

WOODSPACE INFRASTRUCTURE PRIVATE LIMITED

Iswar Apartment, Opp. School No 67 B No 301, A.K. Plot Rajkot, Gujarat - 360004.

Assumptions on Prospective Financial Statements

❖ Land Cost

- Land cost includes Purchase value of land including stamp duty and FSI payment to Local Authorities. Detailed FSI Payment Schedule is attached herewith. Land Purchase agreement showing value of land and stamp duty paid is attached herewith. Land cost payment schedule is mentioned in Land purchase agreement.

❖ Payment to Statutory Authorities

- Payment to Statutory authorities include payment of connection and approval charges to local authority and payment of GST and other statutory dues to government. Receipts of payments made to local authorities already attached herewith. GST is payable on advance booking amount so it is projected that during the life of the project as and when booking received in advance we will **pay 1% GST** on it. The same has been mentioned in RMOF as payment to statutory authority.

❖ Other Cost related to project (Not forming part of Form - 3)

- Other cost includes payment of director's remuneration.

❖ General Assumptions

- The Prospective financial statements are prepared on historical cost basis and as a going concern. Accounting policies not referred to otherwise are consistent with generally accepted accounting principles.
- Construction of project has been started from 13th April, 2023 and estimated completion of the project will be in 31st Mar, 2026. The time period will be strictly followed by promoters. The project will be completed within mentioned time period only.
- Land cost shown in prospective financial statement has been confirmed with land buying agreement and the same has been incurred before RERA Registration.

WOODSPACE INFRASTRUCTURE PRIVATE LIMITED

L. D. Raghavani

DIRECTOR

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- FSI figures has been added to project cost as per future payments to be made to RMC for getting required Floor Space Index. The same will be paid in instalments. Installment schedule has been attached herewith.
- Construction cost has been bifurcated as per projected slab work that will be carried on during next 10 to 12 quarters. The same has been derived from engineers' certificate and architect certificate.
- Construction cost shown in prospective financial statement includes projected cost related to Raw materials like Cement, Steel, Sand, Water, Labour expenses and other expenses related to building construction.
- Onsite expenditures include Salary expenses, Supervisor salary and other administrative expenses. Also, it includes day to day expenses and Labors charges paid to day-to-day labors.
- Payment to statutory authorities includes GST on advance booking accepted by promoters. GST will be levied on advance received on booking of flats before getting completion certificate.
- Total Project cost has been bifurcated into two parts i.e, Pre RERA-Registration and Post RERA-Registration
- Total Cash inflow includes promoters' contribution, borrowed fund from promoters and their relatives and Advances received from allottees.
- As per our work experience letter, we have completed 6 projects in past. In past we have seen the situation, where the complete project booked and sold out within 6 to 8 months after receipt of RERA registration.

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Work Experience of promoters

As per the RERA norms we have been done sufficient work of Building Construction as on date. In this regard Shri Naimish Bhai Mehta are Partner of DK Developers and completed City Courtyard, City Serenity, City Vista Project under this partnership firm. Also, Shri Lalitbhai Rughani has completed three project (Golden View, Golden city, Golden Palace) under his Partnership firm. The details regarding work experience are as follows.

All the Project name, Address and RERA Number as per below mention details are true and correct as per my best acknowledgment, Kindly Consider this.

N o.	Project Name	Firm Name	Project Address and RERA Number	From Date of RERA Registration Work Completion
1	City Courtyard	Naimishbhai Mehta (Partner of DK Developers)	PLOT NO. 101 to 110 + 131 to 137/A, Shantinagar, Opp. Raiya dhar Water Tank, Raiya Road, Rajkot. RERA Number: PR/GJ/RAJKOT/RAJKOT/Others /MAA08085/180221	Within RERA Time Limit
2	City Serenity	Naimishbhai Mehta (Partner of DK Developers)	PLOT NO. 15, NR. Savan Signet Appartment, B/H Alap Green City, Raiya Road, Rajkot. RERA Number: PR/GJ/RAJKOT/RAJKOT/Others /MAA07362/240820	Within RERA Time Limit

