



HARERA
GURUGRAM

PERMISSION TO
REMAIN IN FORCE
REGISTRATION
CERTIFICATE

No.386 of 2017/7(3)/2021/3

Dated: 20/08/2021

Name of the Part of the Project

ILD Grand

Name of the Promoter

ALM Infotech City Pvt. Ltd.

Area of the Phase

5.6975 Acres

License number and date of the entire project

13 of 2008 dated 31.01.2008

96 of 2010 dated 03.11.2010

118 of 2011 dated 26.12.2011

Validity of license up to Last Renewal

02.11.2025

Nature of the Phase

Group Housing

Period Allowed for Date of Receipt of OC

31.03.2023

Due Date of Possession

31.05.2023

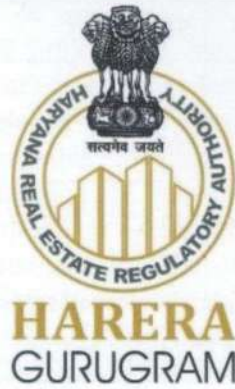
Grace Period Up to

30.06.2023



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Committed due dates	ILD Grand
Committed due date of obtaining occupation certificate for this phase	30.06.2023
Committed due date of obtaining part completion certificate for this phase	30.06.2023
Committed due date of obtaining completion certificate of the whole project (Including all phases) The Edge Towers (A to G, N & O), Rise, Skyz, Iconia (future phase)	02.11.2025

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

No. 386 of 2017/7(3)/2021/3

Dated: 20.08.2021

Subject: Permission regarding registration of part of the project/phase "ILD GRAND" area admeasuring 5.6975 acres (part of the total licensed area of the project 21.1804 acres developed under the licence no. 13 of 2008, 96 of 2010 & 118 of 2011) to remain in force under section 7(3) of Real Estate (Regulation and Development) Act, 2016.

Registration Certificate No. 386 of 2017

The permission is hereby granted regarding registration of part of the project/phase "ILD GRAND" area admeasuring 5.6975 acres (part of the total licensed area of the project 21.1804 acres developed under the license no. 13 of 2008, 96 of 2010 & 118 of 2011) to remain in force under section 7(3) of Real Estate (Regulation and Development) Act, 2016 up to 30.06.2023. The project details are given as under:

1.	Name of the part of the project/ phase IV (phasing of the project done by the promoter at its own level)	ILD GRAND		
2.	Name of the Promoter	ALM Infotech City Private Limited		
3.	Location of the project	Sector 37C, Gurugram		
4.	Nature of the project	Group Housing		
5.	Total no. of Phases	5 (Five)		
6.	Nature of the phase	Group Housing		
7.	Total licensed are of the project	21.1804 acres		
8.	License(s) no.	13 of 2008, 96 of 2010 & 118 of 2011		
9.	Validity of license up to last renewal	Sr. No.	License	Valid up to
		1	13 of 2008	30.01.2025

		2	96 of 2010	02.11.2025
		3	118 of 2011	25.12.2024
10.	Last renewal no. and date	Licence	Renewal no.	Date
		13 of 2008	LC-1387/JE(S))/2021/4671	24.02.2021
		96 of 2010	LC-1987/JE(S)/2021/14153	17.06.2021
		118 of 2011	LC-1987/JE(S)/2021/15736	02.07.2021
11.	Area of the phase	5.6975 acres		
12.	Registration no. and date of the phase	386 of 2017, dated 18.12.2017		
13.	Registering Authority	Interim Haryana Real Estate Regulatory Authority, Panchkula		
14.	Validity of registration	17.09.2019		
15.	Extension of registration	<p>The promoter had applied for the extension of registration under section 6 of Act no. 16 of 2016 only after being directed by the Authority under its proceeding of the day dated 15.01.2020 to apply for the extension of the said project/phase by 31.01.2020, the promoter submitted it on 25.02.2020. The maximum period of extension that the authority can be allowed is up to 1 year i.e., 16.09.2020. The promoter failed to submitted the requisite documents, clear deficiency in online DPI and the application for extension of registration has not been concluded by the Authority due to incomplete application and lapse of various approval including validation of license. Even within the maximum allowable extension time of 1 year, there was no possibility of completion of phase/project accordingly the promoter was advised to make an application u/s 7(3) of the Act.</p>		
16.	Date of receipt of application under section 7(3)	16.03.2021		
17.	Period of extension requested			
	(i) Date of receipt of OC for this part of the project/ phase	30.04.2023		
	(ii) Due date of handing over possession to the allottees of this part of the project	Within 2(two) months of obtaining OC as per provisions of the Act 30.06.2023		



