Date		Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Jun-27
Phase 1 - Project Timelines																										
Phase 1 - Construction Timelines		Acquisition	CD & SD	CD & SD	CD & SD	Approvals	Approvals	Approvals	Approvals	DD	DD	DD	Permit	Permit	Permit	Permit	Demolition	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement
Phase 1 - Sales Timelines																	RERA	RERA	Launch	Launch	Launch	Sales	Sales	Sales	Sales	Sales
Resi - # of Units Sold	**42 units**		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	4	2	2	2	1	1
Office - Area Sold	**0 sq.ft.**		0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
Retail - Area Sold	**0 sq.ft.**		0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
Parking Slots Sold	**50 slots**		0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	4 slots	4 slots	4 slots	2 slots	2 slots	2 slots	1 slots	1 slots
DR (generated) Sold	**0 sq.m.**		0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.
Phase 1 - Revenues																										
Revenue Stream	**Amount**																									
Residential Sales	154.3 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	42,251,070	42,251,070	42,251,070	21,125,535	21,125,535	21,125,535	10,562,768	116,190,443
Office Sales	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Sales	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parking Slots	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discounted Rehab Sales (if any)	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DR Sale	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue	**154.3 Cr**		0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	4.2 Cr	4.2 Cr	4.2 Cr	2.1 Cr	2.1 Cr	2.1 Cr	1.1 Cr	11.6 Cr
Phase 1 - Project Costs																										
Land/ Land Related Costs	**Amount**																									
Land Cost	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Corpus Fund/ On Amount	3.9 Cr	3,875,004	0	0	0	0	0	0	0	0	0	7,750,008	0	0	0	0	7,750,008	0	0	0	0	0	0	0	0	0
Total Rent (for existing tenants)	6.4 Cr		0	0	0	0	0	0	0	0	0	0	2,066,669	2,066,669	2,066,669	2,066,669	2,066,669	2,066,669	2,066,669	2,066,669	2,066,669	2,066,669	2,066,669	2,066,669	2,170,002	2,170,002
Shifting Charges	0.1 Cr	0	0	0	0	0	0	0	0	0	0	600,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty and Registration charges	1.8 Cr	17,524,228	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GST on Rehab/ JV Area (based on first sale)	6.7 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	67,134,444	0	0	0	0	0	0	0	0
TDR Cost	2.8 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units purchased under 33(12B)	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank Guarantee	0.0 Cr		0	0	0	0	0	0	0	0	0	250,000,000	0	0	0	0	0	(41,666,667)	0	0	0	0	0	(41,666,667)	0	0
Other Land Related Costs (Lumpsum)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approval Costs	**Amount**																									
I to R conversion Charges	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Collector Land: Conversion to Class-I	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estate Land: Redevelopment of Leasehold Plots	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Authority Land: Development NOC	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Environmental Clearance Cost	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scrutiny Fees - Layout	0.0 Cr	0	0	0	0	0	0	0	32,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scrutiny Fees - Building Plan	0.1 Cr	0	0	0	0	0	0	0	956,826	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scrutiny Fees - TDR Utilization	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IOD Deposit	0.0 Cr	0	0	0	0	0	0	0	73,044	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debris Removal Deposit	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	45,000	0	0	0	0	0	0	0	0	0	0
Excavation Royalty (Estimated)	0.2 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	194,645	194,645	194,645	194,645	194,645	194,645	194,645	194,645	194,645
