TO WHOMSOEVER IT MAY CONCERN

We Agastya Developers, are a partnership firm commenced on 22, April 2022. We are not supposed file Balance Sheet/ Profit & Loss account/ Director's report/ Cash flow statement/ Auditors report/ Income Tax return whichever is applicable for the F.Y.2019-20 to F.Y.2021-22.

For Agastya Developers

AGASTYA DEVELOPERS

PARTNER

Rajesh Malde Bhatu

(Partner)

Date : 07.11.2022

Place : Surat

Agastya Developers
Agastya, Vesu-Canal Junction, VIP Road, Vesu, Surat - 395007

Corporate Office: 1001-1002, Orbit 2, Vesu-Canal Road, Beside Cellestial Dreams, Vesu, Surat - 395007
M: +91 99789 86778 | E: inquiry@mypramukh.com

NDJ & Co.

CHARTERED ACCOUNTANTS

Forecast Report on Examination of Prospective Financial Information

To

Gujarat Real Estate Regulatory Authority
4th Floor, Sahyog Sankul, Sector-11,
Gandhinagar-382010.

We have examined the forecast of PROJECT: AGASTYA (FIRM: AGASTYA DEVELOPERS) for the period from 15/10/2022 to 31/12/2030 as given in PAGE 1 to 4 ANNEXED called as the prospective financial information in accordance with Standard on Assurance Engagement SAE 3400, The Examination of Prospective Financial Information, issued by the Institute of Chartered Accountants of India. The preparation and presentation of the forecast including the underlying assumptions, set out in Note 1 to 4 the Prospective Financial Information, is the responsibility of the management and has been approved by the partner(s) of the Firm. Our responsibility is to examine the evidence supporting the forecast. Our responsibility does not include verification of the forecasts. Therefore, we do not vouch for the accuracy of the same.

This forecast has been prepared for application for registration of Project 'Agastya' (firm: Agastya Developers) in Gujarat RERA. The forecast has been prepared using a set of assumptions as set out in Note 1 to 4 the prospective financial information.

We have carried out our examination of the prospective financial information on a test basis.

Based on our examination of the evidence supporting the assumptions, nothing has come to our attention, which causes us to believe that assumptions do not provide a reasonable basis for the forecast. Further, in our opinion the forecast, read with the notes thereon, is properly prepared on the basis of the assumptions as set out in Note 1 to 4 and on a consistent basis with the historical financial statements, using appropriate accounting principles.

Actual results are likely to be different from the forecast since anticipated events might not occur as expected and the variation might be material.

For NDJ & CO.

Place: Surat
Date: 09/11/2022
UDIN: 22142389BCQPZA3985

Notes on Report on a Forcast

1 The Preparation of the statement is responsibility of the M/s Agastya Developers including the preparation and maintenance of all accounting and other relevant supporting records and documents. This responsibility including the design, implementation and maintenance of internal control relevant to the preparation and presentation of the statement and applying an appropriate basis of preparation; and making estimates that are reasonable in the circumstances.

2. The Certificate is addressed to and provided to abovementioned party(s) solely for the purpose to enable complies with requirement of Project registration under Guj-RERA Authority and should not be used by any other person or for any other purpose.

3. (a) management's best-estimate assumptions on which the prospective financial information is based are not unreasonable and, in the case of hypothetical assumptions, such assumptions are consistent with the purpose of the information; (b) the prospective financial information is properly prepared on the basis of the assumptions; (c) the prospective financial information is properly presented and all material assumptions are adequately disclosed, including a clear indication as to whether they are best-estimate assumptions or hypothetical assumptions. (d) the prospective financial information is prepared on a consistent basis with historical financial statements, using appropriate accounting principles

4. Prospective financial information relates to events and actions that have not yet occurred and might not occur. While evidence may be available to support the assumptions on which the prospective financial information is based, such evidence is itself generally future- oriented and, therefore, speculative in nature, as distinct from the evidence ordinarily available in the examination of historical financial information. The auditor is, therefore, not in a position to express an opinion as to whether the results shown in the prospective financial information will be achieved.

