



# **FinWise Output Template**

(All templates compiled together)

# **Scheme Comparison**

*Separator*

Test\_DreamRun

2/24/2026

Applicable Schemes	33(20B)		33(11)		33(7)		30(A)	
Plot Area for FSI Calculation	4,500.00 sq.m.		4,500.00 sq.m.		4,500.00 sq.m.		4,500.00 sq.m.	
Plot Area handed over under AR (as per (30A))	0.00 sq.m.		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.	
FSI Statement	FSI	Area	FSI	Area	FSI	Area	FSI	Area
<b>Zonal (Basic) FSI (on Net Plot Area)/ Rehab FSI</b>	1.33	5,985.00 sq.m.	1.33	5,985.00 sq.m.	n.a.	2,834.71 sq.m.	1.33	5,985.00 sq.m.
Additions: Incentive FSI for Sale (if applicable)	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.90	2,551.24 sq.m.	0.00	0.00 sq.m.
Additions: FSI on Payment of Premium	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.62	2,790.00 sq.m.
Additions: Max Permissible as TDR	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.45	2,025.00 sq.m.
Additions: Additional FSI on Payment of Premium	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.	0.00	0.00 sq.m.
Additions: Balance FSI (incl. Authority's Share)	1.67	7,515.00 sq.m.	1.67	7,515.00 sq.m.	n.a.	8,324.02 sq.m.	0.00	0.00 sq.m.
<b>Max Permissible FSI (excl. Fungible &amp; adj. for In-situ FSI)</b>	<b>3.00</b>	<b>13,500.00 sq.m.</b>	<b>3.00</b>	<b>13,500.00 sq.m.</b>	<b>3.00</b>	<b>13,709.98 sq.m.</b>	<b>2.40</b>	<b>10,800.00 sq.m.</b>
In-situ FSI Available	FSI	Area	FSI	Area	FSI	Area	FSI	Area
FSI against DP Road/ Setback (on Surrendered Land)	2.50	0.00 sq.m.	2.50	0.00 sq.m.	2.50	0.00 sq.m.	2.50	0.00 sq.m.
FSI against Amenity Open Space (on Surrendered Land)	2.50	0.00 sq.m.	2.50	0.00 sq.m.	2.50	0.00 sq.m.	2.50	0.00 sq.m.
FSI against Const. Cost of Amenity (if applicable)	1.35	0.00 sq.m.	1.35	0.00 sq.m.	1.35	0.00 sq.m.	1.35	0.00 sq.m.
Effective Permissible BUA on Plot	Area		Area		Area		Area	
<b>Inherent FSI</b>								
as per Zonal (Basic)/ Rehab FSI	5,985.00 sq.m.		5,985.00 sq.m.		2,834.71 sq.m.		5,985.00 sq.m.	
<b>Free of Cost/ Incentive FSI</b>								
as per Incentive FSI (if applicable)	0.00 sq.m.		0.00 sq.m.		2,551.24 sq.m.		0.00 sq.m.	
as per DP Road/ Setback & Amenity (Transferable as TDR)	0.00 sq.m.		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.	
as per BUA against construction of Amenity (if Applicable)	0.00 sq.m.		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.	
<b>Paid FSI</b>								
as per Premium FSI	0.00 sq.m.		0.00 sq.m.		0.00 sq.m.		2,790.00 sq.m.	
as per TDR (General + Slum)	0.00 sq.m.		0.00 sq.m.		0.00 sq.m.		2,025.00 sq.m.	
as per Discounted/ Additional Premium FSI	0.00 sq.m.		0.00 sq.m.		0.00 sq.m.		0.00 sq.m.	
<b>Scheme Specific Balance FSI</b>								
Balance FSI (incl. Authority's Share)	7,515.00 sq.m.		7,515.00 sq.m.		8,324.02 sq.m.		0.00 sq.m.	
<b>Total Permissible BUA (excl. Fungible FSI)</b>	<b>13,500.00 sq.m.</b>		<b>13,500.00 sq.m.</b>		<b>13,709.98 sq.m.</b>		<b>10,800.00 sq.m.</b>	
<b>Authority's share (excl. Fungible FSI)</b>	<b>4,734.45 sq.m.</b>		<b>4,734.45 sq.m.</b>		<b>0.00 sq.m.</b>		<b>0.00 sq.m.</b>	

Test\_DreamRun

2/24/2026

Applicable Schemes	33(7) x 33(20B)		30(A) x 33(20B)	
<b>Plot Area for FSI Calculation</b>		4,500.00 sq.m.		4,500.00 sq.m.
<b>Plot Area handed over under AR (as per (30A))</b>		0.00 sq.m.		0.00 sq.m.
FSI Statement	FSI	Area	FSI	Area
<b>Zonal (Basic) FSI (on Net Plot Area)/ Rehab FSI</b>	n.a.	2,834.71 sq.m.	1.33	5,985.00 sq.m.
Additions: Incentive FSI for Sale (if applicable)	0.90	2,551.24 sq.m.	0.00	0.00 sq.m.
Additions: FSI on Payment of Premium	0.00	0.00 sq.m.	0.62	2,790.00 sq.m.
Additions: Max Permissible as TDR	0.00	0.00 sq.m.	0.45	2,025.00 sq.m.
Additions: Additional FSI on Payment of Premium	0.00	0.00 sq.m.	0.00	0.00 sq.m.
Additions: Balance FSI (incl. Authority's Share)	n.a.	8,324.02 sq.m.	n.a.	2,700.00 sq.m.
<b>Max Permissible FSI (excl. Fungible &amp; adj. for In-situ FSI)</b>	<b>3.00</b>	<b>13,709.98 sq.m.</b>	<b>3.00</b>	<b>13,500.00 sq.m.</b>
In-situ FSI Available	FSI	Area	FSI	Area
FSI against DP Road/ Setback (on Surrendered Land)	2.50	0.00 sq.m.	2.50	0.00 sq.m.
FSI against Amenity Open Space (on Surrendered Land)	2.50	0.00 sq.m.	2.50	0.00 sq.m.
FSI against Const. Cost of Amenity (if applicable)	1.35	0.00 sq.m.	1.35	0.00 sq.m.
Effective Permissible BUA on Plot	Area		Area	
<b>Inherent FSI</b>				
as per Zonal (Basic)/ Rehab FSI		2,834.71 sq.m.		5,985.00 sq.m.
<b>Free of Cost/ Incentive FSI</b>				
as per Incentive FSI (if applicable)		2,551.24 sq.m.		0.00 sq.m.
as per DP Road/ Setback & Amenity (Transferable as TDR)		0.00 sq.m.		0.00 sq.m.
as per BUA against construction of Amenity (if Applicable)		0.00 sq.m.		0.00 sq.m.
<b>Paid FSI</b>				
as per Premium FSI		0.00 sq.m.		2,790.00 sq.m.
as per TDR (General + Slum)		0.00 sq.m.		2,025.00 sq.m.
as per Discounted/ Additional Premium FSI		0.00 sq.m.		0.00 sq.m.
<b>Scheme Specific Balance FSI</b>				
Balance FSI (incl. Authority's Share)		8,324.02 sq.m.		2,700.00 sq.m.
<b>Total Permissible BUA (excl. Fungible FSI)</b>		<b>13,709.98 sq.m.</b>		<b>13,500.00 sq.m.</b>
<b>Authority's share (excl. Fungible FSI)</b>		<b>0.00 sq.m.</b>		<b>1,701.00 sq.m.</b>