Premium FSI Charges	6.1 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	5,250,000	0	0	0	0	0	0	0	0	0	0
Additional Premium FSI Charges	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOD FSI Charges under 33(23)	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PPL Incentive FSI Charges under 33(18)	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Development Charges	2.9 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	14,622,000	0	0	0	0	0	0	0	0	0	0
Fungible FSI	4.8 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	4,130,000	0	0	0	0	0	0	0	0	0	0
Additional Parking Premium (if any)	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Staircase/ Lift Premium	4.9 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	4,241,250	0	0	0	0	0	0	0	0	0	0
Open Space Deficiency Premium	4.7 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	4,026,614	0	0	0	0	0	0	0	0	0	0
Premium for Shifted/ Purchased Authority Share (if any)	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Development Cess	1.0 Cr		0	0	0	0	0	0	3,051,098	0	0	0	0	0	0	3,051,098	0	0	0	0	0	0	0	0	0	2,034,065
Labour Welfare Cess	0.2 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	2,155,437	0	0	0	0	0	0	0	0	0	0
Infrastructure Improvement Charges - TDR	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Premium Charges	0.2 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,305,568	0	0	0	0	0	0	0	0	0	0
Electricity Supplier Charges For Existing Members	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Infrastructure Development Charges (incl. Drainage)	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pest Control Charges	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,464,929	0	0	0	0	0	0	0	0	0	0
Land Under Construction (LUC) Tax	1.4 Cr		0	0	0	0	0	0	0	0	0	0	2,731,377	0	0	0	0	0	0	0	0	0	0	0	0	3,641,836
Lumpsum NOC Charges (MHADA, CRZ, etc.)	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Charges	1.0 Cr	0	0	0	0	0	0	0	155,523	0	0	0	0	103,271	0	1,561,208	0	7,359	7,359	7,359	7,359	7,359	7,359	7,359	7,359	221,960
Construction Related Costs	**Amount**																									
Consultants Fees	3.6 Cr		1,268,368	1,268,368	1,268,368	1,268,368	1,268,368	1,268,368	1,268,368	2,029,389	2,029,389	2,029,389	2,029,389	2,029,389	2,029,389	2,029,389	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438
Construction Cost	53.8 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	25,197,376	13,352,795	13,407,196	13,461,819	13,516,664	13,571,732	13,627,025	13,682,544	13,738,288	13,794,259
Mechanical Parking	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Cost for Built Reservation (if any)	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Cost for Shifted Authority Share (if any)	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Cost for Inclusive Housing (if any)	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Graphics Reproduction Cost	0.1 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	692,529	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430
Contingency	2.7 Cr		584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514
Sales & Marketing	**Amount**																									
Marketing Costs	1.5 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,028,814	1,028,814	1,028,814	514,407	514,407	514,407	514,407	514,407
Brokerage Costs - Residential	3.1 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,939,467	2,939,467	2,939,467	1,469,734	1,469,734	1,469,734	734,867	734,867
Brokerage Costs - Office	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brokerage Costs - Retail	0.0 Cr		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Cost	**114.4 Cr**	2.1 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.6 Cr	0.3 Cr	0.3 Cr	26.1 Cr	0.5 Cr	0.8 Cr	0.5 Cr	4.8 Cr	3.6 Cr	4.3 Cr	2.1 Cr	2.1 Cr	2.1 Cr	1.9 Cr	1.9 Cr	(2.3 Cr)	1.8 Cr	2.4 Cr
Net Project Cashflow		(2.1 Cr)	(0.2 Cr)	(0.2 Cr)	(0.2 Cr)	(0.2 Cr)	(0.2 Cr)	(0.2 Cr)	(0.6 Cr)	(0.3 Cr)	(0.3 Cr)	(26.1 Cr)	(0.5 Cr)	(0.8 Cr)	(0.5 Cr)	(4.8 Cr)	(3.6 Cr)	(4.3 Cr)	2.2 Cr	2.2 Cr	2.2 Cr	0.2 Cr	0.2 Cr	4.4 Cr	(0.8 Cr)	9.2 Cr