Attached:
Prospective financial information (page 1 to 4) i.e. RMOF file & Working

Means of Finance

HOME PAGE

Sr no.	Particulars
1	Click here for **"Instructions"**
2	Click here for **"Charts"**
3	Click here for **"Proforma for Projected Cashflow & Quarterly Sales Forecast"**

HOME PAGE

Sr No.	Particulars
1	Means of Financing the Real Estate Project is required to be duly certified and signed by the Chartered Accountant [Rule 3(6) of GujaratRERA General Rules]. Certified by Chartered Accountant means "Report on Examination of Prospective Financial Information" issued by the Chartered Accountant in accordance with the "Standard on Assurance Engagement 3400".
2	Promoter/CA can navigate among excel sheets using homepage button.
3	Pie charts are provided for better visual understanding, clarity and usefulness of submissions to Promoter in Project Management and Supervision.
4	Promoter/CA are require to fill figures in white cells only which will populate figures in Colured cells.
5	Project start date and project end date are to be entered based on the application.
6	Project Costs are to be provided for Project life cycle.
7	Cash Inflow/Outflow pertaining to the period prior to RERA registration application is to be provided in a separate column available in cashflow sheet.
8	Figures of the Total cost items [1(i) to (v)] provided in the cahsflow sheet should match with the agreegate figures provided in Form-3 in Estimated Cost Column.
9	The advertisement expenses,marketing expenses and all such other cost related to the project, but not included in Form-3, shall be included in the other cost [1(vi) of cashflow sheet].
10	Other Borrowed Funds shall include Unsecured Loans [3(iv) of cashflow sheet].
11	Over all the Means of Financing cashflow statement shall demonstrate full coverage of cost outflow by inflows.
12	Figures in quarterly sales forecast of receipts from allottees must match with total unit consideration as per annexure to Form-3.
13	Assumptions should be provided on separate page duly signed by CA and promoter.
14	All the figures should be rounded off to the nearest rupee.
15	Zero must be mandatorily entered in all cells which contain no values.
16	All figures entered by the user in the Cash flow+Sales Forecast sheet must be in the "Number" format.
17	The number of months for which the projections are entered must correspond to the total duration of the project.
18	At any point in time the total projected bookings should exactly match the total number of inventory as declared in Form-3 Annexure.

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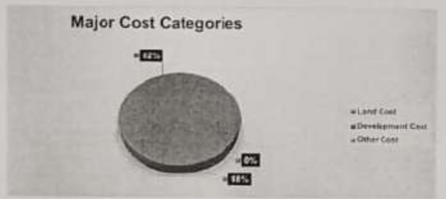
Project Name	AGASTYA
Promoter Name	AGASTYA DEVELOPERS

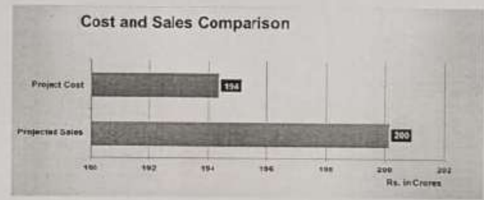
Land Cost	34,61,46,369
Development Cost	1,59,59,25,000
Other Cost	15,39,862
Total Cost	1,94,36,11,231

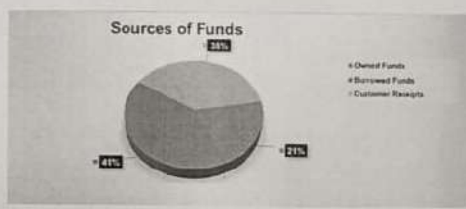
Projected Sales	2,00,12,37,336
Project Cost	1,94,36,11,231
Estimated Margin	5,76,26,105

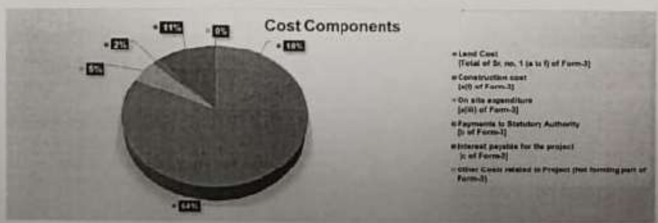
Owned Funds	40,05,25,834
Borrowed Funds	80,00,00,000
Customer Receipts	74,30,85,397
Total Cost of Projects	1,94,36,11,231

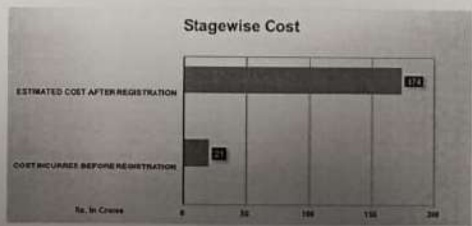
Cost Incurred before Registration	20,50,11,452
Estimated cost after Registration	1,73,85,99,779
Total Cost	1,94,36,11,231