# **FSI Statement**

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**Test\_DreamRun (under - 33(7))**

2/24/2026

Particulars	Multiplier	Area
<b>Plot Area</b>		<b>4,500.00 sq.m.</b>
Deductions: Subplot/ Land Area excluded for evaluation		0.00 sq.m.
<b>Gross Plot Area</b>		<b>4,500.00 sq.m.</b>
Deductions: Area under DP Road/ Setback		0.00 sq.m.
<b>Balance Plot Area</b>		<b>4,500.00 sq.m.</b>
Deductions: Pro-rata Land Area for retained BUA		0.00 sq.m.
Deductions: Area under Reservations		0.00 sq.m.
Deductions: Amenity Open Space required (on Balance Plot Area)		70.00 sq.m.
<b>Net Plot Area</b>		<b>4,430.00 sq.m.</b>
Layout Open Space (LOS) - Required (on Net Plot Area)	10%	443.00 sq.m.
Additional LOS adjustable against amenities (on Net Plot Area)		0.00 sq.m.
Inclusive Housing - Req (on Basic FSI) net of EWS/LIG under other schemes*	0%	0.00 sq.m.
<b>Plot Area for FSI Calculation under - 33(7)</b>		<b>4,500.00 sq.m.</b>
<b>Plot Area handed over under AR</b>		<b>0.00 sq.m.</b>
<b>FSI Statement (under - 33(7))</b>	<b>FSI</b>	<b>Area</b>
<b>Rehab FSI</b>	n.a.	<b>2,834.71 sq.m.</b>
Additions: Incentive FSI for Sale (if applicable on Rehab FSI)	0.90	2,551.24 sq.m.
Additions: FSI on Payment of Premium	0.00	0.00 sq.m.
Additions: Max Permissible as TDR	0.00	0.00 sq.m.
Additions: Additional/ Discounted FSI on Payment of Premium	0.00	0.00 sq.m.
Additions: Scheme Specific Balance FSI (incl. Authority's Share)	n.a.	8,324.02 sq.m.
<b>Max Permissible FSI on Plot (excl. Fungible FSI &amp; adj. for In-situ FSI)</b>	<b>3.00</b>	<b>13,709.98 sq.m.</b>
<b>In-situ FSI Available</b>	<b>FSI</b>	<b>Area</b>
FSI against DP Road/ Setback (on Surrendered Land)	2.50	0.00 sq.m.
FSI against Amenity Open Space (on Surrendered Land)	2.50	0.00 sq.m.
FSI against Const. Cost of Amenity under AR basis (if applicable)	1.35	0.00 sq.m.
FSI against Const. Cost of Inclusive Housing (if applicable)	1.35	0.00 sq.m.
<b>Effective Permissible BUA on Plot (under - 33(7))</b>		<b>Area</b>
<b>Inherent FSI</b>		
Zonal (Basic)/ Rehab FSI		2,834.71 sq.m.
<b>Free of Cost/ Incentive FSI</b>		
Incentive FSI (if applicable)		2,551.24 sq.m.
against DP Road/ Setback & Amenity Area (Transferable to other plots as TDR)		0.00 sq.m.
against BUA against construction of Amenity & Inclusive Housing (if Applicable)		0.00 sq.m.
<b>Paid FSI</b>		
Premium FSI (Net of any additional in-situ FSI available)		0.00 sq.m.
Slum TDR (Net of any additional in-situ FSI available)		0.00 sq.m.
General TDR (Net of any additional in-situ FSI available)		0.00 sq.m.
Additional Premium FSI (Net of any additional in-situ FSI available)		0.00 sq.m.
<b>Scheme Specific Balance FSI</b>		
Free of Cost FSI (if applicable)		8,324.02 sq.m.
Authority's Share - on plot (if applicable)		0.00 sq.m.
<b>Total Permissible BUA (excl. Fungible FSI)</b>		<b>13,709.98 sq.m.</b>
<b>Additional FSI under 33(23) - if applicable and availed</b>		
TOD FSI		0.00 sq.m.
<b>Additional FSI under 33(18) - if applicable and availed</b>		
PPL Incentive FSI		0.00 sq.m.
<b>Additional FSI under 33(12B) - if applicable and availed</b>		
Rehab FSI		0.00 sq.m.
Incentive FSI		0.00 sq.m.
<b>Fungible FSI</b>		
On Zonal (Basic)/ Rehab FSI	n.a.	992.15 sq.m.
On Incentive & Other FSIs	35%	3,806.34 sq.m.
On Authority's Share	0%	0.00 sq.m.
<b>Max Permissible Gross BUA (incl. Fungible FSI)</b>		<b>18,508.47 sq.m.</b>
(in sq.ft.)		199,223.34 sq.ft.
<b>Authority's Share - shifted to alternate plot (if applicable)</b>		<b>0.00 sq.m.</b>
Fungible FSI on Authority's Share - shifted to alternate plot	0%	0.00 sq.m.
<b>Total Authority' Share - shifted to alternate plot</b>		<b>0.00 sq.m.</b>

\*Estimated Inclusive Housing if Residential Component is proposed on plot

# **Approval Cost Summary**

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Test\_DreamRun (under - 33(7))