Capital Required (Project Level)	**44.8 Cr**	2.1 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.6 Cr	0.3 Cr	0.3 Cr	26.1 Cr	0.5 Cr	0.8 Cr	0.5 Cr	4.8 Cr	3.6 Cr	4.3 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Net Profit (Project Level)	39.9 Cr																									
Profit Margin - on cost (Project Level)	**35%**																									
Net Present Value (NPV) - Project	**19.4 Cr**																									
Pre Tax Project IRR (Annual)	**36%**																									
Developer's Fees & Loan Related Costs	**Amount**																									
Administrative Charges	2.2 Cr		435,372	435,372	435,372	435,372	435,372	435,372	435,372	435,372	435,372	435,372	435,372	435,372	457,141	457,141	457,141	457,141	457,141	457,141	457,141	457,141	457,141	457,141	457,141	457,141
Loan Origination Fees	1.5 Cr	5,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,000,000	0	0	0	0	0	0	0	0	0
Interest Cost - (Bridge Loan)	6.0 Cr	0	109,993	119,986	130,020	140,095	150,213	160,373	170,575	198,607	212,139	225,728	1,315,796	1,342,594	1,381,314	1,408,476	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300
Interest Cost - (Construction Loan)	2.9 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	456,017	885,690	885,690	885,690	885,690	885,690	885,690	885,690	895,605
Total Cost to Developer	**127.0 Cr**	2.6 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.7 Cr	0.3 Cr	0.3 Cr	26.2 Cr	0.6 Cr	0.9 Cr	0.7 Cr	4.9 Cr	4.8 Cr	4.5 Cr	2.4 Cr	2.4 Cr	2.4 Cr	2.2 Cr	2.2 Cr	(2.0 Cr)	2.1 Cr	2.7 Cr
Net Entity Cashflow (Incl RERA 70:30)		(2.6 Cr)	(0.2 Cr)	(0.2 Cr)	(0.2 Cr)	(0.2 Cr)	(0.2 Cr)	(0.2 Cr)	(0.7 Cr)	(0.3 Cr)	(0.3 Cr)	(26.2 Cr)	(0.6 Cr)	(0.9 Cr)	(0.7 Cr)	(4.9 Cr)	(4.8 Cr)	(4.5 Cr)	0.6 Cr	0.6 Cr	0.6 Cr	0.1 Cr	0.1 Cr	4.3 Cr	(0.1 Cr)	3.0 Cr
Loan Inflow	**0.0 Cr**	0.8 Cr	0.1 Cr	0.1 Cr	0.1 Cr	0.1 Cr	0.1 Cr	0.1 Cr	0.2 Cr	0.1 Cr	0.1 Cr	7.8 Cr	0.2 Cr	0.3 Cr	0.2 Cr	1.5 Cr	4.8 Cr	4.5 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.1 Cr	0.0 Cr
Net Equity Cashflow		(1.8 Cr)	(0.2 Cr)	(0.2 Cr)	(0.2 Cr)	(0.2 Cr)	(0.2 Cr)	(0.2 Cr)	(0.5 Cr)	(0.2 Cr)	(0.2 Cr)	(18.3 Cr)	(0.5 Cr)	(0.7 Cr)	(0.5 Cr)	(3.5 Cr)	0.0 Cr	0.0 Cr	1.9 Cr	1.9 Cr	1.9 Cr	(0.1 Cr)	(0.1 Cr)	4.1 Cr	(1.0 Cr)	8.9 Cr
Equity Required	**27.1 Cr**	1.8 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.2 Cr	0.5 Cr	0.2 Cr	0.2 Cr	18.3 Cr	0.5 Cr	0.7 Cr	0.5 Cr	3.5 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Net Profit (Entity Level)	27.3 Cr																									
Profit Margin - on cost (Entity Level)	**21%**																									
Net Present Value (NPV) - Entity	**14.5 Cr**																									
Pre Tax Equity IRR (Annual)	**43%**																									
Equity Multiple	**2.01 x**																									

Date		Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Aug-28	Sep-28	Oct-28	Nov-28	Dec-28	Jan-29	Feb-29	Mar-29	Apr-29	May-29	Jun-29
Phase 1 - Project Timelines																									
Phase 1 - Construction Timelines		Super-Structure	Super-Structure	Super-Structure	Super-Structure	Super-Structure	Super-Structure	Super-Structure	Super-Structure	Super-Structure	Super-Structure	Finishing	Finishing	Finishing	Finishing	Finishing	Finishing	Finishing	Finishing	Finishing	Finishing	Finishing	Finishing		
Phase 1 - Sales Timelines		Sales	Sales	Sales	Sales	Sales	Sales	Sales	Sales	Sales	Sales	Sales	Sales	Sales	Sales	Sales	Sales	Sales	Sales	Sales					
Resi - # of Units Sold	**42 units**	1	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0	0	0	0
Office - Area Sold	**0 sq.ft.**	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
Retail - Area Sold	**0 sq.ft.**	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
Parking Slots Sold	**50 slots**	1 slots	2 slots	2 slots	2 slots	1 slots	1 slots	1 slots	1 slots	1 slots	1 slots	1 slots	1 slots	1 slots	1 slots	1 slots	1 slots	1 slots	1 slots	9 slots	0 slots	0 slots	0 slots	0 slots	0 slots
DR (generated) Sold	**0 sq.m.**	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.