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	Select the Range	Month
Project Start Date	15-10-2022	Oct-22
Project End Date	31-12-2030	PLEASE REDUCE PROJECT DURATION

Project Name	AGASTYA
Promoter Name	AGASTYA DEVELOPERS

Sr. No.		1(i)	1(ii)	1(iii)	1(iv)	1(v)	1(vi)	A	2(i)	2(ii)	2(iii)	B	C	3(i)	3(ii)	3(iii)	3(iv)	3(v)	D	E	F	G	Sales Forecast I	Sales Forecast J
Particulars		Land Cost (Total of Sr. no. 1 (a to f) of Form-3)	Construction cost [a(i) of Form-3]	On site expenditure [a(ii) of Form-3]	Payments to Statutory Authority [b of Form-3]	Interest payable for the project [c of Form-3]	Other Costs related to Project (Not forming part of Form-3)	Total Project Cost	Repayment of Project Loan	Repayment of CC/OD	Repayment of Other Borrowed Funds	Repayment total	Total Cash Outflow (A+B)	Promoter's Capital	Project Loan Disbursement (if any)	CC/OD taken (if any)	Other Borrowed Funds (if any)	Receipts from Allottees	Total Cash Inflow	Net Cashflow (D-C)	Opening of Cash/Bank Balance	Closing of Cash/Bank Balance (E+F)	Projected Booking (in Number of Units) in the Quarter	Quarterwise Projected Receipts from Allottees
Total		34,81,48,369	1,25,00,36,000	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]	[illegible]	[illegible]	[illegible]			144	[illegible]
Pre RERA Registration		[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oct-22	Q-1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jan-23	Q-2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Apr-23	Q-3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jul-23	Q-4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oct-23	Q-5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jan-24	Q-6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Apr-24	Q-7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jul-24	Q-8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oct-24	Q-9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jan-25	Q-10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Apr-25	Q-11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jul-25	Q-12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oct-25	Q-13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jan-26	Q-14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Apr-26	Q-15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jul-26	Q-16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oct-26	Q-17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jan-27	Q-18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Apr-27	Q-19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jul-27	Q-20	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oct-27	Q-21	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jan-28	Q-22	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Apr-28	Q-23	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jul-28	Q-24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oct-28	Q-25	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jan-29	Q-26	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Apr-29	Q-27	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jul-29	Q-28	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oct-29	Q-29	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jan-30	Q-30	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Apr-30	Q-31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Jul-30	Q-32	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oct-30	Q-33	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

