

PREPARED FOR:
PARANJAPE-OPULUS



FORTNIGHTLY REPORT

31-December-2024



Integrow
Asset Management



PERIOD 1 Dec - 31 Dec 2024							
Financial/Cashflow performance	Till date' KPI	Achievement till date	Balance	Variance	Dec-2024 KPI	Achievement Dec-2024	Balance
							Amt (in INR Cr)
Disbursements		33.5				0.00	
Collections Target							
Collection-AV	124.56	2.41	122.15	98%	17.65	0.00	17.65
Promoter infusion *	10.00	0.00	10.00	100%	10.00	0.00	10.00
Total inflow		2.41					

*INR 7.33 is non-reconcilable as it has been infused in the expense account

Financial/Cashflow performance	Till date' KPI	Achievement till date	Balance	Variance	Dec-2024 KPI	Achievement Dec-2024	Balance
							Amt (in INR Cr)
Expense							
Tenant	8.60	2.50	6.10	71%	0.65	0.00	0.65
Construction	77.60	9.60	68.00	88%	7.58	0.00	7.58
Approval	78.44	13.75	64.69	82%	21.78	0.00	21.78
Consultant	1.94	2.21	-0.27	-14%	0.19	0.00	0.19
Admin	6.68	1.36	5.32	80%	0.56	0.00	0.56
Marketing	13.00	0.88	12.12	93%	1.44	0.00	1.44
Creditor	9.17	2.34	6.83	74%	0.00	0.00	0.00
Miscellaneous	1.00	0.00	1.00	100%	0.00	0.00	0.00
Refund (old sales)	3.50	0.00	3.50	100%	0.00	0.00	0.00
Promoter	0.00	0.00	0.00	-	0.00	0.00	0.00
Finance*	6.94	2.77	4.17	60%	1.49	0.00	0.00
Total Outflow		35.41					

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

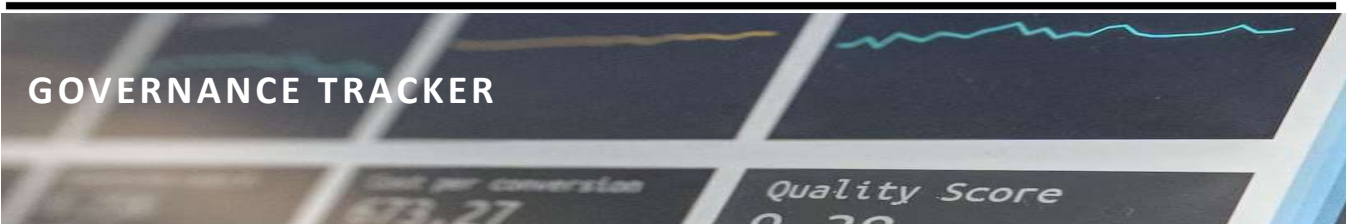
Non Fiscal	Till date' KPI	Booking/EOI (till date)	Registered/Sold (till date)	Balance	Dec-2024 KPI	Booking/EOI Oct 24	Registered/Sold Oct 24	Balance
								(Nos)
Sales Target								
S1 and S2	140	6	0	140	15	0	0	15

Physical construction target	Till date' KPI	Achievement till date	Dec-2024 KPI	Achievement Dec-2024
S1 (G+2P + 3 to 39 Flr)	18th floor RCC	- RCC slab for 3rd floor is completed	RCC - for 15,16 floors	- Shuttering of 4th floor slab ongoing
S2 (G+2P + 3 to 39 Flr)	7th floor RCC	-Excavation in progress	RCC for 3,4,5 floors	- Excavation ongoing
R1 (G+2P + 3 to 31 Flr)	1st Floor podium RCC	Not initiated	1st Floor podium RCC	Not initiated
R2 (G+2P + 3 to 32 Flr)	16th floor RCC	- RCC slab casting for 3rd floor in progress	RCC for 12,13,14 floors	- RCC slab casting for 3rd floor in progress
R3 (G+2P + 3 to 30 Flr)	18th floor RCC	- RCC slab for 3rd floor is completed	RCC - for 15,16 floors	- RCC slab casting and reinforcement work for 4th floor column

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 quaterly fillings for qtr ending March' 2023	07-03-2024	Pending	
Compliance	Monthly compliance report	20-09-2024	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	
	KYC of escrow account (100% a/c)	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 and Sep'24	30-06-2024	Pending	
	Revune share for quarter ending June'24 and Sep'24	15-07-2024	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	2.00
Request Approved	-
Request Rejected	2.00
Pending approval	-
Below MSP Approvals	-

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