for adding to total cost of construction incurred, Minimum of (i) or (ii) is to be considered)		40,18,30,000
	(iil) 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.	10,00,00,000	8,77,29,613
	b. Payment of Taxes, cess, fees, charges, premiums, interest etc to any statutory Authority.		
	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; Sub-Total of Development Cost	8,31,46,800 79,90,46,800	8,31,46,800 57,27,06,413
2.	Total Estimated Cost of the Real Estate Project [1(i) + 1(ii)] of Estimated Column	96,23,15,415	
3.	Total Cost Incurred of the Real Estate Project [1(i) + 1(ii)] of Incurred Column		73,59,75,028





GAUTAM D SHARMA & ASSOCIATES
CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom

Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

4.	% completion of Construction Work (as per Project Architect's Certificate)	65.24%
5.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost. (3/2 %)	76.4796 %
6.	Amount Which can be withdrawn from the Designated Account Total Estimated Cost * Proportion of cost incurred (Sr. number 2 * Sr. number 5)	73,59,75,028
7.	Less : Amount withdrawn till date of this certificate as per the Books of Accounts and Bank Statement.	50,31,15,864
8.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	23,28,59,164

This certificate is being issued for RERA compliance for the Company Naiknavare Constructions Pvt Ltd [Promoter's Name- i) Hemant Naiknavare, ii)Ranjit Naiknavare] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For Gautam D Sharma & Associates

Chartered Accountants

Gautam Sharma.
(Gautam Sharma)
Proprietor

Membership No. 174602

Date: 03/12/2021

Place: Pune

UDIN: **21174602AAABOK1229**





GAUTAM D SHARMA & ASSOCIATES

CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom

Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

ADDITIONAL INFORMATION FOR ONGOING PROJECTS)

Esmeralda Project -2

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)	22,63,40,387	
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)	26,15,84,906	
3.	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts)	1153. Sq Mtr	
	(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	8,86,64,400	
4.	Estimated receivables of ongoing project. Sum of 2 + 3(ii)	35,02,49,306	
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 IF 4 is lesser than 1, then 100% of the of the balance receivables of ongoing	70%	





GAUTAM D SHARMA & ASSOCIATES
CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom

Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

	project will be deposited in designated Account		
--	---	--	--

This certificate is being issued for RERA compliance for the Company Naiknavare Constructions Pvt Ltd [Promoter's Name- i) Hemant Naiknavare, ii)Ranjit Naiknavare] and is based on the records and documents produced before me and explanations provided to me by the management of the Company.

Yours Faithfully

For Gautam D Sharma & Associates

Chartered Accountants

Gautam Sharma
(Gautam Sharma)

Proprietor

Membership No. 174602

Date: 03/12/2021

Place: Pune

Full Address:- Office No 01, 1st Floor, Rishi Chambers, Jai Maharashtra Chowk, Bhosari Alandi Road, Bhosari, Pune – 411039

Email ID:- cagautamassociates@gmail.com

Mobile No:- 8855950403





GAUTAM D SHARMA & ASSOCIATES CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom

Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

Note:-

1. The Expression "incurred" would mean amount of product or service received, creating a debt in favour of a seller or supplier and shall also include the amount of product or service received against the payment.
2. With respect to an Ongoing Project, at the time of registration of the Real Estate Project, the Estimated Land Cost and Development Cost Cost of Construction to be certified shall be for the cost of the real estate project, since its inception and not the balance Estimated Land Cost and Development Cost/ Cost of Construction to complete the project. That is, the total Incurred Cost of the Real Estate Project shall be the aggregate of the Incurred Land Cost and Development Cost/ Cost of Construction of the project, since its inception till the date of the issuance of the certificate and the estimate Land Cost and Development Cost/ Cost of Construction shall be for the entire project from the inception till completion.
3. Development cost/ cost of construction of project should not include marketing and brokerage expenses towards sale of apartments. Such expenses though project cost, should not be borne from the amount that is required to be deposited in the designated separate account.





