

PREPARED FOR:
PARANJAPE-OPULUS

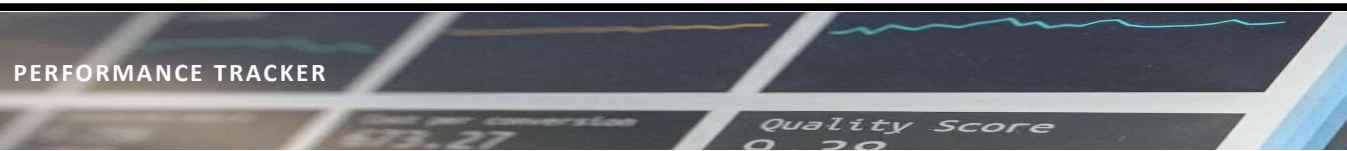


FORTNIGHTLY REPORT

31-May-2025



Integrow
Asset Management



PERIOD 1 May - 31 May 2025							
Financial/Cashflow performance	Till date' KPI	Achievement till date	Balance	Variance	May-2025 KPI	Achievement May-2025	Balance
							Amt (in INR Cr)
Disbursements		33.5				0.00	
Collections Target							
Collection-AV	172.68	2.41	170.27	99%	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	May-2025 KPI	Achievement May-2025	Balance
Amt (in INR Cr)							
Expense							
Tenant	12.49	2.50	9.99	80%	0.83	0.00	0.83
Construction	122.12	9.60	112.52	92%	10.45	0.00	10.45
Approval	78.44	13.75	64.69	82%	0.00	0.00	0.00
Consultant	3.05	2.21	0.84	27%	0.26	0.01	0.25
Admin	9.46	1.36	8.10	86%	0.56	0.00	0.56
Marketing	19.48	0.88	18.60	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	306.68	35.83	270.85		54.93	0.01	54.93

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

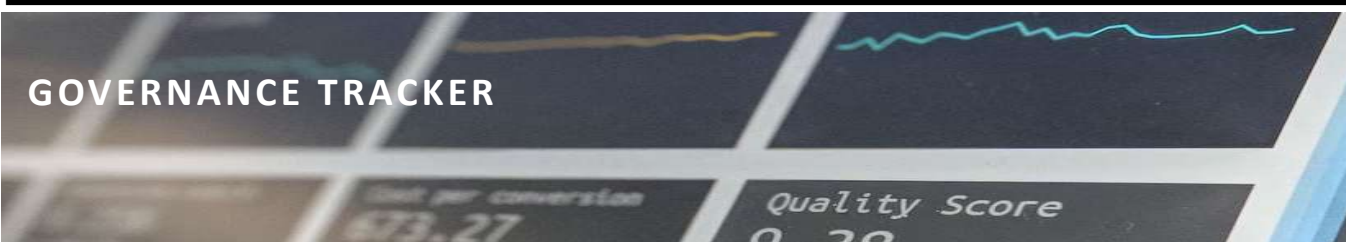
Non Fiscal	Till date' KPI	Booking/EOI (till date)	Registered/Sold (till date)	Balance	May-2025 KPI	Booking/EOI Jan 25	Registered/Sold Jan 25	Balance
(Nos)								
Sales Target								
S1 and S2	205	6	0	205	15	0	0	15

Physical construction target	Till date' KPI	Achievement till date	May-2025 KPI	Achievement May-2025
S1 (G+2P + 3 to 39 Flr)	-RCC work: 32nd floor -Block work: 29th floor -Internal plaster: 27th floor -MEP: 15th floor - Finishing: 5th floor	-RCC work: 4th slab completed	-RCC work: 29th to 32nd floor -Block work: 26th to 29th floor -Internal plaster: 25th to 27th floor -MEP: 10th to 15th floor - Finishing: 3rd to 5th floor	-5th floor RCC column work ongoing
S2 (G+2P + 3 to 39 Flr)	- RCC work: 20th floor -Block work: 17th floor -Internal plaster: 16th floor -MEP: 10th floor -Finishing: 6th floor	-Excavation in progress	- RCC work: 18th to 20th floor -Block work: 15th to 17th floor -Internal plaster: 14th to 16th floor -MEP: 5th to 10th floor -Finishing: 3rd to 6th floor	- No progress
R1 (G+2P + 3 to 31 Flr)	-RCC work: 10th floor -Blockwork: 7th floor -Internal plaster: 6th floor -MEP: 8th floor -Finishing: 6th floor	Not initiated	-RCC work: 8th to 10th floor -Blockwork: 7th floor -Internal plaster: 6th floor -MEP: 4th to 8th floor floor -Finishing: 3rd to 6th floor	Not initiated
R2 (G+2P + 3 to 39 Flr)	-RCC work: 29th floor -Blockwork: 28th floor -Internal plaster: 27th floor -MEP: 27th floor	- RCC work: 6th slab ongoing	-RCC work: 27th to 29th floor -Blockwork: 25th to 28th floor -Internal plaster: 24th to 27th floor -MEP: 25th to 27th floor	- No progress
R3 (G+2P + 3 to 30 Flr)	-RCC work: 29th floor -Block work: 27th floor -Internal plaster: 26th floor -MEP: 12th floor	- Reinforcement work of 4th floor column is progress	-RCC work: 29th floor -Block work: 25th to 27 floor -Internal plaster: 24th to 26th floor -MEP: 9th floor to 12th 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	-

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