Phase 1 - Revenues																									
Revenue Stream	**Amount**																								
Residential Sales	154.3 Cr	15,844,151	31,688,303	102,106,753	37,321,779	20,526,978	102,775,729	23,625,390	23,625,390	23,625,390	130,098,087	27,111,103	27,111,103	27,111,103	27,111,103	27,111,103	27,111,103	29,822,214	29,822,214	29,822,214	0	0	462,966,103	0	0
Office Sales	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Sales	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parking Slots	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discounted Rehab Sales (if any)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DR Sale	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue	**154.3 Cr**	1.6 Cr	3.2 Cr	10.2 Cr	3.7 Cr	2.1 Cr	10.3 Cr	2.4 Cr	2.4 Cr	2.4 Cr	13.0 Cr	2.7 Cr	2.7 Cr	2.7 Cr	2.7 Cr	2.7 Cr	2.7 Cr	3.0 Cr	3.0 Cr	3.0 Cr	0.0 Cr	0.0 Cr	46.3 Cr	0.0 Cr	0.0 Cr
Phase 1 - Project Costs																									
Land/ Land Related Costs	**Amount**																								
Land Cost	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Corpus Fund/ On Amount	3.9 Cr	0	0	0	0	0	0	0	0	0	19,375,020	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Rent (for existing tenants)	6.4 Cr	2,170,002	2,170,002	2,170,002	2,170,002	2,170,002	2,170,002	2,170,002	2,170,002	2,170,002	2,170,002	2,273,336	2,273,336	2,273,336	2,273,336	2,273,336	2,273,336	0	0	0	0	0	0	0	0
Shifting Charges	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	600,000	0	0
Stamp Duty and Registration charges	1.8 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GST on Rehab/ JV Area (based on first sale)	6.7 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TDR Cost	2.8 Cr	0	0	0	0	0	0	0	0	28,250,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units purchased under 33(12B)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank Guarantee	0.0 Cr	0	0	0	(41,666,667)	0	0	0	0	0	(41,666,667)	0	0	0	0	0	(41,666,667)	0	0	0	0	0	(41,666,667)	0	0
Other Land Related Costs (Lumpsum)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approval Costs	**Amount**																								
I to R conversion Charges	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Collector Land: Conversion to Class-I	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estate Land: Redevelopment of Leasehold Plots	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Authority Land: Development NOC	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Environmental Clearance Cost	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scrutiny Fees - Layout	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scrutiny Fees - Building Plan	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scrutiny Fees - TDR Utilization	0.0 Cr	0	0	0	0	0	0	0	0	37,450	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IOD Deposit	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debris Removal Deposit	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Excavation Royalty (Estimated)	0.2 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Premium FSI Charges	6.1 Cr	0	17,482,500	0	0	0	0	0	0	0	38,272,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Additional Premium FSI Charges	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOD FSI Charges under 33(23)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PPL Incentive FSI Charges under 