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3	City Vista	Naimishbhai Mehta (Partner of DK Developers)	Plot No. 828, Opp. Prabhuvatika Apartment, B/h PDM Collage, Ambaji Kadva Main Road, Rajkot. RERA Number: PR/GJ/RAJKOT/RAJKOT/Others/RA A04759/280119	Within RERA Time Limit
4	City Elite	Naimishbhai Mehta (Prop. Of J R Developers)	Plot No. 44 to 57, Santosh Park Main Road, Opp. Pramukhswami Auditorium, Raiya Road, Rajkot. RERA Number : PR/GJ/RAJKOT/RAJKOT/Others/MA A07614/291020	Within RERA Time Limit
5	City Imperia	Naimishbhai Mehta (Prop. Of J R Developers)	Plot No. 39 And Survey No.5188 Plot No.40, Ramnagar Street No.2, Opp. Ram Mandir, Ram Nagar Main Road, Gondal Road, Rajkot. RERA Number : PR/GJ/RAJKOT/RAJKOT/Others/RA A05538/120619	Within RERA Time Limit
6	City Sanidhya	Naimishbhai Mehta (Prop. of J R Developers)	Plot No. 15, Udaynagar 13, 150 Feet Ring Road, Behind Indraprasth Hall, Rajkot. RERA Number : PR/GJ/RAJKOT/RAJKOT/Others/RA A04994/070319	Within RERA Time Limit

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7	Golden Palace	Lalitbhai Rughani (Partner of Rughani Buildcon)	2 Vimalnagar, B/h Alap Avenue, University Road, Rajkot RERA Number: PR/GJ/RAJKOT/RAJKOT/Others/RA A06791/190220	Within RERA Time Limit
8	Golden View	Lalitbhai Rughani (Partner of Radhe Developers)	Nandanvan-4, Raiya Chowkdi, 150 Feet Road, Rajkot RERA Number: PR/GJ/RAJKOT/RAJKOT/Others/RA A07609/291020	Within RERA Time Limit
9	Golden City	Lalitbhai Rughani (Partner of Rughani Buildcon)	Plot NO. 27 to 30, Opp Nachiketa School, Near Jivraj Park, Rajkot RERA Number: PR/GJ/RAJKOT/RAJKOT/Others/MA A09960/230322	Within RERA Time Limit

For, Woodspace Infrastructure Private Limited,

L. D. Rughani

Lalitbhai Rughani

Director

Place : Rajkot

Date : 16.05.2023

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 Gujarat RERA 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 required to fill figures in white cells only which will populate figures in Colored 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 cashflow sheet should match with the aggregate 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.



WOODSPACE INFRASTRUCTURE PRIVATE LIMITED
 L. D. Raghuni
 DIRECTOR

HOME PAGE

Project Name	9TH AVENUE
Promoter Name	WOODSPACE INFRASTRUCTURES PRIVATE LIMITED

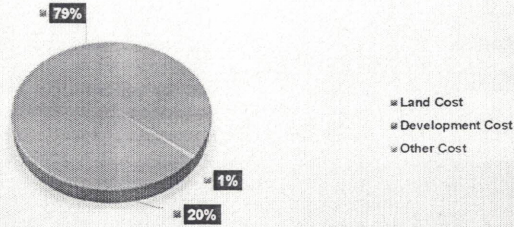
Land Cost	18,82,35,544
Development Cost	75,28,87,016
Other Cost	60,00,000
Total Cost	94,71,22,560

Projected Sales	98,03,36,000
Project Cost	94,71,22,560
Estimated Margin	3,32,13,440