2/24/2026

**Approval Costs Summary**

Particulars	Time (wt. avg)	Area (if any)	Rate (per unit)	Total Cost
I to R conversion Charges		0.00 sq.m.	0 /sq.m.	0
Collector Land: Conversion to Class-I		0.00 sq.m.	0 /sq.m.	0
Estate Land: Redev. of Leasehold Plots				
<i>Transfer Charges</i>		0.00 sq.m.	0 /sq.m.	0
<i>Grd Rent on Additional FSI (net of 50% Rehab)</i>		0.00 sq.m.	0 /sq.m.	0
Other Authority Land: Development NOC		0.00 sq.m.	0 /sq.m.	0
Environmental Clearance Cost (Lumpsum)		1	10,000,000	10,000,000
Scrutiny Fees - Layout		4,500.00 sq.m.	13.50 /sq.m.	60,750
Scrutiny Fees - Building Plan Residential		17,004.49 sq.m.	141.00 /sq.m.	2,397,633
Scrutiny Fees - Building Plan Commerical		1,503.98 sq.m.	279.00 /sq.m.	419,611
Scrutiny Fees - TDR Utilization		0.00 sq.m.	107 /sq.m.	0
IOD Deposit		199,223.34 sq.ft.	1.00 /sq.ft.	199,223
Debris Removal Deposit		199,223.34 sq.ft.	2.00 /sq.ft.	45,000
Excavation Royalty (Est.)		1,127 brass	369.00 /brass	415,741
Premium FSI Charges		0.00 sq.m.	51,393 /sq.m.	0
<i>Installment Scheme Interest (if availed)</i>		1	0	0
Additional Premium FSI Charges		0.00 sq.m.	0 /sq.m.	0
<i>Installment Scheme Interest (if availed)</i>		1	0	0
TOD FSI Charges under 33(23)		0.00 sq.m.	0 /sq.m.	0
<i>Installment Scheme Interest (if availed)</i>		1	0	0
PPL Incentive FSI Charges under 33(18)		0.00 sq.m.	0 /sq.m.	0
Development Charges Residential				
<i>On Plot Area</i>		4,070.02 sq.m.	1,367 /sq.m.	5,563,907
<i>On BUA</i>		17,004.49 sq.m.	4,111 /sq.m.	69,912,529
Development Charges Commercial				
<i>On Plot Area</i>		359.98 sq.m.	2,734 /sq.m.	984,213
<i>On BUA</i>		1,503.98 sq.m.	8,223 /sq.m.	12,366,993
Fungible FSI - Residential				
<i>Free of Cost</i>		992.15 sq.m.	0 /sq.m.	0
<i>Paid</i>		3,416.42 sq.m.	51,393 /sq.m.	175,579,104
Fungible FSI - Commercial				
<i>Free of Cost</i>		0.00 sq.m.	0 /sq.m.	0
<i>Paid</i>		389.92 sq.m.	61,671 /sq.m.	24,046,931
<i>Installment Scheme Interest (if availed)</i>		1	24,928,301	24,928,301
Additional Parking Premium (if any)		0.00 sq.m.		
<i>upto 25% additional parking</i>		0.00 sq.m.	25,696 /sq.m.	0
<i>between 25% &amp; 50% additional parking</i>		0.00 sq.m.	51,393 /sq.m.	0
<i>above 50% additional parking</i>		0.00 sq.m.	102,785 /sq.m.	0
Staircase/ Lift Premium (Est.)		3,479.04 sq.m.		
<i>Rehab/ Composite Component &amp; Authority's Share</i>		719.34 sq.m.	0 /sq.m.	0
<i>Sales Component</i>		2,759.70 sq.m.	11,218 /sq.m.	30,957,134
<i>Installment Scheme Interest (if availed)</i>		1	3,887,375	3,887,375
Open Space Deficiency Premium (Est.)		6,958.07 sq.m.		
<i>Other FSI Tranches (excl. Basic FSI)</i>		4,827.87 sq.m.	1,261 /sq.m.	6,090,004
<i>Slum TDR</i>		0.00 sq.m.	126 /sq.m.	0
<i>Fungible FSI</i>		2,130.20 sq.m.	315 /sq.m.	671,773
<i>Installment Scheme Interest (if availed)</i>		1	849,095	849,095
Shifted/ Purchased Authority Share Premium		0.00 sq.m.	0 /sq.m.	0
Development Cess		1	1	55,463,846
Labour Welfare Cess		33,792.71 sq.m.	324 /sq.m.	10,948,249
Infrastructure Improvement Charges - TDR		0.00 sq.m.	1,620 /sq.m.	0
CFO Scrutiny & Fire Service Fees		33,792.71 sq.m.		
<i>Residential Component</i>		31,046.74 sq.m.	178 /sq.m.	5,532,232
<i>Commerical Component</i>		2,745.97 sq.m.	356 /sq.m.	978,610
Electricity Supplier Charges (Existing Members)		54 tenement(s)	20,000 /member	1,080,000
Infra Development Charges (incl. Drainage)		4,500.00 sq.m.	250 /sq.m.	1,125,000
Pest Control Charges	3.0 yr.	33,792.71 sq.m.	37 /sq.m. /yr.	3,750,991
Land Under Construction (LUC) Tax	35 months	4,500.00 sq.m.	2,310 /sq.m. /yr.	31,443,387
Lumpsum NOC Charges (HRC, MHADA, CRZ, etc.)		1	0	0
Miscellaneous Charges		18,508.47 sq.m.	1,200 /sq.m.	22,210,166
<b>Total Approval Costs (Excl. TDR, Shifted Authority Construction)</b>				<b>50.2 Cr</b>
TDR Cost (Land/ Land Related Costs)				
<i>Slum TDR</i>		0.00 sq.m.	98,603 /sq.m.	0
<i>General TDR</i>		0.00 sq.m.	72,655 /sq.m.	0
Construction Cost for Shifted BUA (if any)		0.00 sq.ft.	16,000 /sq.ft.	0
<b>Total Approval Costs (Incl. TDR, Shifted Authority Construction)</b>				<b>50.2 Cr</b>

# **Financial Summary**

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Test\_DreamRun (under - 33(7))

2/24/2026

Area Summary (Saleable RERA Carpet)	JV Partner's Share	Developer's Share	Total
Residential	22,695 sq.ft.	90,779 sq.ft.	113,474 sq.ft.
Office	2,000 sq.ft.	8,000 sq.ft.	10,000 sq.ft.
Retail	1,000 sq.ft.	4,000 sq.ft.	5,000 sq.ft.
# of Parking Lots	40 slots	160 slots	200 slots
Discounted Rehab - Residential (if any)	0 sq.ft.	0 sq.ft.	0 sq.ft.
Discounted Rehab - Commercial (if any)	0 sq.ft.	0 sq.ft.	0 sq.ft.
DR Generated	0 sq.m.	0 sq.m.	0 sq.m.

**Financial Summary**

Revenue Summary	JV Partner's Share	Developer's Share	Total
Residential	113.5 Cr	453.9 Cr	567.4 Cr
Office	14.0 Cr	56.0 Cr	70.0 Cr
Retail	8.0 Cr	32.0 Cr	40.0 Cr
Parking	4.0 Cr	16.0 Cr	20.0 Cr
Discounted Rehab - Residential (if any)	0.0 Cr	0.0 Cr	0.0 Cr
Discounted Rehab - Commercial (if any)	0.0 Cr	0.0 Cr	0.0 Cr
DR Sale (if any)	0.0 Cr	0.0 Cr	0.0 Cr
<b>Total Revenue</b>	<b>139.5 Cr</b>	<b>557.9 Cr</b>	<b>697.4 Cr</b>

Cost to Developer Summary	JV Partner's Share	Developer's Share	Total
Land/ Land Related Costs	11.5 Cr	5.0 Cr	16.5 Cr
Approval Costs	50.1 Cr	0.0 Cr	50.2 Cr
Construction Related Costs	0.0 Cr	170.0 Cr	170.0 Cr
<b>Project Hard Costs</b>	<b>61.7 Cr</b>	<b>175.0 Cr</b>	<b>236.7 Cr</b>
<i>Project Hard Costs/ sq.ft. RERA Carpet</i>		<i>17,026 /sq.ft.</i>	<i>18,421 /sq.ft.</i>

<b>Gross Profit</b>	<b>77.8 Cr</b>	<b>382.9 Cr</b>	<b>460.7 Cr</b>
<i>Gross Profit Margin - on revenue</i>	<i>56%</i>	<i>69%</i>	<i>66%</i>

Sales & Marketing	0.0 Cr	21.4 Cr	21.4 Cr
Developer's Fees & Loan Related Costs	0.0 Cr	11.3 Cr	11.3 Cr
<b>Total Cost to Developer</b>	<b>61.7 Cr</b>	<b>207.7 Cr</b>	<b>269.4 Cr</b>
<i>Total Cost to Developer/ sq.ft. RERA Carpet</i>		<i>20,209 /sq.ft.</i>	<i>20,967 /sq.ft.</i>

