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Test_B

Residential redevelopment · Zone R · 2,954 sq.m · 33(11) scheme

Indicative IRR
829.2%

FINANCIAL SUMMARY

Total revenue	Total cost to developer	Gross profit
452.40 Cr	223.73 Cr	261.91 Cr
Gross profit margin	Net profit	Net profit margin
58%	228.67 Cr	51%

AREA SUMMARY

ITEM	VALUE
Rehab Component	
Residential	55,442.23 sq. ft.
Commercial	3,278.25 sq. ft.
# of Parking Lots	29 slots
Sale Component	
Residential	74,824.22 sq. ft.
Office	2,000 sq. ft.
Retail	1,000 sq. ft.
# of Parking Lots	71 slots

REVENUE SUMMARY

ITEM	VALUE
Residential	426.50 Cr
Office	15.40 Cr
Retail	10.50 Cr
Total Revenue	**452.40 Cr**

COST TO DEVELOPER SUMMARY

ITEM	VALUE
Land/ Land Related Costs	26.65 Cr
Approval Costs	55.20 Cr
Construction Related Costs	108.64 Cr
Project Hard Costs	**190.49 Cr**
Project Hard Costs/ sq.ft. RERA Carpet	24,477.1
Gross Profit	**261.91 Cr**
Gross Profit Margin - on revenue	**58%**
Sales & Marketing	13.68 Cr
Developer's Fees & Loan Related Costs	19.56 Cr
Total Cost to Developer	**223.73 Cr**
Total Cost to Developer/ sq.ft. RERA Carpet	28,748.44
Net Profit	**228.67 Cr**
Net Profit Margin - on revenue	**51%**

MIN INVESTMENT PRE-CONSTRUCTION

ITEM	TOTAL TILL IOD	TOTAL TILL CC
Land/ Land Related Costs	5.80 Cr	8.72 Cr
Approval Costs	0.93 Cr	9.49 Cr
Construction Related Costs	0.59 Cr	1.57 Cr
Developer's Fees	0.65 Cr	1.12 Cr
Min Investment Pre-construction (excl. Interest)	**7.97 Cr**	**20.90 Cr**

LAND/ LAND RELATED COSTS

ITEM	VALUE
Land Cost	0.00 Cr
Corpus Fund	3.23 Cr
Total Rent (for existing tenants)	14.25 Cr

APPROVAL COSTS

ITEM	VALUE
Environmental Clearance Cost	1.00 Cr
Scrutiny Fees - Layout & Building Plan	0.24 Cr
Deposits (IOD & Debris Removal)	0.02 Cr
Excavation Royalty (Est.)	0.16 Cr
Premium FSI Charges	0.00 Cr
Development Charges - On Plot	0.61 Cr
Development Charges - On BUA	11.94 Cr
Fungible FSI	23.21 Cr
Staircase/ Lift Premium	1.11 Cr
Open Space Deficiency Premium	2.45 Cr
Development Cess	1.76 Cr
Labour Welfare Cess	0.77 Cr
CFO Scrutiny & Fire Service Fees	0.23 Cr
Electricity Supplier Charges	0.06 Cr
Infra Development Charges (incl. Drainage)	0.18 Cr
Pest Control Charges	0.33 Cr
Land Under Construction (LUC) Tax	2.49 Cr
Miscellaneous Charges	8.64 Cr
Total Approval Costs	**55.20 Cr**

CONSTRUCTION RELATED COSTS

ITEM	VALUE
Consultants Fees	3.94 Cr
Construction Cost	99.72 Cr
Contingency	4.99 Cr
Total Construction Related Costs	**108.64 Cr**

OTHER CHARGES

ITEM	VALUE
Sales & Marketing	
Marketing Costs	4.52 Cr
Brokerage Costs - Residential	8.53 Cr
Brokerage Costs - Office	0.31 Cr
Brokerage Costs - Retail	0.32 Cr
Total Sales & Marketing	**13.68 Cr**
Developer's Fees & Loan Related Costs	
Administrative Charges	2.99 Cr
Interest Cost (Debt)	16.57 Cr
Total Developer's Fees & Loan Related Costs	**19.56 Cr**

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ITEM	VALUE
Shifting Charges	0.36 Cr
Stamp Duty and Registration charges	5.16 Cr
GST on Rehab/ JV Area (based on first sale)	3.66 Cr

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