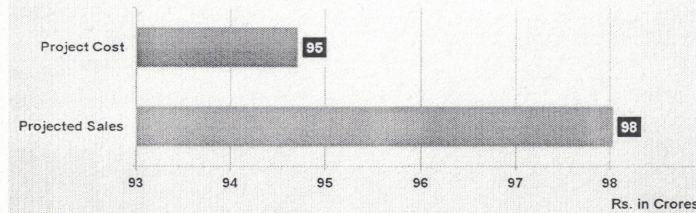
Owened Funds	1,00,000
Borrowed Funds	20,02,00,000
Customer Receipts	74,68,22,560
Total Cost of Projects	94,71,22,560

Cost incurred before Registration	13,74,78,821
Estimated cost after Registration	80,96,43,739
Total Cost	94,71,22,560

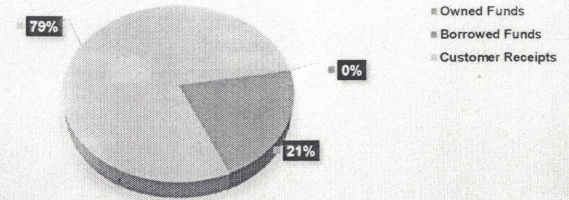
Major Cost Categories



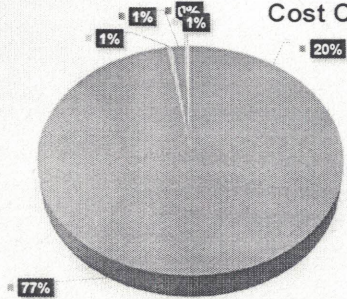
Cost and Sales Comparison



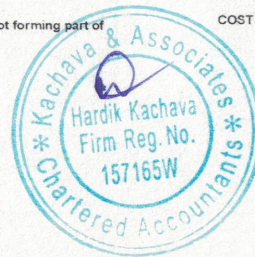
Sources of Funds



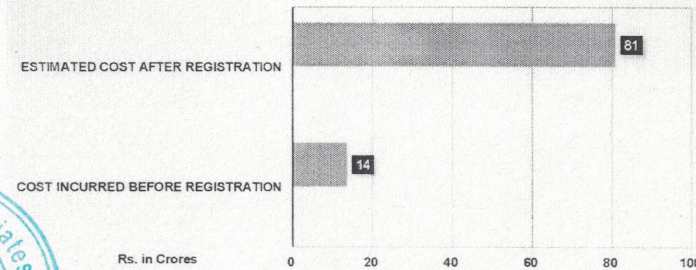
Cost Components



- Land Cost
[Total of Sr. no. 1 (a to f) of Form-3]
- Construction cost
[a(i) of Form-3]
- On site expenditure
[a(iii) 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)



Stagewise Cost



WOODSPACE INFRASTRUCTURE PRIVATE LIMITED

L. D. Raghavi

DIRECTOR

	Select the Range	Month
Project Start Date	13/04/2023	Apr-23
Project End Date	31/03/2026	Mar-26

