

PREPARED FOR:
PARANJAPE-OPULUS



FORTNIGHTLY REPORT

31-January-2025



Integrow
Asset Management



PERIOD 1 Jan - 31 Jan 2025

Financial/Cashflow performance	Till date* KPI	Achievement till date	Balance	Variance	Jan-2025 KPI	Achievement Jan-2025	Balance
							Amt (in INR Cr)
Disbursements		33.5				0.00	
Collections Target							
Collection-AV	120.68	2.41	118.27	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	Jan-2025 KPI	Achievement Jan-2025	Balance
							Amt (in INR Cr)
Expense							
Tenant	9.35	2.50	6.84	73%	0.75	0.00	0.75
Construction	85.47	9.60	75.87	89%	7.87	0.00	7.87
Approval	78.44	13.75	64.69	82%	0.00	0.00	0.00
Consultant	2.14	2.21	-0.07	-3%	0.20	0.00	0.20
Admin	7.24	1.36	5.88	81%	0.56	0.00	0.56
Marketing	14.15	0.88	13.27	94%	1.15	0.00	1.15
Creditor	9.17	2.34	6.83	74%	0.00	0.00	0.00
Miscellaneous	1.99	0.41	1.58	80%	0.00	0.00	0.00
Refund (old sales)	3.79	0.00	3.79	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	219.03	35.82	183.21		12.14	0.00	12.14

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

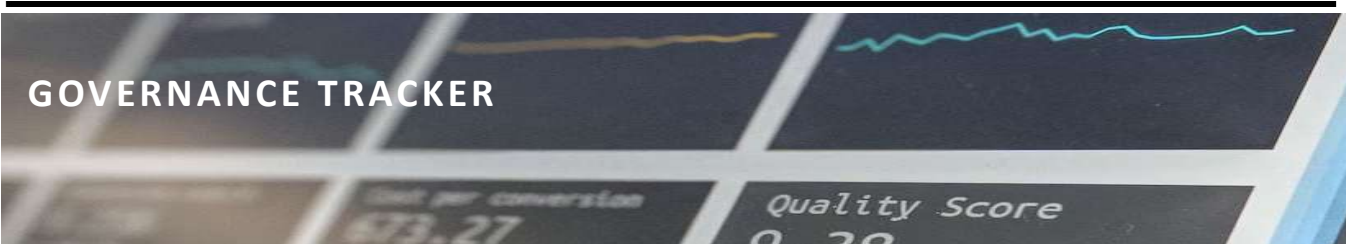
Non Fiscal	Till date* KPI	Booking/EOI (till date)	Registered/Sold (till date)	Balance	Jan-2025 KPI	Booking/EOI Jan'25	Registered/Sold Jan'25	Balance
								(Nos)
Sales Target								
S1 and S2	152	6	0	152	12	0	0	12

Physical construction target	Till date* KPI	Achievement till date	Jan-2025 KPI	Achievement Jan-2025
S1 (G+2P + 3 to 39 Flr)	- RCC: till 21st floor -Blockwork: till 18th floor Internal plaster: till 17th floor	-RCC: till 3rd floor	- RCC: 19,20,21 floor -Blockwork: 16,17, 18 floor Internal plaster: 15,16,17 floor	-RCC: Shuttering of 4th floor slab ongoing
S2 (G+2P + 3 to 39 Flr)	- RCC: till 10th floor -Blockwork: till 7th floor Internal plaster: till 6th floor	-Excavation in progress	- RCC: 8,9,10 floor -Blockwork: 5,6,7 floor Internal plaster: 4,5,6 floor	- Excavation ongoing
R1 (G+2P + 3 to 31 Flr)	- RCC: till 3rd floor -Blockwork: till 1st floor Internal plaster: till 1st floor	Not initiated	- RCC: 2,3 floor -Blockwork: 1 floor Internal plaster: 1 floor	Not initiated
R2 (G+2P + 3 to 32 Flr)	- RCC: till 19th floor -Blockwork: till 16th floor Internal plaster: till 15th floor MEP: till 10th floor	- RCC slab casting for 3rd floor in progress	- RCC: 17,18,19 floor -Blockwork: 14,15,16 floor Internal plaster: 13,14,15 floor MEP: 5,6,7,8,9,10 floor	-RCC- RCC slab casting for 3rd floor in progress
R3 (G+2P + 3 to 30 Flr)	- RCC: till 21st floor -Blockwork: till 18th floor Internal plaster: till 17th floor MEP: till 2nd floor	- RCC slab for 3rd floor is completed	- RCC: 19,20,21 floor -Blockwork: 16,17,18 floor Internal plaster: 15,16,17 floor MEP: 1,2 floor	- 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 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	
	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	
	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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