<b>Net Profit</b>	<b>77.8 Cr</b>	<b>350.2 Cr</b>	<b>428.0 Cr</b>
<i>Net Profit Margin - on revenue</i>	<i>56%</i>	<i>63%</i>	<i>61%</i>

Min Investment Pre-construction	Total till IOD	Total till CC
Land/ Land Related Costs	5.3 Cr	7.7 Cr
Approval Costs	2.1 Cr	9.8 Cr
Construction Related Costs	2.9 Cr	4.7 Cr
Developer's Fees	0.8 Cr	1.5 Cr
<b>Min Investment Pre-construction (excl. Interest)</b>	<b>11.0 Cr</b>	<b>23.8 Cr</b>



Test\_DreamRun (under - 33(7))

2/24/2026

Detailed Project Cost Summary	JV Partner's Share	Developer's Share	Total
<b>Land/ Land Related Costs</b>			
Land Cost	0	0	0
Corpus Fund	23,543,663	0	23,543,663
Total Rent (for existing tenants)	88,995,047	0	88,995,047
Shifting Charges	2,700,000	0	2,700,000
Tenant Settlement Cost	0	0	0
Stamp Duty and Registration charges	0	39,791,913	39,791,913
GST on Rehab/ JV Area (based on first sale)	0	0	0
TDR Cost	0	0	0
Units purchased under 33(12B)	0	0	0
Brokerage & Other Land Related Costs	0	10,000,000	10,000,000
<b>Total Land/ Land Related Costs</b>	<b>11.5 Cr</b>	<b>5.0 Cr</b>	<b>16.5 Cr</b>
<b>Approval Costs</b>			
I to R conversion Charges	0	0	0
Collector Land: Conversion to Class-I	0	0	0
Estate Land: Redev. of Leasehold Plots	0	0	0
Other Authority Land: Development NOC	0	0	0
Environmental Clearance Cost	10,000,000	0	10,000,000
Scrutiny Fees - Layout & Building Plan	2,877,994	0	2,877,994
Scrutiny Fees - TDR Utilization	0	0	0
Deposits (IOD & Debris Removal)	244,223	0	244,223
Excavation Royalty (Est.)	0	415,741	415,741
Premium FSI Charges	0	0	0
Additional Premium FSI Charges	0	0	0
TOD FSI Charges under 33(23)	0	0	0
PPL Incentive FSI Charges under 33(18)	0	0	0
Development Charges - On Plot	6,548,119	0	6,548,119
Development Charges - On BUA	82,279,522	0	82,279,522
Fungible FSI	224,554,336	0	224,554,336
Additional Parking Premium (if any)	0	0	0
Staircase/ Lift Premium	34,844,509	0	34,844,509
Open Space Deficiency Premium	7,610,872	0	7,610,872
Premium for Shifted/ Purchased BUA (if any)	0	0	0
Development Cess	55,463,846	0	55,463,846
Labour Welfare Cess	10,948,249	0	10,948,249
Infrastructure Improvement Charges - TDR	0	0	0
CFO Scrutiny & Fire Service Fees	6,510,842	0	6,510,842
Electricity Supplier Charges	1,080,000	0	1,080,000
Infra Development Charges (incl. Drainage)	1,125,000	0	1,125,000
Pest Control Charges	3,750,991	0	3,750,991
Land Under Construction (LUC) Tax	31,443,387	0	31,443,387
Lumpsum NOC Charges (HRC, MHADA, CRZ, etc.)	0	0	0
Miscellaneous Charges	22,190,917	19,249	22,210,166
<b>Total Approval Costs</b>	<b>50.1 Cr</b>	<b>0.0 Cr</b>	<b>50.2 Cr</b>
<b>Construction Related Costs</b>			
Consultants Fees	0	72,748,264	72,748,264
Project PMC Cost	0	0	0
Construction Cost	0	1,537,792,313	1,537,792,313
Mechanical Parking	0	12,250,000	12,250,000
Construction Cost for Built Reservation (if any)	0	0	0
Construction Cost for Shifted BUA (if any)	0	0	0
Construction Cost for Inclusive Housing (if any)	0	0	0
Contingency	0	76,889,616	76,889,616
<b>Total Construction Related Costs</b>	<b>0.0 Cr</b>	<b>170.0 Cr</b>	<b>170.0 Cr</b>
<b>Project Hard Costs</b>	<b>61.7 Cr</b>	<b>175.0 Cr</b>	<b>236.7 Cr</b>

Test\_DreamRun (under - 33(7))

2/24/2026

<b>Other Development Costs to Developer</b>	<b>JV Partner's Share</b>	<b>Developer's Share</b>	<b>Total</b>
<b>Sales &amp; Marketing</b>			
Marketing Costs	0	67,737,052	67,737,052
Brokerage Costs - Residential	0	113,474,103	113,474,103
Brokerage Costs - Office	0	21,000,000	21,000,000
Brokerage Costs - Retail	0	12,000,000	12,000,000
<b>Total Sales &amp; Marketing</b>	<b>0.0 Cr</b>	<b>21.4 Cr</b>	<b>21.4 Cr</b>
<b>Developer's Fees &amp; Loan Related Costs</b>			
Administrative Charges	0	46,133,769	46,133,769
Interest Cost (Debt)	0	66,773,016	66,773,016
<b>Total Developer's Fees &amp; Loan Related Costs</b>	<b>0.0 Cr</b>	<b>11.3 Cr</b>	<b>11.3 Cr</b>
<b>Total Development Cost to Developer</b>	<b>61.7 Cr</b>	<b>207.7 Cr</b>	<b>269.4 Cr</b>

# **Product Mix - Rehab**

*Separator*

Test\_DreamRun

2/24/2026

**Product Mix - Redevelopment Component**
**Summary**

<b>Total Built-up Area - Phase 1</b>	<b>41,192 sq.ft.</b>
<b>Total Carpet Area - Phase 1</b>	<b>37,073 sq.ft.</b>
<i>Efficiency</i>	<i>90%</i>
<b>Car Parking Required - Phase 1</b>	<b>50 slots</b>

**Residential**

Existing Unit Type	Unit Count	Avg. Carpet Area	Total Carpet Area	Parking
Units below 27.88 sq.m. (300 sq.ft.)	6 units	473 sq.ft.	2,835 sq.ft.	2 slots
Units between 27.88 sq.m. & 35 sq.m	9 units	499 sq.ft.	4,492 sq.ft.	5 slots
Units between 35 sq.m. & 100 sq.m	39 units	763 sq.ft.	29,746 sq.ft.	43 slots
Units between 100 sq.m. & 120 sq.m	0 units	n.a.	0 sq.ft.	0 slots
Units above 120 sq.m.	0 units	n.a.	0 sq.ft.	0 slots
<b>Total</b>	<b>54 units</b>		<b>37,073 sq.ft.</b>	<b>50 slots</b>