GAUTAM D SHARMA & ASSOCIATES

CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom
Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

Annexure -1

Sold Inventory

SR NO	Customer Name	Wing No	Unit No	Carpet Area	Agreement Value	Amount Received	Receivable
1	IONA A BARRETO & Mr. ARNOLFO BARRETO	A	101	298	9,970,560		
2	Hemant Parsekar	A	102	231	9,708,742	3,808,010	6,162,550
3	KAILASH WAGLE	A	201	285	7,742,103	952,380	8,756,362
4	Jonathan Menezes	A	203	188	5,504,560	3,277,421	4,464,682
5	sharad sinha	A	301	172	8,732,803	2,140,880	3,363,680
6	Seema Lodayekar	A	302	145	9,058,273	2,858,734	5,874,069
7	DOUGLAS AUSTIN VAZ & MANIA ANGELICA FERNANDES VAZ	A	303	126	5,860,800	4,234,849	4,823,424
8	MICHAEL LEEROY CYRIAN A CORNELIUS	A	401	219	10,169,400	1,847,276	4,013,524
9	Bharat Hemchand Kava	A	403	145	5,417,771	3,952,073	6,217,327
10	STANLEY LAWRENCE ALVARES	B	101	166	4,862,510	836,087	4,581,684
11	Samir Chimulkar	B	102	126	4,535,039	1,417,124	3,445,386
12	SILVIA ANITA DIAS & Mr. WELLINGTON DOLORIS DIAS	B	201	166	5,679,540	2,083,118	2,451,921
13	Bernardo Panchiano Fernandes E Mendonca	B	202	126	4,994,673	1,932,463	3,747,077
14	ROSARIO PLACIDO R.DA COSTA	B	301	166	5,042,690	571,428	4,423,245
15	Babla Sarkar	B	302	126	4,999,963	1,815,603	3,227,087
16	WALTER A.S.CABRAL & HAZEL L.DIAS E CABRAL	B	401	128	4,928,640	1,804,986	3,194,977
17	Agnello silveira	B	402	126	4,951,590	1,680,667	3,247,973
18	Domnic Savio Alex Dsouza	C	201	106	3,583,432	1,786,604	3,164,986
19	Shubhada Anil Achari	C	202	72	3,017,500	643,840	2,939,592
20	Niti haldamkar	C	203	122	4,999,698	2,916,179	101,321
21	Salvador Bruno Pereira	C	204	122	4,999,980	3,499,790	1,499,908
22	Parag Nesarikar	C	301	88	2,503,336	4,404,760	595,220
23	Gauri Anil Achari	C	302	72	2,991,762	-	2,503,336
24	Guilhermina Menezes	C	303	122	5,340,810	2,987,871	3,891
25	Bidhan Pramanick	C	304	122	4,955,000	5,220,549	120,261
						3,350,522	1,604,478





GAUTAM D SHARMA & ASSOCIATES

CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom

Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

26	Kavish Surlakar	CLUB HOUSE	SHO P - 1	0	2,137,044		
27	Kashyap lalchand vinodkumar	CLUB HOUSE	SHO P - 2	0	2,652,791	1,315,233	821,811
28	Kunti Makwana	CLUB HOUSE	SHO P - 3	0	2,197,800	2,652,791	-
29	Maruti Mahadev landge	D	101	231	10,183,944	1,811,760	386,040
30	Manali Turkar	D	102	231	8,097,440	6,498,455	3,685,489
31	shreedhar raj	D	201	238	5,100,783	5,648,065	2,449,375
32	Musthafa Abdulla Cherkala	D	202	188	7,359,743	5,100,783	-
33	Siddesh Pai	D	203	128	4,427,966	3,494,530	3,865,213
34	Timothy texeira	D	301	183	7,051,952	3,099,576	1,328,390
35	KHALIL AHMED	D	302	183	6,206,528	4,756,055	2,295,897
36	Craig Pereira	D	303	128	4,999,768	4,731,296	1,475,232
37	Vipin Makwana	D	401	191	6,317,998	4,258,210	741,558
38	Shuchi Sahni	D	402	191	6,317,998	4,328,486	1,989,512
39	Parvesh Pal Singh	D	403	128	5,084,328	4,467,728	1,850,270
40	Chandrashekhhar Murlidhar Wagh & Komal	E	101	130	5,260,942	5,084,328	-
41	Chandrashekhhar Wagh Anandu Padwalkar & Mrs.Renuka Anandu Padwalkar	E	102	130	5,796,670	3,913,714	1,347,228
42	SACHIN SHASHINKANT & VAIBHAVI SACHIN WAINGANKAR	E	201	166	5,695,080	470,744	5,325,926
43	NAVELCAR ENTERPRISES	E	202	166	5,603,225	4,719,165	975,915
44	KIRAN BATRA	E	301	166	3,242,472	3,652,098	1,951,127
45	NEHA BATRA	E	302	166	3,242,472	1,972,556	1,269,916
46	RAVI BATRA	E	401	166	3,242,472	2,100,000	1,142,472
47	GOPAL K. BATRA	E	402	166	3,242,472	2,100,000	1,142,472
48	Jewel Gonsalves	ESMERALDA BUSINESS SQUARE	001	98	7,490,771	2,100,000	1,142,472
49	Ashoka Shetty	ESMERALDA BUSINESS SQUARE	002	86	6,594,027	4,440,942	3,049,829
50	Gauri Kamat	ESMERALDA BUSINESS SQUARE	003	104	7,360,455	1,318,806	5,275,221
51	Padma Kamat	ESMERALDA BUSINESS SQUARE	004	124	8,742,940	772,848	6,587,607
52	Shiddharth Namdev Naik	ESMERALDA BUSINESS SQUARE	101	48	3,097,592	874,295	7,868,645
53	Harish Chube	ESMERALDA BUSINESS SQUARE	102	31	1,316,267	1,238,910	1,858,682
						398,920	917,347





