

PREPARED FOR:
PARANJAPE-OPULUS



FORTNIGHTLY REPORT

28-February-2025



Integrow
Asset Management



PERIOD 1 Feb - 28 Feb 2025

Financial/Cashflow performance	Till date* KPI	Achievement till date	Balance	Variance	Feb-2025 KPI	Achievement Feb-2025	Balance
							Amt (in INR Cr)
Disbursements		33.5				0.00	
Collections Target							
Collection-AV	131.37	2.41	128.96	98%	10.68	0.00	10.68
Promoter infusion *	10.00	0.00	10.00	100%	10.00	0.00	10.00
Total inflow		2.41					

*INR 15.09 is non-reconcilable as it has been infused in the expense account

Financial/Cashflow performance	Till date* KPI	Achievement till date	Balance	Variance	Feb-2025 KPI	Achievement Feb-2025	Balance
							Amt (in INR Cr)
Expense							
Tenant	10.09	2.50	7.59	75%	0.75	0.00	0.75
Construction	93.34	9.60	83.74	90%	7.87	0.00	7.87
Approval	78.44	13.75	64.69	82%	0.00	0.00	0.00
Consultant	2.33	2.21	0.13	5%	0.20	0.00	0.20
Admin	7.79	1.36	6.43	83%	0.56	0.00	0.56
Marketing	15.30	0.88	14.42	94%	1.15	0.00	1.15
Creditor	9.17	2.34	6.83	74%	0.00	0.00	0.00
Miscellaneous	2.99	0.41	2.58	86%	0.00	0.00	0.00
Refund (old sales)	4.09	0.00	4.09	100%	0.29	0.00	0.29
Promoter	0.00	0.00	0.00	-	0.00	0.00	0.00
Finance*	7.30	2.77	4.52	62%	1.32	0.00	1.32
Total Outflow	230.84	35.82	195.03		12.14	0.00	12.14

*this is a provisional number (excluding tds) subject to change as and when new invoice generated

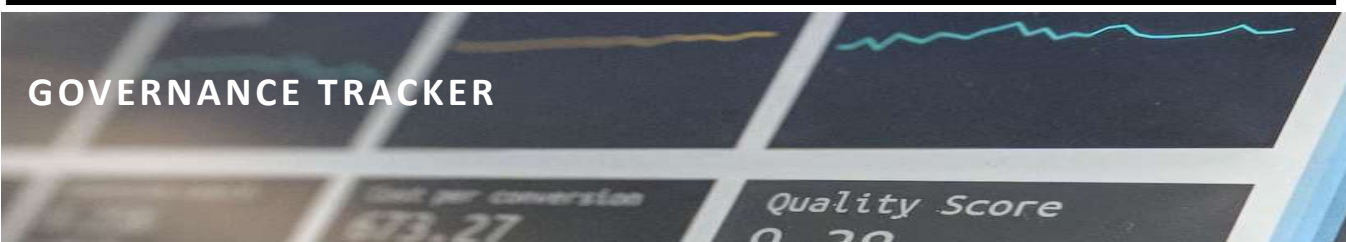
Non Fiscal	Till date* KPI	Booking/EOI (till date)	Registered/Sold (till date)	Balance	Feb-2025 KPI	Booking/EOI Jan'25	Registered/Sold Jan'25	Balance
								(Nos)
Sales Target								
S1 and S2	164	6	0	164	12	0	0	12

Physical construction target	Till date* KPI	Achievement till date	Feb-2025 KPI	Achievement Feb-2025
S1 (G+2P + 3 to 39 Flr)	-RCC work: 24th floor -Block work: 21st floor -Internal plaster: 20th floor -MEP: 3rd floor	-RCC work: 3rd slab completed	- RCC: 22,23,24 floor -Blockwork:19,20,21 floor -MEP: 1,2,3 floor	-RCC casting of 4th floor slab is ongoing
S2 (G+2P + 3 to 39 Flr)	- RCC work: 13th floor -Block work: 10th floor -Internal plaster: 9th floor	-Excavation in progress	- RCC: 11,12,13 floor -Blockwork: 8,9,10 floor Internal plaster: 7,8,9 floor	- Excavation ongoing
R1 (G+2P + 3 to 31 Flr)	-RCC work: 4th floor -Blockwork: 2nd floor -Internal plaster: 2nd floor	Not initiated	- RCC: 4th floor -Blockwork: 2nd floor Internal plaster: 2nd floor	Not initiated
R2 (G+2P + 3 to 32 Flr)	-RCC work: 21st floor -Blockwork: 20th floor -Internal plaster: 18th floor -MEP: 16th floor	- RCC work: 4th slab completed	- RCC: 20,21 floor -Blockwork:18,19,20 floor Internal plaster: 16,17,18 floor MEP: 11,12,13,14,15,16 floor	-Reinforcement work of 5th floor column is ongoing
R3 (G+2P + 3 to 30 Flr)	-RCC work: 24th floor -Block work: 20th floor -Internal plaster: 19th floor -MEP: 4th floor	- RCC work: 3rd floor slab completed	- RCC: 22,23,24 floor -Blockwork: 19,20 floor Internal plaster: 18,19 floor MEP: 3,4 floor	- Reinforcement work of 4th floor column is ongoing

Compliance	Status	Remarks
TDS*	Paid till Aug'24	NA
GST*	Paid till July'24	NA
SD	NA	NA

*Promoters liability to pay the TDS and GST till month of Nov'23





Pending key activities		Targeted date of completion	Status	Note
Approval	Full IOD, HRC, MOEF and CC for development potential ~94k sqmtr	30-10-2024	Pending	
	RERA quarterly fillings for qtr ending Mar'24, Jun'24, Sep'24, Dec'24	07-03-2024	Pending	
Compliance	Monthly compliance report (Sep'24 to Jan'25)	20-09-2024	Pending	
	Quarterly compliance report - qtr ending with Mar'24, Jun'24, Sep'24, Dec'24	20-04-2024	Pending	
	Charge satisfaction on MCA- INR 200 Cr- (ref no 100814320)	30-01-2024	Pending	
	Confirmation from RICHA, Jadhav and HDFC capital	30-06-2024	Pending	
	View access of all RERA account	05-04-2024	Pending	
	E-Net banking facilities for escrow account (70% a/c, 30% a/c, debt a/c)	31-05-2024	Pending	
Other	Payment of outstanding TDS amounting to INR 1.95 Cr through promotor funding	31-03-2024	Pending	
	Coupon payment for quarter ending June'24, Sep'24, Dec'24	30-06-2024	Pending	
	Revune share for quarter ending June'24, Sep'24, Dec'24	15-07-2024	Pending	
	Valuation payment for half year ending Mar'24, Sep'24	15-04-2024	Pending	
	Company to register the development agreement in relation to the 'Om Sagar Co-operative Housing Society Limited	30-09-2024	Pending	
	The Company to pay balance lease rent to MHADA in respect of the areas leased to the Societies out of the Project.	30-06-2024	Pending	

Transactions Approval tracker-Payments	Numbers
Request	-
Approved	-
Approved but hold	-
Rejected Requests	-
Pending approval	-

Transactions Approval tracker-Sales NOC	Numbers
Request received	-
Request Approved	-
Request Rejected	-
Pending approval	-
Below MSP Approvals	-

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