

PREPARED FOR:
PARANJAPE-OPULUS



FORTNIGHTLY REPORT

15-April-2025



Integrow
Asset Management



PERIOD 1 Apr - 15 Apr 2025							
Financial/Cashflow performance	Till date' KPI	Achievement till date	Balance	Variance	Apr-2025 KPI	Achievement Apr-2025	Balance
							Amt (in INR Cr)
Disbursements		33.5				0.00	
Collections Target							
Collection-AV	157.37	2.41	154.96	98%	15.32	0.00	15.32
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	Apr-2025 KPI	Achievement Apr-2025	Balance
Amt (in INR Cr)							
Expense							
Tenant	11.67	2.50	9.16	79%	0.83	0.00	0.83
Construction	111.66	9.60	102.06	91%	10.45	0.00	10.45
Approval	78.44	13.75	64.69	82%	0.00	0.00	0.00
Consultant	2.79	2.21	0.58	21%	0.26	0.01	0.25
Admin	8.91	1.36	7.55	85%	0.56	0.00	0.56
Marketing	17.97	0.88	17.08	95%	1.52	0.00	1.52
Creditor	9.17	2.35	6.82	74%	0.00	0.00	0.00
Miscellaneous	3.99	0.41	3.58	90%	0.00	0.00	0.00
Refund (old sales)	4.38	0.00	4.38	100%	0.00	0.00	0.00
Promoter	0.00	0.00	0.00	-	0.00	0.00	0.00
Finance*	44.09	2.77	41.32	94%	41.32	0.00	41.32
Total Outflow	293.06	35.83	257.23		54.93	0.01	54.93

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

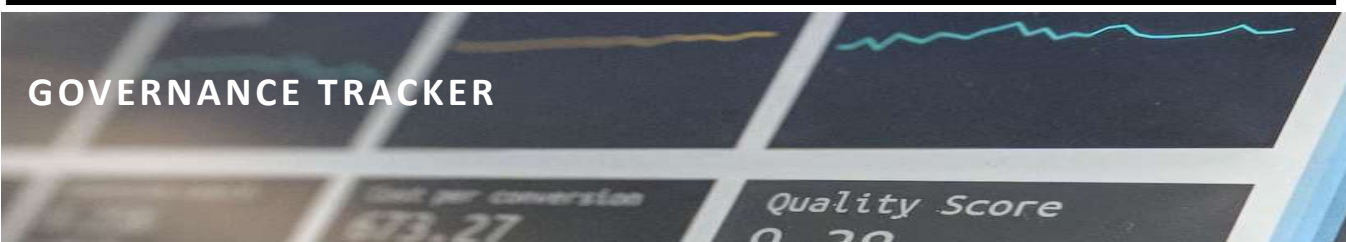
Non Fiscal	Till date' KPI	Booking/EOI (till date)	Registered/Sold (till date)	Balance		Apr-2025 KPI	Booking/EOI Jan 25	Registered/Sold Jan 25	Balance
(Nos)									
Sales Target									
S1 and S2	190	6	0	190		15	0	0	15

Physical construction target	Till date' KPI	Achievement till date		Apr-2025 KPI	Achievement Apr-2025
S1 (G+2P + 3 to 39 Flr)	-RCC work: 29th floor -Block work: 26th floor -Internal plaster: 25th floor -MEP: 10th floor	-RCC work: 4th slab completed		-RCC work: 29th floor -Block work: 26th floor -Internal plaster: 25th floor -MEP: 10th floor	-No progress
S2 (G+2P + 3 to 39 Flr)	- RCC work: 18th floor -Block work: 15th floor -Internal plaster: 14th floor -MEP: 5th floor -Finishing: 3rd floor	-Excavation in progress		- RCC work: 18th floor -Block work: 15th floor -Internal plaster: 14th floor -MEP: 5th floor -Finishing: 3rd floor	- No progress
R1 (G+2P + 3 to 31 Flr)	-RCC work: 8th floor -Blockwork: 6th floor -Internal plaster: 5th floor -MEP: 4th floor -Finishing: 3rd floor	Not initiated		-RCC work: 8th floor -Blockwork: 6th floor -Internal plaster: 5th floor -MEP: 4th floor -Finishing: 3rd floor	Not initiated
R2 (G+2P + 3 to 32 Flr)	-RCC work: 27th floor -Blockwork: 25th floor -Internal plaster: 24th floor -MEP: 25th floor	- RCC work: 6th slab ongoing		-RCC work: 27th floor -Blockwork: 25th floor -Internal plaster: 24th floor -MEP: 25th floor	-RCC slab casting of 6th floor ongoing
R3 (G+2P + 3 to 31 Flr)	-RCC work: 28th floor -Block work: 25th floor -Internal plaster: 24th floor -MEP: 9th floor	- Reinforcement work of 4th floor column is progress		-RCC work: 28th floor -Block work: 25th floor -Internal plaster: 24th floor -MEP: 9th floor	- No progress

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	
	Monthly compliance report (Sep'24 to Feb'25)	20-09-2024	Pending	
Compliance	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	
	Payment of outstanding TDS amounting to INR 1.95 Cr through promotor funding	31-03-2024	Pending	
Other	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	-

Disclaimer

- 1) This document is provided solely for project monitoring and tracking purposes and remains subject to the governing Transaction Documents in respect of the Project.
2) The information contained herein is the proprietary property of Integrow Asset Management Private Limited ("Integrow"), acting in its capacity as Facility Agent and is confidential. No part of portion of this document shall be reproduced, disclosed to third parties, or used for any purpose without the express written consent of Integrow.
3) The information contained herein is based on the project progress parameters committed by the developer under the Transaction Documents in respect of the Project and reflects actual performance as of the report date.
4) Nothing in this document shall affect, constitute, or be deemed to affect or constitute any acceptance or acknowledgment of any deviation from the original project business plan or the terms therein, as outlined in the Transaction Documents in respect of the Project.
5) All rights available under the Transaction Documents, including but not limited to the enforcement of security, remain fully reserved and have not been waived in any manner whatsoever. No assumptions should be made regarding the acceptance of any deviations from the business plan.
6) Notwithstanding anything contained herein, the Company remains liable to perform all its obligations under the Transaction Documents at all times.