GAUTAM D SHARMA & ASSOCIATES

CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom

Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

		SQUARE					
54	Harish Chube	ESMERALDA BUSINESS SQUARE	103	40	1,702,969		
55	VIJAY GANGADHAR KHANZODE	ESMERALDA BUSINESS SQUARE	104	47	1,800,029	536,624	1,166,345
56	SILVIA ANITA DIAS & Mr. WELLINGTON DOLORIS DIAS	ESMERALDA BUSINESS SQUARE	105	56	3,458,960	722,000	1,078,029
57	Naresh Goyal	ESMERALDA BUSINESS SQUARE	107	79	5,793,772	1,383,586	2,075,374
58	MAINUDDIN BALEKUNDRI	ESMERALDA BUSINESS SQUARE	202	31	1,271,244	952,382	4,841,390
59	MAINUDDIN BALEKUNDRI	ESMERALDA BUSINESS SQUARE	203	40	1,617,526	112,288	1,158,956
60	MAINUDDIN BALEKUNDRI	ESMERALDA BUSINESS SQUARE	204	47	1,901,407	108,824	1,508,702
61	MAINUDDIN BALEKUNDRI	ESMERALDA BUSINESS SQUARE	205	56	2,247,688	105,988	1,795,419
62	Arun Kumar Pandey	ESMERALDA BUSINESS SQUARE	206	64	1,936,015	102,524	2,145,164
63	Arun Kumar Pandey	ESMERALDA BUSINESS SQUARE	207	79	2,186,128	-	1,936,015
64	Feona Fernandis	F	1	65	2,971,714	-	2,186,128
65	Maria Gorethi Pais	F	2	150	6,077,108	2,050,380	921,334
66	Mangesh Manohar Kulkarni & Aparna Mangesh Kulkarni	F	101	130	5,510,942	4,513,250	1,563,858
67	Maria Lavinia Charles	F	102	65	3,055,225	4,844,155	666,787
68	SWETA SURLAKAR	F	103	150	4,999,894	2,138,658	916,567
69	REUBEN BARROS	F	201	166	5,567,340	1,071,428	3,928,466
70	Hazel Fernandes	F	202	65	2,855,980	4,346,033	1,221,307
71	uma Gaitonde	F	203	150	5,467,888	1,999,184	856,796
72	REUBEN BARROS	F	301	127	5,679,540	3,876,340	1,591,548
73	Sanjay Darbastewar	F	302	65	2,713,881	4,508,031	1,171,509
74	Jitendra Tople	F	303	150	6,137,440	1,803,536	910,345
75	ANSHU MATHIYAN	F	401	166	4,979,005	4,103,339	2,034,101
76	Savita Ranjit Naiknavare	G	101	231	8,860,668	3,922,117	1,056,888
77	VIJAY GANGADHAR KHANZODE	G	102	231	8,613,239	8,853,736	6,932
78	BOUSSET AFONSO	G	201	238	7,127,100	8,613,239	-
79	Mathias Menezes	G	202	190	7,925,856	6,327,289	799,811
						7,925,856	-