33(18)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Development Charges	2.9 Cr	0	0	0	0	0	0	0	0	0	14,622,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fungible FSI	4.8 Cr	0	13,752,900	0	0	0	0	0	0	0	30,107,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Additional Parking Premium (if any)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Staircase/ Lift Premium	4.9 Cr	0	14,123,363	0	0	0	0	0	0	0	30,918,713	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Space Deficiency Premium	4.7 Cr	0	13,408,625	0	0	0	0	0	0	0	29,354,017	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Premium for Shifted/ Purchased Authority Share (if any)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Development Cess	1.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,034,065	0	0
Labour Welfare Cess	0.2 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Infrastructure Improvement Charges - TDR	0.1 Cr	0	0	0	0	0	0	0	0	555,853	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Premium Charges	0.2 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electricity Supplier Charges For Existing Members	0.1 Cr	0	0	0	0	0	0	0	0	0	800,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Infrastructure Development Charges (incl. Drainage)	0.1 Cr	0	0	0	0	0	0	0	0	0	600,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pest Control Charges	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land Under Construction (LUC) Tax	1.4 Cr	0	0	0	0	0	0	0	0	0	0	3,641,836	0	0	0	0	0	0	0	0	0	0	3,945,322	0	0
Lumpsum NOC Charges (MHADA, CRZ, etc.)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Charges	1.0 Cr	0	2,221,940	0	0	0	0	0	0	22,432	5,470,023	0	137,694	0	0	0	0	0	0	0	0	0	226,075	0	0
Construction Related Costs	**Amount**																								
Consultants Fees	3.6 Cr	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	388,438	0	0
Construction Cost	53.8 Cr	16,998,291	17,067,544	17,137,079	17,206,898	17,277,001	17,347,389	17,418,065	17,489,028	17,560,280	17,631,823	17,703,657	17,775,784	17,848,205	17,920,921	17,993,933	18,067,242	18,140,851	18,214,759	18,288,968	18,363,479	18,438,294	18,513,414	0	0
Mechanical Parking	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Cost for Built Reservation (if any)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Cost for Shifted Authority Share (if any)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Cost for Inclusive Housing (if any)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Graphics Reproduction Cost	0.1 Cr	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	12,430	0	0
Contingency	2.7 Cr	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	584,514	0	0
Sales & Marketing	**Amount**																								
Marketing Costs	1.5 Cr	514,407	514,407	514,407	514,407	514,407	514,407	514,407	514,407	514,407	514,407	514,407	514,407	514,407	514,407	514,407	514,407	514,407	514,407	514,407	0	0	0	0	0
Brokerage Costs - Residential	3.1 Cr	734,867	1,469,734	1,469,734	1,469,734	734,867	734,867	734,867	734,867	734,867	734,867	734,867	734,867	734,867	734,867	734,867	734,867	734,867	734,867	734,867	0	0	0	0	0
Brokerage Costs - Office	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brokerage Costs - Retail	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Cost	**114.4 Cr**	2.1 Cr	8.3 Cr	2.2 Cr	(1.9 Cr)	2.2 Cr	2.2 Cr	2.2 Cr	2.2 Cr	5.1 Cr	15.0 Cr	2.2 Cr	2.6 Cr	2.2 Cr	2.2 Cr	2.3 Cr	(1.9 Cr)	2.0 Cr	2.0 Cr	2.1 Cr	1.9 Cr	1.9 Cr	(1.5 Cr)	0.0 Cr	0.0 Cr