**Commercial**

Existing Unit Type	Unit Count	Avg. Carpet Area	Total Carpet Area	Parking
Units below 27.88 sq.m. (300 sq.ft.)	0 units	n.a.	0 sq.ft.	0 slots
Units above 27.88 sq.m.	0 units	n.a.	0 sq.ft.	0 slots
<b>Total</b>	<b>0 units</b>		<b>0 sq.ft.</b>	<b>0 slots</b>

**Extra Area offered to specific tenaments**

User Type	Total Carpet Area	Parking
Residential	0 sq.ft.	0 slots
Commercial	0 sq.ft.	0 slots

**Amenities**

Existing Unit Type	Total Carpet Area
Amenities	0 sq.ft.
<b>Total</b>	<b>0 sq.ft.</b>

**Slum - Residential**

Existing Unit Type	Unit Count	Avg. Carpet Area	Total Carpet Area	Parking
Units below 27.88 sq.m (300 sq.ft.)	0 units	n.a.	0 sq.ft.	0 slots
Units above 27.88 sq.m.	0 units	n.a.	0 sq.ft.	0 slots
<b>Total</b>	<b>0 units</b>		<b>0 sq.ft.</b>	<b>0 slots</b>

**Slum - Commercial**

Existing Unit Type	Unit Count	Avg. Carpet Area	Total Carpet Area	Parking
Units below 20.90 sq.m. (225 sq.ft.)	0 units	n.a.	0 sq.ft.	0 slots
Units above 20.90 sq.m.	0 units	n.a.	0 sq.ft.	0 slots
<b>Total</b>	<b>0 units</b>		<b>0 sq.ft.</b>	<b>0 slots</b>

**Tolerated/ Protected - Residential (under 33(12B))**

Existing Unit Type	Unit Count	Avg. Carpet Area	Total Carpet Area	Parking
Tolerated - Units below 27.88 sq.m (300 sq.ft.)	0 units	n.a.	0 sq.ft.	0 slots
Tolerated - Units above 27.88 sq.m.	0 units	n.a.	0 sq.ft.	0 slots
Protected - All Residential Units	0 units	n.a.	0 sq.ft.	0 slots
<b>Total</b>	<b>0 units</b>		<b>0 sq.ft.</b>	<b>0 slots</b>

**Tolerated/ Protected - Commercial (under 33(12B))**

Existing Unit Type	Unit Count	Avg. Carpet Area	Total Carpet Area	Parking
Tolerated - All Commercial Units	0 units	n.a.	0 sq.ft.	0 slots
Protected - Units below 20.90 sq.m. (225 sq.ft.)	0 units	n.a.	0 sq.ft.	0 slots
Protected - Units above 20.90 sq.m.	0 units	n.a.	0 sq.ft.	0 slots
<b>Total</b>	<b>0 units</b>		<b>0 sq.ft.</b>	<b>0 slots</b>

# **Product Mix - Sale Phase 1**

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Test\_DreamRun

2/24/2026

**Product Mix - Phase 1**
**Summary**

<b>Total Built-up Area - Phase 1</b>	<b>79,016 sq.ft.</b>
<b>Total Carpet Area - Phase 1</b>	<b>64,237 sq.ft.</b>
<i>Efficiency</i>	<i>81%</i>
<b>Car Parking Required - Phase 1</b>	<b>79 slots</b>

**Residential**

Unit Type	Unit Count	Avg. Carpet Area	Total Carpet Area	Parking
1BHK Type A	21 units	400 sq.ft.	8,400 sq.ft.	6 slots
1BHK Type 2	21 units	420 sq.ft.	8,820 sq.ft.	6 slots
2BHK Type A	32 units	600 sq.ft.	19,200 sq.ft.	18 slots
2BHK Type B	31 units	655 sq.ft.	20,317 sq.ft.	34 slots
<b>Total</b>	<b>105 units</b>		<b>56,737 sq.ft.</b>	<b>64 slots</b>

**Office**

Unit Type	Total Carpet Area	Parking
For Sale	5,000 sq.ft.	13 slots
For Rent	0 sq.ft.	0 slots
<b>Total</b>	<b>5,000 sq.ft.</b>	<b>10 slots</b>

**Retail**

Unit Type	Total Carpet Area	Parking
For Sale	1,500 sq.ft.	3 slots
For Rent	1,000 sq.ft.	2 slots
<b>Total</b>	<b>2,500 sq.ft.</b>	<b>5 slots</b>

# **Product Mix - Sale Phase 2**

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Test\_DreamRun

2/24/2026

**Product Mix - Phase 2**
**Summary**

<b>Total Built-up Area - Phase 2</b>	<b>79,016 sq.ft.</b>
<b>Total Carpet Area - Phase 2</b>	<b>64,237 sq.ft.</b>
<i>Efficiency</i>	<i>81%</i>
<b>Car Parking Required - Phase 2</b>	<b>105 slots</b>

**Residential**

Unit Type	Unit Count	Avg. Carpet Area	Total Carpet Area	Parking
2BHK Type C	33 units	650 sq.ft.	21,450 sq.ft.	36 slots
3BHK Type A	25 units	700 sq.ft.	17,500 sq.ft.	28 slots
3BHK Type B	24 units	741 sq.ft.	17,787 sq.ft.	26 slots

<b>Total</b>	<b>82 units</b>		<b>56,737 sq.ft.</b>	<b>90 slots</b>
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**Office**

Unit Type	Total Carpet Area	Parking
For Sale	3,000 sq.ft.	8 slots
For Rent	2,000 sq.ft.	5 slots
<b>Total</b>	<b>5,000 sq.ft.</b>	<b>10 slots</b>

**Retail**

Unit Type	Total Carpet Area	Parking
For Sale	1,500 sq.ft.	3 slots
For Rent	1,000 sq.ft.	2 slots
<b>Total</b>	<b>2,500 sq.ft.</b>	<b>5 slots</b>

