

## Project Evaluation

GREEN VILLE - HORANA

Location of Land

### Land Value

Negotiated Price (Rs.)

5,800,000.00

Extent of Land

Acres 0.82

Ro. 3.29

P. 131.70

131.70

Less:-

0.00 %

0.00

0.00

**Sellable Area**

131.70

### Purchase cost

Title Insurance

25,000.00

Stamp Fees

99,000.00

Purchase Amount

5,800,000.00

5,924,000.00

### Development

Watcher / Project Officer

100,000.00

Construction of Interior Roadways

835,561.00

Site Clearing

0.00

Site Clearing

0.00

935,561.00

### Utility

Providing Electricity

200,000.00

200,000.00

### Traveling

Executive

200,000.00

200,000.00

### Advertising

Hording	50,000.00
Press	150,000.00
Special Items	50,000.00
E-Marketing	20,000.00
Leaflets	250,000.00
Mobile Unit	30,000.00
Banners	350,000.00
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	900,000.00
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Financing

Cost of Capital	407,978.05
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	407,978.05
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Cost of Project		8,567,539.05
1% tax payment for pradeshiya sabha		123,925.00
Cost with Bank loan & Doc. Charges		8,691,464.05
Period of Project	6 Months	0.00 %
Cost of Capital		0.00
Total Cost		8,691,464.05

## SALES & PROFITABILITY

Extent		Unit Price	Total
10.50	@	97,500.00	1,023,750.00
12.00	@	102,500.00	1,230,000.00
10.50	@	92,500.00	971,250.00
11.20	@	87,500.00	980,000.00
12.00	@	92,500.00	1,110,000.00
10.50	@	95,000.00	997,500.00
12.00	@	105,000.00	1,260,000.00
10.50	@	95,000.00	997,500.00
10.50	@	90,000.00	945,000.00
11.00	@	85,000.00	935,000.00
10.50	@	90,000.00	945,000.00
10.50	@	95,000.00	997,500.00
131.70			
TOTAL SALES PROCEEDS			<u>12,392,500.00</u>
Average Selling Price			94,096.43
Discount			0.00
Sales Proceed after Discount			12,392,500.00
VAT( 12 %)			208,194.00
NBT(2 %)			34,116.06
ESC(1 %)			121,843.06
Net Proceed			12,028,346.88
Total Cost of Project			8,691,464.05
Total Profit			3,336,882.83
Net Profit			3,336,882.83
RETURN OF INVESTMENT			38.39
RETURN OF INVESTMENT (P/A )			76.79