GAUTAM D SHARMA & ASSOCIATES

CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom

Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

80	Denzil Dsouza & Mrs. Sofia Yvette Heralde	G	203	128	5,662,000		
81	RANJIT MERCEZ SOUSA & MARIA NADIA DE SOUSA	G	301	238	7,127,100	5,098,020	563,980
82	ROBERT DCOSTA	G	302	238	6,127,015	6,330,637	796,463
83	Luino.R. Menezes	G	303	128	4,999,965	6,127,015	-
84	GRACE EUFEME RODRIGUES & GAVIN DOMNICK ROUDRIGUES	G	401	238	7,673,000	4,999,965	-
85	Marushka Anant Jain	G	402	191	7,499,645	7,673,000	-
86	Alfredo E S. Fernandes	G	403	128	4,678,000	7,499,645	-
87	Ujwala Sachin Joshi	H	101	130	4,999,149	4,678,000	-
88	Rakesh R Mundy	H	102	130	5,374,623	4,999,149	-
89	ROHIT VARELA & ANGELIQUE VARELA	H	201	166	7,016,925	4,944,746	429,877
90	NAVELCAR ENTERPRISES	H	202	166	5,413,225	4,676,361	2,340,564
91	ANANT TANKALI	H	301	166	3,942,723	4,724,953	688,272
92	RAJDEEP AMONKAR	H	302	166	6,061,650	3,942,723	-
93	Rahul Belekar	H	401	130	4,697,300	5,293,352	768,298
94	Amitanshu Shrivastava & MRS. SHAYNI SRIVASTAVA	H	402	130	5,346,940	4,697,300	-
95	khushal group	I	1	65	2,590,787	4,733,400	613,540
96	Mahadev Bhomkar	I	2	150	5,952,851		2,590,787
97	Manindra Singh	I	101	1,788	6,595,995	4,804,801	1,148,050
98	Avadhut Bhaskar Apte	I	102	65	2,488,867	49,665	6,546,330
99	Nishank Halarnkar	I	103	150	6,264,424	2,488,867	-
100	ANOOP VIVEK SARDESAI	I	201	127	5,603,225	4,492,044	1,772,380
101	Violet George	I	202	65	2,805,734	5,057,255	545,970
102	EDWIN MICHAEL PEREIRA	I	203	150	6,242,490	2,104,302	701,432
103	FERMINA DIAS E RODRIGUES	I	301	128	4,695,131	3,690,795	2,551,695
104	Tapasya Sabharwal	I	302	65	2,886,614	4,460,352	234,779
105	Shubha Kerkar	I	303	150	5,947,541	2,875,680	10,934
106	ACHINTYA MITTAL	I	401	128	4,979,005	4,864,536	1,083,005
107	Sandesh Pednekar	K	1	69	2,945,336	3,952,888	1,026,117
108	Manikandan Loganathan	K	2	145	5,621,890	2,945,336	-
109	MARAYA CAMPOS	K	101	128	5,324,634	5,621,890	-
110	Anar Sangodkar AB	K	102	133	3,053,171	253,533	5,071,101
111	Parshuram Audi	K	103	134	6,108,038	3,053,171	-
112	John Sonwball	K	201	261	4,497,450	6,108,038	-
						259,494	4,237,956





GAUTAM D SHARMA & ASSOCIATES

CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom

Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

113	Susheela Varna AB	K	202	263	2,952,490	2,691,135	261,355
114	JOHN EDWIN RASQUINHA	K	203	264	4,266,805	4,057,136	209,669
115	KUMAR ASHISH RANJAN & KIRANJIT KAUR RANJAN	K	301	127	6,112,705	6,112,705	-
116	Andrea Anna fernandes	K	302	53	3,177,698	3,177,698	-
117	khushal group	K	303	145	6,379,750	6,379,750	-
118	NITA KESHAV PRABHU	K	401	128	3,992,561	3,305,403	687,158
119	ANIRUDDH LOTLIKAR	L	101	0	5,464,425	5,232,361	232,064
120	ANAGHA AJAY DHARADHAR	L	102	0	3,690,160	3,690,160	-
121	SEEMA RANI	L	103	0	3,311,240	3,145,608	165,632
122	MESHKOOR M.AHMAD	L	104	0	3,783,112	3,783,112	-
123	Nital P Kulkarni & Pradyumna H Kulkarni	L	201	0	5,868,070	5,574,665	293,405
124	SHILPA & SANDIP KUMAR LABH	L	202	0	3,306,711	2,656,863	649,848
125	RAJENDRA RAMRAO KEKARE	L	203	0	2,706,696	2,576,361	130,335
126	PRADEEP S. SHARMA	L	204	0	3,590,058	3,410,555	179,503
127	SHUBHO SENGUPTA	L	301+302	0	9,889,500	9,279,614	609,886
128	JOHN EDWIN RASQUINHA	L	303	0	3,438,754	3,280,627	158,127
129	JOHN WILSON JOSEPH	L	304	0	4,388,974		4,388,974
130	CARL VAUGHAN MASCARENHAS	L	401	0	5,653,657	5,209,590	444,067
131	PADMANABHAN R ACHAN	L	402	0	3,304,978	3,134,728	170,250
132	AAKANSHA AGAVANDE	L	403	0	3,304,978	3,144,728	160,250
133	JITIN KAPOOR & Mrs.MAHIMA KAPOOR	L	404	0	4,799,970	4,699,362	100,608
134	DARBIK CREATIONS LLP	PLOT DEVELOPEMENT	1	251	2,047,150	2,000,000	47,150
135	RAJENDAR KUMAR SINGHAL	PLOT DEVELOPEMENT	10	318	5,156,052	1,546,815	3,609,237
136	Anil Achari	PLOT DEVELOPEMENT	11	245	3,556,850	400,000	3,156,850
137	PANKAJ VINAYAK SARAF	PLOT DEVELOPEMENT	12-A	251	4,308,600	400,000	3,908,600
138	Mohit Vinayak Saraf	PLOT DEVELOPEMENT	12-B	251	4,308,600	150,000	4,158,600
139	Priya Ravindra Nesarikar	PLOT DEVELOPEMENT	14	251	2,755,500	2,755,500	-
140	JAIDEEP MOHAN REDKAR	PLOT DEVELOPEMENT	15	350	5,636,175	3,000,000	2,636,175
141	Ravindra Lawande	PLOT DEVELOPEMENT	16	339	4,496,296	4,496,296	-
142	VIBHASH TIWARI	PLOT DEVELOPEMENT	17	244	4,749,956	2,575,000	2,174,956
143	Ravindra Lawande	PLOT	18	244	3,237,731	3,237,731	-