# **Project Timelines**

## **Phase 1**

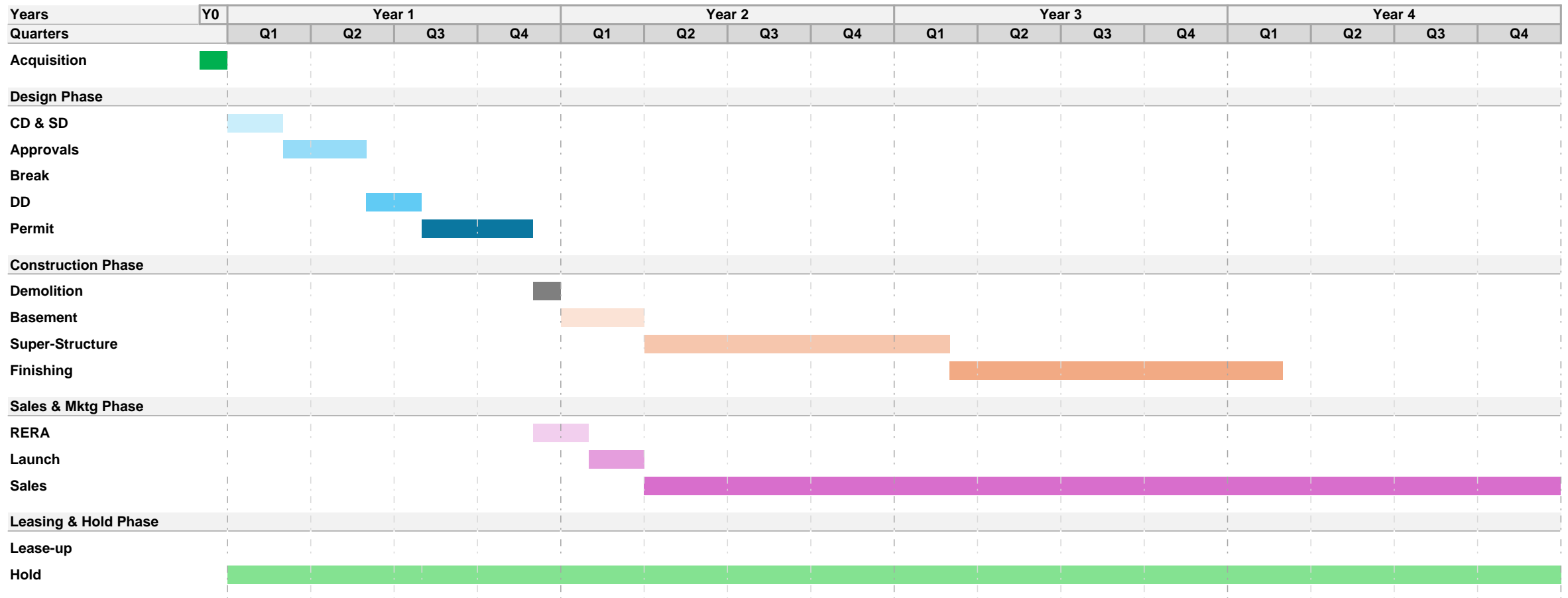
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Test\_DreamRun

2/24/2026

**Phase 1 Timelines**

Acquisition Date (Y0) Jan-26      Possession Date Mar-29      Sales End Date Mar-30      Hold Period End Date Jan-31



Test\_DreamRun

2/24/2026

**Phase 1 Timelines**

**Acquisition Date (Y0)** Jan-26      **Possession Date** Mar-29      **Sales End Date** Mar-30      **Hold Period End Date** Jan-31

Years	Year 5				Year 6				Year 7				Year 8			
Quarters	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
<b>Acquisition</b>																
<b>Design Phase</b>																
<b>CD &amp; SD</b>																
<b>Approvals</b>																
<b>Break</b>																
<b>DD</b>																
<b>Permit</b>																
<b>Construction Phase</b>																
<b>Demolition</b>																
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<b>Super-Structure</b>																
<b>Finishing</b>																
<b>Sales &amp; Mktg Phase</b>																
<b>RERA</b>																
<b>Launch</b>																
<b>Sales</b>																
<b>Leasing &amp; Hold Phase</b>																
<b>Lease-up</b>																
<b>Hold</b>																

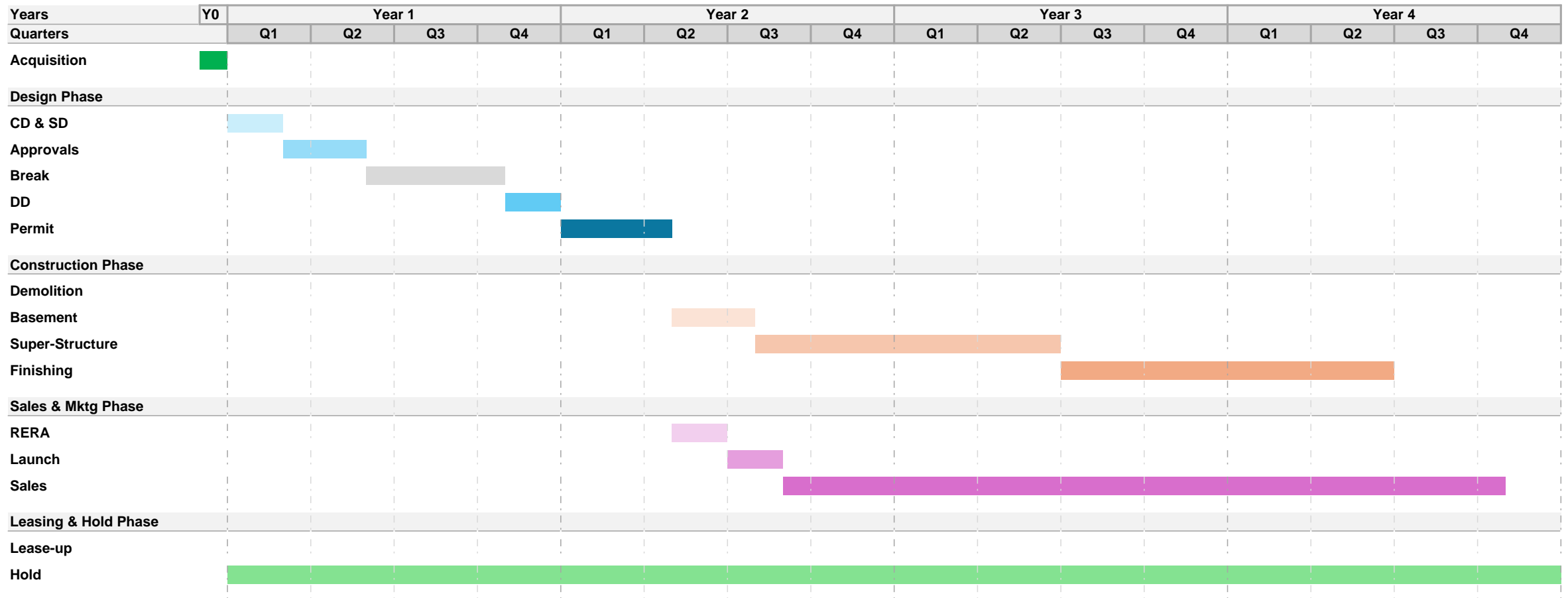
**Project Timelines**  
**Phase 2**  
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Test\_DreamRun

2/24/2026

**Phase 2 Timelines**

Acquisition Date (Y0) Jan-26      Possession Date Jul-29      Sales End Date Nov-29      Hold Period End Date Jan-31



Test\_DreamRun

2/24/2026

**Phase 2 Timelines**

Acquisition Date (Y0)	Jan-26				Possession Date	Jul-29				Sales End Date	Nov-29				Hold Period End Date	Jan-31			
Years	Year 5				Year 6				Year 7				Year 8						
Quarters	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
<b>Acquisition</b>																			
<b>Design Phase</b>																			
<b>CD &amp; SD</b>																			
<b>Approvals</b>																			
<b>Break</b>																			
<b>DD</b>																			
<b>Permit</b>																			
<b>Construction Phase</b>																			
<b>Demolition</b>																			
<b>Basement</b>																			
<b>Super-Structure</b>																			
<b>Finishing</b>																			
<b>Sales &amp; Mktg Phase</b>																			
<b>RERA</b>																			
<b>Launch</b>																			
<b>Sales</b>																			
<b>Leasing &amp; Hold Phase</b>																			
<b>Lease-up</b>																			
<b>Hold</b>																			

