Test_Redevelopment (under - 33(7B)) **8/14/2025**

Project Summary	
Gross Plot Area	**2,400 sq.m.**
Max Gross BUA (Incl. Fungible FSI)	**6,786 sq.m.**
Proposed Gross BUA (Incl. Fungible FSI)	**6,786 sq.m.**

Area Summary	**Total**
Residential	**30,864 sq.ft.**
Office	**0 sq.ft.**
Retail	**0 sq.ft.**
Parking	***50 slots***
Discounted Rehab - Residential	**0 sq.ft.**
Discounted Rehab - Commercial	**0 sq.ft.**
DR Generated	**0 sq.m.**

Revenue Summary	**Total**
Residential	154.3 Cr
Office	0.0 Cr
Retail	0.0 Cr
Parking	0.0 Cr
Discounted Rehab - Residential (if any)	0.0 Cr
Discounted Rehab - Commercial (if any)	0.0 Cr
DR Sale (if any)	0.0 Cr
Total Revenue	**154.3 Cr**

Cost Summary	**Total**
Land/ Land Related Costs	21.7 Cr
Approval Costs	27.9 Cr
Construction Related Costs	60.1 Cr
Sales & Marketing	4.6 Cr
Total Project Cost	**114.4 Cr**
Developer's Fees & Loan Related Costs	12.6 Cr
Total Cost to Developer	**127.0 Cr**

Financial Returns - Project Level	**Total (Combined)**
Net Profit (Project Level)	**39.9 Cr**
Profit Margin - on cost (Project Level)	*35%*
Capital Required (Project Level)	**44.8 Cr**
Net Present Value (NPV) - Project	**19.4 Cr**
Pre-Tax Project IRR	*36%*

Financial Returns - Entity Level	**Total (Combined)**
Net Profit (Entity Level)	**27.3 Cr**
Profit Margin - on cost (Entity Level)	*21%*
Equity Required (Entity Level)	**27.1 Cr**
Net Present Value (NPV) - Entity	**14.5 Cr**
Pre-Tax Equity IRR	*43%*
Equity Multiple	**2.01 x**

Capitalization	**Total (Combined)**
Equity (Developer's Capital)	27.1 Cr
Bridge Loan	11.6 Cr
Construction Loan	13.6 Cr
Total Capitalization	**52.4 Cr**

Project Schedule	
Acquisition Date	**6/9/2025**
Activity Schedule	
Design & Approval	14 months
Demolition (if any)	1 months
Construction (excl. Demolition if any)	31 months
Time to completion (from acquisition)	**46 months**
Possession Date	*4/30/2029*
RERA Registration	2 months
Sales Duration	27 months
Time to complete sales (post permit)	**29 months**
Sales Completion Date	*1/31/2029*