GAUTAM D SHARMA & ASSOCIATES CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom

Bhosari Alandi Road, Bhosari Pune - 411004

Mob No:- 88559504

E-Mail:- cagautamassociates@gmail.com

144	JAIDEEP MOHAN REDKAR	DEVELOPEMENT	19	277	4,434,559		
145	RAVI SUBHASH SONAR	PLOT DEVELOPEMENT	2	350	4,855,166	3,000,000	1,434,559
146	DARBIK CREATIONS LLP	PLOT DEVELOPEMENT	20	341	2,825,867	2,544,602	2,310,564
147	DARBIK CREATIONS LLP	PLOT DEVELOPEMENT	21	280	2,093,856	2,000,000	825,867
148	SATISH S.RANE & MRS.SAKSHI S.RANE	PLOT DEVELOPEMENT	22	347	7,118,625	2,000,000	93,856
149	SHAILESH MOHAN AMONKAR	PLOT DEVELOPEMENT	23	347	3,578,563	6,868,625	250,000
150	RAJESH KESHAV DHULAPKAR	PLOT DEVELOPEMENT	3	315	4,615,065	2,000,000	1,578,563
151	KONKAN VISUAL COMMUNICATION PVT LTD	PLOT DEVELOPEMENT	4	281	2,309,473	1,389,150	3,225,915
152	Geeshma Francis	PLOT DEVELOPEMENT	5	295	3,835,000	2,000,000	309,473
153	JAGDISH SHRIPADRAO RANE	PLOT DEVELOPEMENT	6	300	6,150,000	2,492,750	1,342,250
154	GAURI SHIVA SHETGAONKAR	PLOT DEVELOPEMENT	7	321	5,812,026	6,000,000	150,000
155	PRADEEP S. SHARMA	PLOT DEVELOPEMENT	8	251	3,570,126	5,812,026	-
156	PRADEEP S. SHARMA	PLOT DEVELOPEMENT	9	251	3,570,126	1,070,000	2,500,126
						1,070,000	2,500,126
	Total			24,457	764,700,770	503,115,864	261,584,906





GAUTAM D SHARMA & ASSOCIATES
CHARTERED ACCOUNTANTS

Add:- Jai Maharashtra Chowk, Opp. Raymond Showroom

Bhosari Alandi Road, Bhosari Pune - 411039

Mob No:- 8855950403

E-Mail:- cagautamassociates@gmail.com

Annexure-B

Unsold Inventory Valuation

Sr No	Flat Type	Flat No	Useable Area In Sqmtr	Value In Rs.
1	shop	5	105	8,964,100
2	shop	6	120	10,220,400
3	shop	7	141	12,005,400
4	shop	8	128	10,874,900
5	shop	9	80	6,819,550
6	shop	10	111	9,434,150
7	office	201	36	2,307,500
8	office	106	47	3,069,300
9	office	107	58	3,790,800
10	office	108	163	10,589,150
11	office	208	163	10,589,150
Total			1,153	88,664,400