		Construction cost Estimates				Calculation of Interest Exp.						Calculation of customer Receipts					
Period		% of completion (based on construction schedule)	Land Cost	Construction Cost	On site Expenses	Project Loan Disbursement	Loan Repayment to bank	Net Cumulative disbusement	Interest on cumulative Disbursement @10%	Interest Projection for Unsecured loan	Total Interest	No. of Flats Booked	Total Sale value of Booked units (per unit avg basis)	Cumulative Sales value	Cumulative Ask % from customers	Cumulative ask in Amount	Quarterwise projected Receipt from Allottees
Pre RERA			20,28,47,010.00	12,24,837	309743												
Oct-22	Q-1	0.74		80,25,163	7,40,000	2,00,00,000		2,00,00,000	5,00,000	10,00,000	15,00,000	2	2,77,94,963	2,77,94,963	10%	27,79,496	27,79,496
Jan-23	Q-2	1.36		1,70,00,000	9,90,257	2,00,00,000		4,00,00,000	10,00,000	10,00,000	20,00,000	2	2,77,94,963	5,55,89,926	10%	55,58,993	27,79,496
Apr-23	Q-3	3.49	2,59,53,029.00	4,36,25,000	34,90,000	2,00,00,000		6,00,00,000	15,00,000	10,00,000	25,00,000	2	2,77,94,963	8,33,84,889	10%	83,38,489	27,79,496
Jul-23	Q-4	4.44		5,55,00,000	44,40,000	2,00,00,000		8,00,00,000	20,00,000	10,00,000	30,00,000	2	2,77,94,963	11,11,79,852	10%	1,11,17,985	27,79,496
Oct-23	Q-5	5.23	2,51,25,108.00	6,53,75,000	52,30,000	2,00,00,000		10,00,00,000	25,00,000	11,00,000	36,00,000	2	2,77,94,963	13,89,74,815	15%	2,08,46,222	97,28,237
Jan-24	Q-6	3.33		4,16,25,000	33,30,000			10,00,00,000	25,00,000	11,00,000	36,00,000	2	2,77,94,963	16,67,69,778	15%	2,50,15,467	41,69,244
Apr-24	Q-7	3.69	2,42,97,187.00	4,61,25,000	36,90,000	3,00,00,000		13,00,00,000	32,50,000	11,00,000	43,50,000	2	2,77,94,963	19,45,64,741	15%	2,91,84,711	41,69,244
Jul-24	Q-8	1.25		1,56,25,000	12,50,000	3,00,00,000		16,00,00,000	40,00,000	11,00,000	51,00,000	2	2,77,94,963	22,23,59,704	20%	4,44,71,941	1,52,87,230
Oct-24	Q-9	2.78	2,34,69,266.00	3,47,50,000	27,80,000	3,00,00,000		19,00,00,000	47,50,000	12,00,000	59,50,000	2	2,77,94,963	25,01,54,667	20%	5,00,30,933	55,58,993
Jan-25	Q-10	4.98	2,2641,345.00	6,22,50,000	49,80,000	3,00,00,000		22,00,00,000	55,00,000	12,00,000	67,00,000	2	2,77,94,963	27,79,49,630	20%	5,55,89,926	55,58,993
Apr-25	Q-11	2.66		3,32,50,000	26,60,000			22,00,00,000	55,00,000	12,00,000	67,00,000	3	4,16,92,445	31,96,42,075	30%	9,58,92,622	4,03,02,696
Jul-25	Q-12	3.41	2,18,13,424.00	4,26,25,000	34,10,000	4,00,00,000		26,00,00,000	65,00,000	14,00,000	79,00,000	3	4,16,92,445	36,13,34,519	30%	10,84,00,356	1,25,07,733
Oct-25	Q-13	3.33		4,16,25,000	33,30,000	4,00,00,000		30,00,00,000	75,00,000	14,00,000	89,00,000	3	4,16,92,445	40,30,26,964	30%	12,09,08,089	1,25,07,733
Jan-26	Q-14	4.04		5,05,00,000	40,40,000			30,00,00,000	75,00,000	14,00,000	89,00,000	3	4,16,92,445	44,47,19,408	45%	20,01,23,734	7,92,15,645
Apr-26	Q-15	4.76		5,95,00,000	47,60,000	5,00,00,000		35,00,00,000	87,50,000	14,00,000	1,01,50,000	3	4,16,92,445	48,64,11,853	45%	21,88,85,334	1,87,61,600
Jul-26	Q-16	2.63		3,28,75,000	26,30,000	5,00,00,000		40,00,00,000	1,00,00,000	14,00,000	1,14,00,000	3	4,16,92,445	52,81,04,297	50%	26,40,52,149	4,51,66,815
Oct-26	Q-17	4.02		5,02,50,000	40,20,000			40,00,00,000	1,00,00,000	15,00,000	1,15,00,000	4	5,55,89,926	58,36,94,223	50%	29,18,47,112	2,77,94,963
Jan-27	Q-18	3.96		4,95,00,000	39,60,000			40,00,00,000	1,00,00,000	15,00,000	1,15,00,000	4	5,55,89,926	63,92,84,149	50%	31,96,42,075	2,77,94,963
Apr-27	Q-19	4.20		5,25,00,000	42,00,000			40,00,00,000	1,00,00,000	15,00,000	1,15,00,000	4	5,55,89,926	69,48,74,075	50%	34,74,37,038	2,77,94,963
Jul-27	Q-20	5.15		6,43,75,000	51,50,000			40,00,00,000	1,00,00,000	15,00,000	1,15,00,000	4	5,55,89,926	75,04,64,001	60%	45,02,78,401	10,28,41,363
Oct-27	Q-21	3.02		3,77,50,000	30,20,000		2,50,00,000	37,50,00,000	93,75,000	18,00,000	1,11,75,000	4	5,55,89,926	80,60,53,927	60%	48,36,32,356	3,33,53,956
Jan-28	Q-22	6.45		8,06,25,000	64,50,000		2,50,00,000	35,00,00,000	87,50,000	18,00,000	1,05,50,000	4	5,55,89,926	86,16,43,853	60%	51,69,86,312	3,33,53,956
Apr-28	Q-23	1.00		1,25,00,000	10,00,000		2,75,00,000	32,25,00,000	80,62,500	18,00,000	98,62,500	4	5,55,89,926	91,72,33,779	60%	55,03,40,267	3,33,53,956
Jul-28	Q-24	4.69		5,86,25,000	46,90,000		2,75,00,000	29,50,00,000	73,75,000	18,00,000	91,75,000	5	6,94,87,408	98,67,21,187	60%	59,20,32,712	4,16,92,445
Oct-28	Q-25	1.01		1,26,25,000	10,10,000		3,00,00,000	26,50,00,000	66,25,000	18,00,000	84,25,000	5	6,94,87,408	1,05,62,08,594	60%	63,37,25,156	4,16,92,445
Jan-29	Q-26	3.38		4,22,50,000	33,80,000		3,00,00,000	23,50,00,000	58,75,000	18,00,000	76,75,000	5	6,94,87,408	1,12,56,96,002	75%	84,42,72,001	21,05,46,845
Apr-29	Q-27	3.69		4,61,25,000	3690000		3,75,00,000	19,75,00,000	49,37,500	20,00,000	69,37,500	6	8,33,84,889	1,20,90,80,891	75%	90,68,10,668	6,25,38,667
Jul-29	Q-28	2.15		2,68,75,000	2150000		3,75,00,000	16,00,00,000	40,00,000	20,00,000	60,00,000	8	11,11,79,852	1,32,02,60,743	75%	99,01,95,557	8,33,84,889
Oct-29	Q-29	4.15		5,18,75,000	4150000		4,00,00,000	12,00,00,000	30,00,000	20,00,000	50,00,000	8	11,11,79,852	1,43,14,40,595	75%	1,07,35,80,446	8,33,84,889
Jan-30	Q-30	1.01		1,26,25,000	1010000		4,00,00,000	8,00,00,000	20,00,000	-	20,00,000	10	13,89,74,815	1,57,04,15,410	100%	1,57,04,15,410	49,68,34,964
Apr-30	Q-31						4,50,00,000	3,50,00,000	8,75,000	-	8,75,000	10	13,89,74,815	1,70,93,90,225	100%	1,70,93,90,225	13,89,74,815
Jul-30	Q-32						3,50,00,000	-	-	-	-	10	13,89,74,815	1,84,83,65,040	100%	1,84,83,65,040	13,89,74,815
Oct-30	Q-33			-	0						-	11	15,28,72,297	2,00,12,37,336	100%	2,00,12,37,336	15,28,72,297
		100	34,61,46,369	1,25,00,00,000	10,00,00,000	40,00,00,000	40,00,00,000		17,41,25,000	4,18,00,000	21,59,25,000	144	2,00,12,37,336				2,00,12,37,336

