

PREPARED FOR:
PARANJAPE-OPULUS



FORTNIGHTLY REPORT

15-March-2025



Integrow
Asset Management



PERIOD 1 Mar - 15 Mar 2025

Financial/Cashflow performance	Till date* KPI	Achievement till date	Balance	Variance	Mar-2025 KPI	Achievement Mar-2025	Balance
							Amt (in INR Cr)
Disbursements		33.5				0.00	
Collections Target							
Collection-AV	142.05	2.41	139.64	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	Mar-2025 KPI	Achievement Mar-2025	Balance
							Amt (in INR Cr)
Expense							
Tenant	10.84	2.50	8.34	77%	0.75	0.00	0.75
Construction	101.21	9.60	91.61	91%	7.87	0.00	7.87
Approval	78.44	13.75	64.69	82%	0.00	0.00	0.00
Consultant	2.53	2.21	0.32	13%	0.20	0.00	0.20
Admin	8.35	1.36	6.99	84%	0.56	0.00	0.56
Marketing	16.45	0.88	15.57	95%	1.15	0.00	1.15
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%	0.29	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	242.66	35.82	206.83		12.14	0.00	12.14

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

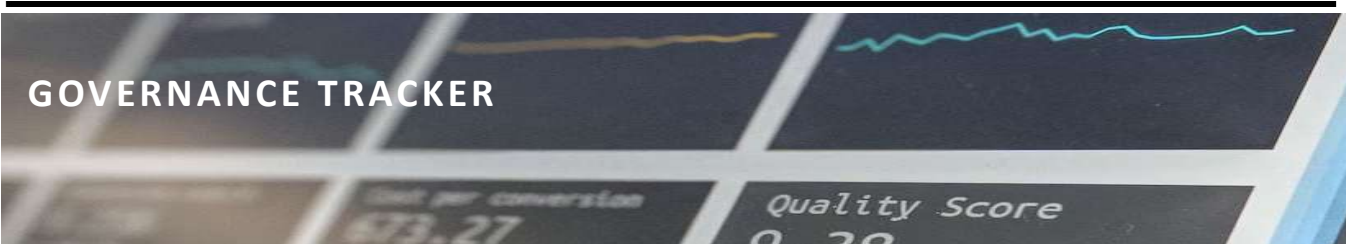
Non Fiscal	Till date* KPI	Booking/EOI (till date)	Registered/Sold (till date)	Balance	Mar-2025 KPI	Booking/EOI Jan'25	Registered/Sold Jan'25	Balance
								(Nos)
Sales Target								
S1 and S2	175	6	0	175	11	0	0	11

Physical construction target	Till date* KPI	Achievement till date	Mar-2025 KPI	Achievement Mar-2025
S1 (G+2P + 3 to 39 Flr)	-RCC work: 26th floor -Block work: 23rd floor -Internal plaster: 22nd floor -MEP: 3rd floor	-RCC work: 3rd slab completed	- RCC: 25,26 floor -Blockwork: 22,23 floor -Internal plaster: 21,22 floor -MEP: 3 floor	-RCC casting of 4th floor slab is ongoing
S2 (G+2P + 3 to 39 Flr)	- RCC work: 15th floor -Block work: 12th floor -Internal plaster: 11th floor	-Excavation in progress	- RCC: 14,15 floor -Blockwork: 11,12 floor -Internal plaster: 10,11 floor	- Excavation ongoing
R1 (G+2P + 3 to 31 Flr)	-RCC work: 5th floor -Blockwork: 3rd floor -Internal plaster: 2nd floor	Not initiated	- RCC: 5th floor -Blockwork: 3rd floor -Internal plaster: 2nd floor	Not initiated
R2 (G+2P + 3 to 32 Flr)	-RCC work: 24th floor -Blockwork: 22nd floor -Internal plaster: 21st floor -MEP: 22nd floor	- RCC work: 4th slab completed	- RCC: 22,23,24 floor -Blockwork: 21,22 floor -Internal plaster: 19,20,21 floor -MEP: 17 to 22 floor	-Reinforcement work of 5th floor column is ongoing
R3 (G+2P + 3 to 30 Flr)	-RCC work: 26th floor -Block work: 22nd floor -Internal plaster: 21st floor -MEP: 6th floor	- RCC work: 3rd floor slab completed	- RCC: 25,25 floor -Blockwork: 21,22 floor -Internal plaster: 20,21 floor -MEP: 5,6 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 quaterly 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	
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	1
Approved	-
Approved but hold	1
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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