Net Project Cashflow		(0.6 Cr)	(5.2 Cr)	8.0 Cr	5.7 Cr	(0.1 Cr)	8.1 Cr	0.2 Cr	0.2 Cr	(2.7 Cr)	(2.0 Cr)	0.5 Cr	0.1 Cr	0.5 Cr	0.5 Cr	0.5 Cr	4.6 Cr	0.9 Cr	0.9 Cr	0.9 Cr	(1.9 Cr)	(1.9 Cr)	47.8 Cr	0.0 Cr	0.0 Cr
Capital Required (Project Level)	**44.8 Cr**	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Net Profit (Project Level)	39.9 Cr																								
Profit Margin - on cost (Project Level)	**35%**																								
Net Present Value (NPV) - Project	**19.4 Cr**																								
Pre Tax Project IRR (Annual)	**36%**																								
Developer's Fees & Loan Related Costs	**Amount**																								
Administrative Charges	2.2 Cr	479,998	479,998	479,998	479,998	479,998	479,998	479,998	479,998	479,998	479,998	479,998	479,998	503,998	503,998	503,998	503,998	503,998	503,998	503,998	503,998	503,998	503,998	0	0
Loan Origination Fees	1.5 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Cost - (Bridge Loan)	6.0 Cr	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	1,614,300	3,228,599	1,614,300	0
Interest Cost - (Construction Loan)	2.9 Cr	895,605	895,605	895,605	895,605	895,605	895,605	895,605	895,605	895,605	895,605	895,605	895,605	913,354	913,354	913,354	913,354	913,354	913,354	913,354	913,354	1,078,028	2,585,329	1,292,665	0
Total Cost to Developer	**127.0 Cr**	2.4 Cr	8.6 Cr	2.5 Cr	(1.6 Cr)	2.5 Cr	2.5 Cr	2.5 Cr	2.5 Cr	5.4 Cr	15.3 Cr	2.5 Cr	2.9 Cr	2.5 Cr	2.5 Cr	2.6 Cr	(1.6 Cr)	2.3 Cr	2.3 Cr	2.4 Cr	2.2 Cr	2.3 Cr	(0.9 Cr)	0.3 Cr	0.0 Cr
Net Entity Cashflow (Incl RERA 70:30)		0.1 Cr	0.2 Cr	2.6 Cr	4.8 Cr	0.2 Cr	2.7 Cr	0.3 Cr	0.3 Cr	0.3 Cr	5.2 Cr	0.4 Cr	(0.2 Cr)	0.2 Cr	0.2 Cr	0.2 Cr	4.3 Cr	0.5 Cr	0.5 Cr	0.5 Cr	(1.7 Cr)	(2.3 Cr)	47.2 Cr	(0.3 Cr)	0.0 Cr
Loan Inflow	**0.0 Cr**	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.2 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	1.7 Cr	2.3 Cr	(25.2 Cr)	0.0 Cr	0.0 Cr
Net Equity Cashflow		(0.9 Cr)	(5.4 Cr)	7.7 Cr	5.4 Cr	(0.4 Cr)	7.8 Cr	(0.1 Cr)	(0.1 Cr)	(3.0 Cr)	(2.3 Cr)	0.2 Cr	(0.0 Cr)	0.2 Cr	0.2 Cr	0.2 Cr	4.3 Cr	0.6 Cr	0.6 Cr	0.6 Cr	(0.5 Cr)	0.0 Cr	22.0 Cr	(0.3 Cr)	0.0 Cr
Equity Required	**27.1 Cr**	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Net Profit (Entity Level)	27.3 Cr																								
Profit Margin - on cost (Entity Level)	**21%**																								
Net Present Value (NPV) - Entity	**14.5 Cr**																								
Pre Tax Equity IRR (Annual)	**43%**																								
Equity Multiple	**2.01 x**																								

Date		Jul-29	Aug-29	Sep-29	Oct-29	Nov-29	Dec-29	Jan-30	Feb-30	Mar-30	Apr-30	May-30	Jun-30	Jul-30	Aug-30	Sep-30	Oct-30	Nov-30	Dec-30	Jan-31	Feb-31	Mar-31	Apr-31	May-31	Jun-31
Phase 1 - Project Timelines																									
Phase 1 - Construction Timelines																									
Phase 1 - Sales Timelines																									
Resi - # of Units Sold	**42 units**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office - Area Sold	**0 sq.ft.**	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
Retail - Area Sold	**0 sq.ft.**	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
Parking Slots Sold	**50 slots**	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots	0 slots
DR (generated) Sold	**0 sq.m.**	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.	0 sq.m.