<u>Assumptions and Notes considered for making Report on Means of Finance (RMOF)</u>

1. Land cost projected is as per government provided scheduled FSI payments to be made in future.
2. Land cost incurred is as per Legal documents executed.
3. Construction Cost estimates are best judged from the Construction schedule designed by the engineers.
4. On site development cost is estimated total 5.15% based on the experience of the past projects which has been rounded to nearest figure of 10.00 crores approx and for quarter wise estimation they are apportioned in the ratio of Cost of Construction.
5. Project loan (subject to a sanction in future) shall be disbursed as per stage of completion and cost incurred for construction on books on actual basis but we have considered the forecast requirement of funds and taken that as a basis in projection, however actual disbursment may vary as per actual needs. Repayment is considered in increasing manner throughout the tenure of loan. However it shall depend on the particular bank's terms and conditions of sanction.
6. Interest cost is assumed at 10.00% on project loan from banks. Loan from Partner or relatives or friends are assumed partly interest free and partly interest bearing. Hence total of 4.18 crores are projected (as per usage of funds) as a interest on unsecured loans which makes total interest cost projection to 21.59 crores.
7. Other Cost such as advertising/marketing, administration cost and other cost are projected as per market prudence throughout the tenure. Out of Total 15.40, 5.40 lacs incurred in pre-registration, 0.83 lacs are considered as as Advertise / marketing cost and rest is considered as Administration cost.
8. Projection for Payment to statutory authority includes SMC fees and BUC registration/ application payment/Rera fees.
9. Other borrowed funds in Preregistration period includes Rs.20,55,25,834/- of the total loan disbursal received from promoters.