Test\_DreamRun

2/24/2026

**Phase 2 Timelines**

Acquisition Date (Y0)	Jan-26				Possession Date	Jul-29				Sales End Date	Nov-29				Hold Period End Date	Jan-31			
Years	Year 9				Year 10				Year 11				Year 12						
Quarters	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
<b>Acquisition</b>																			
<b>Design Phase</b>																			
<b>CD &amp; SD</b>																			
<b>Approvals</b>																			
<b>Break</b>																			
<b>DD</b>																			
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<b>Demolition</b>																			
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<b>RERA</b>																			
<b>Launch</b>																			
<b>Sales</b>																			
<b>Leasing &amp; Hold Phase</b>																			
<b>Lease-up</b>																			
<b>Hold</b>																			

# **Project Summary**

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Test\_DreamRun (under - 33(7))

2/24/2026

**Project Summary**

<b>Gross Plot Area</b>	<b>4,500 sq.m.</b>
<b>Max Gross BUA (Incl. Fungible FSI)</b>	<b>18,508 sq.m.</b>
<b>Proposed Gross BUA (Incl. Fungible FSI)</b>	<b>18,508 sq.m.</b>

**Area Summary (Developer's Share)**

	<b>Phase 1</b>	<b>Phase 2</b>	<b>Total</b>
Residential	45,390 sq.ft.	45,390 sq.ft.	<b>90,779 sq.ft.</b>
Office	4,000 sq.ft.	4,000 sq.ft.	<b>8,000 sq.ft.</b>
Retail	2,000 sq.ft.	2,000 sq.ft.	<b>4,000 sq.ft.</b>
Parking	68 slots	83 slots	<b>151 slots</b>
Discounted Rehab - Residential	0 sq.ft.		<b>0 sq.ft.</b>
Discounted Rehab - Commercial	0 sq.ft.		<b>0 sq.ft.</b>
DR Generated	0 sq.m.		<b>0 sq.m.</b>

**Revenue Summary**

	<b>Phase 1</b>	<b>Phase 2</b>	<b>Total</b>
Residential	226.9 Cr	226.9 Cr	453.9 Cr
Office	28.0 Cr	14.0 Cr	42.0 Cr
Retail	8.0 Cr	8.0 Cr	16.0 Cr
Parking	6.8 Cr	8.3 Cr	15.1 Cr
Discounted Rehab - Residential (if any)	0.0 Cr	0.0 Cr	0.0 Cr
Discounted Rehab - Commercial (if any)	0.0 Cr	0.0 Cr	0.0 Cr
DR Sale (if any)	0.0 Cr	0.0 Cr	0.0 Cr
<b>Total Revenue</b>	<b>269.7 Cr</b>	<b>257.2 Cr</b>	<b>527.0 Cr</b>

**Operating & Divestment Summary**

	<b>Phase 1</b>	<b>Phase 2</b>	<b>Total</b>
Net Operating Income (after Debt Service)	0.1 Cr	0.5 Cr	0.6 Cr
Net Divestment Income	5.3 Cr	11.6 Cr	16.9 Cr
<b>Total Operating &amp; Divestment Income</b>	<b>5.4 Cr</b>	<b>12.1 Cr</b>	<b>17.5 Cr</b>

**Cost Summary**

	<b>Phase 1</b>	<b>Phase 2</b>	<b>Total</b>
Land/ Land Related Costs	3.0 Cr	2.0 Cr	5.0 Cr
Approval Costs	13.9 Cr	12.9 Cr	0.0 Cr
Construction Related Costs	100.4 Cr	69.5 Cr	170.0 Cr
<b>Project Hard Cost</b>	<b>117.3 Cr</b>	<b>84.4 Cr</b>	<b>175.0 Cr</b>
Sales & Marketing	8.2 Cr	7.7 Cr	21.4 Cr
Developer's Fees & Loan Related Costs	8.4 Cr	2.9 Cr	11.3 Cr
<b>Total Development Cost to Developer</b>	<b>134.0 Cr</b>	<b>94.9 Cr</b>	<b>207.7 Cr</b>

**Financial Returns - Entity Level**

	<b>Phase 1</b>	<b>Phase 2</b>	<b>Total (Combined)</b>
<b>Net Profit (Entity Level)</b>	<b>141.1 Cr</b>	<b>174.4 Cr</b>	<b>336.8 Cr</b>
<i>Profit Margin - on revenue (Entity Level)</i>	<i>51%</i>	<i>65%</i>	<i>62%</i>
<b>Equity Required (Entity Level)</b>	<b>11.0 Cr</b>	<b>4.0 Cr</b>	<b>15.0 Cr</b>
<b>Net Present Value (NPV) - Entity</b>	<b>86.5 Cr</b>	<b>115.1 Cr</b>	<b>201.6 Cr</b>
<i>Pre-Tax Equity IRR</i>	<i>149%</i>	<i>274%</i>	<i>193%</i>
<b>Equity Multiple</b>	<b>13.85 x</b>	<b>43.81 x</b>	<b>22.01 x</b>

**Capitalization**

	<b>Phase 1</b>	<b>Phase 2</b>	<b>Total (Combined)</b>
Equity (Developer's Capital)	11.0 Cr	4.0 Cr	15.0 Cr
Bridge Loan (Land)	10.9 Cr	1.5 Cr	12.3 Cr
Bridge Loan (Other Expenses)	2.4 Cr	1.7 Cr	4.0 Cr
Construction Loan	14.6 Cr	3.3 Cr	18.0 Cr
Permanent Loan	1.6 Cr	3.8 Cr	5.4 Cr
<b>Total Capitalization</b>	<b>38.8 Cr</b>	<b>10.5 Cr</b>	<b>49.3 Cr</b>

**Project Schedule**

<b>Acquisition Date</b>	<b>1/1/2026</b>	
<b>Activity Schedule</b>	<b>Phase 1</b>	<b>Phase 2</b>
Design & Approval	11 months	16 months
Demolition (if any)	1 months	0 months
Construction (excl. Demolition if any)	26 months	26 months
<b>Time to completion (from acquisition)</b>	<b>38 months</b>	<b>42 months</b>
<i>Possession Date</i>	<i>Mar-29</i>	<i>Jul-29</i>
RERA Registration	2 months	2 months
Sales Duration	37 months	28 months
<b>Time to complete sales (post permit)</b>	<b>39 months</b>	<b>30 months</b>
<i>Sales Completion Date</i>	<i>Mar-30</i>	<i>Nov-29</i>