Phase 1 - Revenues																									
Revenue Stream	**Amount**																								
Residential Sales	154.3 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Sales	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retail Sales	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Parking Slots	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discounted Rehab Sales (if any)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DR Sale	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Revenue	**154.3 Cr**	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Phase 1 - Project Costs																									
Land/ Land Related Costs	**Amount**																								
Land Cost	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Corpus Fund/ On Amount	3.9 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Rent (for existing tenants)	6.4 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Shifting Charges	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stamp Duty and Registration charges	1.8 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GST on Rehab/ JV Area (based on first sale)	6.7 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TDR Cost	2.8 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Units purchased under 33(12B)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bank Guarantee	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Land Related Costs (Lumpsum)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approval Costs	**Amount**																								
I to R conversion Charges	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Collector Land: Conversion to Class-I	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Estate Land: Redevelopment of Leasehold Plots	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Authority Land: Development NOC	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Environmental Clearance Cost	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scrutiny Fees - Layout	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scrutiny Fees - Building Plan	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Scrutiny Fees - TDR Utilization	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
IOD Deposit	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Debris Removal Deposit	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Excavation Royalty (Estimated)	0.2 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Premium FSI Charges	6.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Additional Premium FSI Charges	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOD FSI Charges under 33(23)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PPL Incentive FSI Charges under 33(18)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Development Charges	2.9 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fungible FSI	4.8 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Additional Parking Premium (if any)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Staircase/ Lift Premium	4.9 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Open Space Deficiency Premium	4.7 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Premium for Shifted/ Purchased Authority Share (if any)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Development Cess	1.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Labour Welfare Cess	0.2 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Infrastructure Improvement Charges - TDR	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire Premium Charges	0.2 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Electricity Supplier Charges For Existing Members	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Infrastructure Development Charges (incl. Drainage)	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pest Control Charges	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Land Under Construction (LUC) Tax	1.4 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lumpsum NOC Charges (MHADA, CRZ, etc.)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Charges	1.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Related Costs	**Amount**																								
Consultants Fees	3.6 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Cost	53.8 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mechanical Parking	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Cost for Built Reservation (if any)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Cost for Shifted Authority Share (if any)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Construction Cost for Inclusive Housing (if any)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Graphics Reproduction Cost	0.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency	2.7 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sales & Marketing	**Amount**																								
Marketing Costs	1.5 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brokerage Costs - Residential	3.1 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brokerage Costs - Office	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Brokerage Costs - Retail	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Cost	**114.4 Cr**	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Net Project Cashflow		0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Capital Required (Project Level)	**44.8 Cr**	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Net Profit (Project Level)	39.9 Cr																								
Profit Margin - on cost (Project Level)	**35%**																								
Net Present Value (NPV) - Project	**19.4 Cr**																								
Pre Tax Project IRR (Annual)	**36%**																								
Developer's Fees & Loan Related Costs	**Amount**																								
Administrative Charges	2.2 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Loan Origination Fees	1.5 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Cost - (Bridge Loan)	6.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Interest Cost - (Construction Loan)	2.9 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Cost to Developer	**127.0 Cr**	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Net Entity Cashflow (Incl RERA 70:30)		0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Loan Inflow	**0.0 Cr**	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Net Equity Cashflow		0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Equity Required	**27.1 Cr**	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr	0.0 Cr
Net Profit (Entity Level)	27.3 Cr																								
Profit Margin - on cost (Entity Level)	**21%**																								
Net Present Value (NPV) - Entity	**14.5 Cr**																								
Pre Tax Equity IRR (Annual)	**43%**																								
Equity Multiple	**2.01 x**																								