Project Name	9TH AVENUE
Promoter Name	WOODSPACE INFRASTRUCTURES PRIVATE LIMITED

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	
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(iii) 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 [1((i)+(ii)+(iii)+(iv)+(v)+(vi))]	Repayment of Project Loan	Repayment of CC/OD	Repayment of Other Borrowed Funds	Repayment Total [A+2((i)+(ii)+(iii))]	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 [3((i)+(ii)+(iii)+(iv)+(v))]	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	18,82,36,644	73,38,77,738	53,27,800	1,36,81,477	-	60,00,000	94,71,22,560	-	-	20,02,00,000	20,02,00,000	1,14,73,22,560	1,00,000	-	-	20,02,00,000	98,03,36,000	1,18,06,36,000	3,33,13,440	-	-	564	98,03,36,000
RERA Registration	10,99,15,544	2,34,17,820	2,67,340	38,78,117	-	-	13,74,78,821	-	-	-	-	13,74,78,821	1,00,000	-	-	20,02,00,000	-	20,03,00,000	6,28,21,179	-	6,28,21,179	-	-
pr-23 Q-1	35,80,000	1,27,63,527	73,660	-	-	5,00,000	1,68,97,187	-	-	-	-	1,68,97,187	-	-	-	-	-	-	-1,68,97,187	6,28,21,179	4,59,23,992	-	-
ul-23 Q-2	1,06,80,000	7,15,43,096	6,54,600	10,15,000	-	5,00,000	8,43,92,696	-	-	1,35,00,000	1,35,00,000	9,78,92,696	-	-	-	-	10,15,00,000	10,15,00,000	36,07,304	4,69,23,992	4,95,31,296	123	10,15,00,000
ct-23 Q-3	1,06,80,000	7,18,27,389	6,54,600	12,72,000	-	5,00,000	8,49,33,989	-	-	2,00,00,000	2,00,00,000	10,49,33,989	-	-	-	-	12,72,00,000	12,72,00,000	2,22,66,011	4,95,31,296	7,17,97,307	89	12,72,00,000
nn-24 Q-4	1,06,80,000	6,42,33,390	6,54,600	9,19,000	-	5,00,000	7,69,86,990	-	-	2,35,00,000	2,35,00,000	10,04,86,990	-	-	-	-	9,19,00,000	9,19,00,000	-65,86,990	7,17,97,307	6,32,10,317	78	9,19,00,000
pr-24 Q-5	1,06,80,000	6,56,78,000	5,83,000	8,78,000	-	5,00,000	7,83,19,000	-	-	2,35,00,000	2,35,00,000	10,18,19,000	-	-	-	-	8,78,00,000	8,78,00,000	-1,40,19,000	6,32,10,317	4,91,91,317	63	8,78,00,000
ul-24 Q-6	1,06,80,000	7,43,00,000	5,12,000	8,19,000	-	5,00,000	8,68,11,000	-	-	1,50,00,000	1,50,00,000	10,18,11,000	-	-	-	-	8,19,00,000	8,19,00,000	-1,99,11,000	4,91,91,317	2,92,80,317	78	8,19,00,000
ct-24 Q-7	1,06,80,000	8,34,00,000	3,82,000	8,65,000	-	5,00,000	9,68,27,000	-	-	1,50,00,000	1,50,00,000	11,08,27,000	-	-	-	-	8,65,00,000	8,65,00,000	-2,43,27,000	2,92,80,317	49,53,317	35	8,65,00,000
nn-25 Q-8	1,06,80,000	9,17,00,000	3,82,000	17,61,133	-	5,00,000	10,60,23,133	-	-	2,50,00,000	2,50,00,000	13,00,23,133	-	-	-	-	17,61,13,300	17,61,13,300	4,60,90,167	49,53,317	6,10,43,484	45	17,61,13,300
pr-25 Q-9	-	8,17,00,000	2,82,000	12,65,000	-	5,00,000	8,37,47,000	-	-	2,50,00,000	2,50,00,000	10,87,47,000	-	-	-	-	12,65,00,000	12,65,00,000	1,77,53,000	5,10,43,484	6,87,96,484	17	12,65,00,000
ul-25 Q-10	-	3,17,00,000	2,82,000	6,75,000	-	5,00,000	3,31,67,000	-	-	3,50,00,000	3,50,00,000	6,81,67,000	-	-	-	-	6,75,00,000	6,75,00,000	-6,67,000	6,87,96,484	6,81,39,484	16	6,75,00,000
ct-25 Q-11	-	3,17,00,000	3,00,000	3,34,227	-	5,00,000	3,28,34,227	-	-	47,00,000	47,00,000	3,75,34,227	-	-	-	-	3,34,22,700	3,34,22,700	-41,11,527	6,81,39,484	6,40,27,957	20	3,34,22,700
nn-26 Q-12	-	2,99,14,517	3,00,000	-	-	5,00,000	3,07,14,517	-	-	-	-	3,07,14,517	-	-	-	-	-	-	-3,07,14,517	6,40,27,957	3,33,13,440	-	-
							-					-					-	-	-	3,33,13,440	3,33,13,440		



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