# **Phase 1 Cashflow**

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Date	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	Jul-29	Aug-29	Sep-29	Oct-29	Nov-29	Dec-29	Jan-30	
<b>Phase 1 - Project Timelines</b>																									
<b>Phase 1 - Construction Timelines</b>																									
<b>Phase 1 - Sales Timelines</b>																									
<b>Phase 1 - Leasing Timelines</b>																									
Resi - # of Units Sold	84 units																								
Office - Area Sold	4,000 sq.ft.	100 sq.ft.	67 sq.ft.	67 sq.ft.	67 sq.ft.	67 sq.ft.	67 sq.ft.	67 sq.ft.	67 sq.ft.	67 sq.ft.	67 sq.ft.	67 sq.ft.	67 sq.ft.	67 sq.ft.	33 sq.ft.	33 sq.ft.	33 sq.ft.	33 sq.ft.	33 sq.ft.	33 sq.ft.	33 sq.ft.	33 sq.ft.	33 sq.ft.	33 sq.ft.	33 sq.ft.
Retail - Area Sold	1,000 sq.ft.	42 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	68 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	1 slots	1 slots	1 slots	1 slots	1 slots	1 slots	1 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.
<b>Phase 1 - Revenues</b>																									
<b>Revenue Stream</b>	<b>Amount</b>																								
Residential Sales	226.9 Cr	43,403,912	81,653,610	45,483,683	83,281,257	39,877,344	39,877,344	39,877,344	39,877,344	39,877,344	39,877,344	39,877,344	39,877,344	40,162,183	40,162,183	525,322,976	59,816,017	59,816,017	59,816,017	59,816,017	59,816,017	59,816,017	59,816,017	59,816,017	59,816,017
Office Sales	28.0 Cr	4,194,956	13,157,513	4,334,798	12,947,765	3,425,881	3,425,881	3,425,881	3,425,881	3,425,881	3,425,881	3,425,881	3,425,881	3,193,410	3,193,410	77,319,532	2,569,411	2,569,411	2,569,411	2,569,411	2,569,411	2,569,411	2,569,411	2,569,411	2,569,411
Retail Sales	8.0 Cr	2,048,780	5,536,585	1,878,049	4,000,000	0	0	0	0	0	0	0	0	0	0	24,000,000	0	0	0	0	0	0	0	0	0
Parking Slots	6.8 Cr	2,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
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
<b>Total Revenue</b>	<b>269.7 Cr</b>	<b>5.2 Cr</b>	<b>10.1 Cr</b>	<b>5.3 Cr</b>	<b>10.1 Cr</b>	<b>4.4 Cr</b>	<b>4.4 Cr</b>	<b>4.4 Cr</b>	<b>4.4 Cr</b>	<b>4.4 Cr</b>	<b>4.4 Cr</b>	<b>4.4 Cr</b>	<b>4.4 Cr</b>	<b>4.4 Cr</b>	<b>4.4 Cr</b>	<b>62.8 Cr</b>	<b>6.3 Cr</b>	<b>6.3 Cr</b>	<b>6.3 Cr</b>	<b>6.3 Cr</b>	<b>6.3 Cr</b>	<b>6.3 Cr</b>	<b>6.3 Cr</b>	<b>6.3 Cr</b>	<b>6.3 Cr</b>
<b>Phase 1 - Project Costs</b>																									
<b>Land/ Land Related Costs</b>	<b>Amount</b>																								
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	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 Rent (for existing tenants)	0.0 Cr	2,472,085	2,472,085	2,472,085	2,472,085	2,472,085	2,472,085	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803	2,589,803
Shifting 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
Tenant Settlement 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
Stamp Duty and Registration charges	2.4 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
GST on Rehab/ JV Area (based on first 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
TDR 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
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	(16,666,667)	0	0	0	0	(16,666,667)	0	0	0	0	0	0	(16,666,667)	(16,666,667)	0	0	0	0	0	0	0	0	0	0
Brokerage & Other Land Related Costs	0.6 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
<b>Approval Costs</b>	<b>Amount</b>																								
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	0.0 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 - 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)	0.0 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
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
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	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
Fungible FSI	11.3 Cr	0	69,395,000	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	2.1 Cr	0	12,986,547	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	0.5 Cr	0	2,836,572	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	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
Labour Welfare Cess	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
Infrastructure Improvement Charges - TDR	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
Fire Premium 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
Electricity Supplier Charges For Existing Members	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
Infrastructure Development Charges (incl. Drainage)	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
Pest Control 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
Land Under Construction (LUC) Tax	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
Lumpsum NOC Charges (HRC, 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	0.0 Cr	0	7,144																						





## **Phase 2 Cashflow**

*Separator*

Date	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	Jul-27	Aug-27	Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	
<b>Phase 2 - Project Timelines</b>																										
<b>Phase 2 - Construction Timelines</b>	Acquisition	CD & SD	CD & SD	Approvals	Approvals	Approvals	Break	Break	Break	Break	Break	DD	DD	Permit	Permit	Permit	Permit	Basement RERA	Basement RERA	Basement Launch	Super-Structure Launch	Super-Structure Sales	Super-Structure Sales	Super-Structure Sales	Super-Structure Sales	Super-Structure Sales
<b>Phase 2 - Leasing Timelines</b>	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold	Hold
Resi - # of Units Sold	66 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	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.8	2.8	2.8	2.8	2.8	2.8
Office - Area Sold	2,000 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.	1,000 sq.ft.	50 sq.ft.	50 sq.ft.	50 sq.ft.	50 sq.ft.	50 sq.ft.
Retail - Area Sold	1,000 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.	800 sq.ft.	17 sq.ft.	17 sq.ft.	17 sq.ft.	17 sq.ft.	17 sq.ft.
Parking Slots Sold	83 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	3 slots	3 slots	3 slots	3 slots	3 slots	3 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.	0 sq.m.
<b>Phase 2 - Revenues</b>																										
<b>Revenue Stream</b>	<b>Amount</b>																									
Residential Sales	226.9 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,178,525	9,178,525	41,303,362	41,303,362	55,071,149	45,892,624	
Office Sales	14.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,760,019	354,901	20,634,959	4,977,094	1,597,055	5,509,416	
Retail Sales	8.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,336,634	138,614	19,148,515	3,792,079	623,762	1,774,505	
Parking Slots	8.3 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	
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	
<b>Total Revenue</b>	<b>257.2 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>0.0 Cr</b>	<b>1.6 Cr</b>	<b>1.3 Cr</b>	<b>5.2 Cr</b>	<b>5.3 Cr</b>	<b>4.7 Cr</b>	<b>6.8 Cr</b>	
<b>Phase 2 - Project Costs</b>																										
<b>Land/ Land Related Costs</b>	<b>Amount</b>																									
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	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 Rent (for existing tenants)	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	
Shifting 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	
Tenant Settlement 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	
Stamp Duty and Registration charges	1.6 Cr	15,782,211	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)	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	
TDR 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	
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	
Brokerage & Other Land Related Costs	0.4 Cr	0	1,983,093	0	0	0	0	1,189,856	0	0	0	0	0	793,237	0	0	0	0	0	0	0	0	0	0	0	
<b>Approval Costs</b>	<b>Amount</b>																									
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	0.0 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 - 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)	0.0 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54,964	54,964	54,964	0	0	0	
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	
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	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	
Fungible FSI	11.2 Cr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,981,302	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	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	
Open Space Deficiency Premium	0.3 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	
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	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	
Labour Welfare Cess	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	
Infrastructure Improvement Charges - TDR	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	
Fire Premium 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	
Electricity Supplier Charges For Existing Members	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	
Infrastructure Development Charges (IDC, incl. Drainage)	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	
Pest Control 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	
Land Under Construction (LUC) Tax	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	
Lumpsum NOC Charges (HRC, MHADA, CRZ, etc.)	0.0 Cr	0	0																							