	(iii) Date of completion of the whole project and the due date for obtaining CC: Date of completion of internal development works and construction of community facilities of the whole project and completion of the whole of the project including all phases i.e. the timeline declare for completion of the whole project (it should be distinguished from completion of construction of this part of the phase)	02.11.2025 i.e., the date of validity of the license		
18.	Period of extension requested under section 7(3)	30.06.2023 i.e., 3 years 9 months, and 14 days from the date of expiry of the period of registration granted as per serial no. 13. The promoter has to obtain part CC of the above phase up to this date and any failure will attract penal proceeding.		
19.	No. of towers, units in the part of the project under consideration/ phase IV	5 (Tower A1, Tower A2, Tower B1, Tower B2 & Tower C) Detail as per Annexure-2		
20.	Bank details of the project	S.N.	Type of bank	Name and Branch of the Bank
		1.	Master Account of the project	Kotak Mahindra Bank Limited, Nariman Point, Mumbai A/C No. 4212637986 IFSC - KKBK0000958
		2.	Separate RERA account of the project	Kotak Mahindra Bank Limited, Nariman Point, Mumbai A/C No. 4212637993 IFSC - KKBK0000958
		3.	Free account of the promoter of the project	Kotak Mahindra Bank Limited, Nariman Point, Mumbai A/C No. 5711973728 IFSC - KKBK0000958
21.	Total no. of sanctioned units	334 flats of different sizes and descriptions (details given in Annexure-2)		
22.	Total no. of commercial shops in this part of the project	1 shop of 1237.85 sq. ft.		
23.	Document relied upon	S. N.	Documents	Source
		(i)	Technical due diligence report	M/s Mazars India LLP on behalf of SWAMIH INVESTMENT FUND



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		(ii)	Financial due diligence report	M/s MGB Business Advisors Private Limited on behalf of SWAMIH INVESTMENT FUND
		(iii)	Legal title due diligence report	M/s Dhaval Vussonji & Associates on behalf of SWAMIH INVESTMENT FUND
		(iv)	Environment & social governance due diligence report	M/s AECOM India Private Limited on behalf of SWAMIH INVESTMENT FUND
		(v)	Term Sheet for a proposed investment	SWAMIH INVESTMENT FUND
		(vi)	Financial due diligence report	M/s Doogar & Associates on behalf of Authority
		(vii)	DPI	Submitted by Promoter
		(viii)	Expert/ Amicus Curie report	M/s S M Saini & Associates on behalf of Authority
24.	The total cost of this part of the project as declared by the promoter	Non Construction Cost	Construction Cost	Total Cost
		172.41 Cr.	136.14 Cr.	308.55 Cr.
25.	Cost of construction of this part of the project declared by the promoter	136.14 Cr.		
26.	The cost incurred on construction so far accepted by the Authority as per technical due diligence report	97.79 Cr.		
	(i) As per the technical due diligence report got prepared by SWAMIH INVESTMENT FUND	97.79 Cr. (as per annexure-4)		
	(ii) As declared by the promoter	97.79 Cr.		
27.	Balance cost to be incurred on construction of this part of the project/ phase as accepted by the Authority	37.99 Cr. (as per annexure-4)		
	(i) As per the technical due diligencereport got prepared by SWAMIH INVESTMENTFUND	37.99 Cr. (as per annexure-4)		
	(ii) As declared by the promoter	38.35 Cr.		



28.	Funds committed - proposed investment as per term sheet SWAMIH INVESTMENT FUND	40.00 Cr. and an additional amount of up to Rs. 17.00 Cr. i.e., 57.00 Cr.)		
29.	Comments of the Authority regarding utilisation of additional funds	In this part of the total licensed area of the project, the construction cost to be incurred is approx. 40 Cr. apart from the construction cost the promoters require to pay EDC of 5.65 crores, other renewal/approval fees as well as some community facilities are to be constructed or to get constructed as per the condition of the license and LC-IV agreement with the Director, Town and Country Planning, Haryana. For completion of the project and for obtaining a completion certificate these facilities shall have to be completed within the time declared by the promoter keeping in view of the validity of the license. The authority of the view the additional amount would be required for the completion of the project.		
30.	Future receivables from the balance of the sold inventory and unsold inventory as accepted by the authority	132.89 Cr.		
	(i) As per the financial due diligencereport got prepared bySWAMIH INVESTMENT FUND	132.89 Cr.		
	(ii) As declared by the promoter	167.25 Cr.		
31.	External development charges and internal development charges of DTCP	Original EDC/IDC for license no. 13 of 2008 and 96 of 2010 including interest is fully paid. EDC for license no. 118 of 2011 of 5.65 Cr. is pending to be paid in four installments as approved by DTCP. Copy of DTCP letter is submitted to the authority.		
32.		Tower	Configuration	Minimum Time Required Considering (Zero Date) As per the technical due diligence report and agreed by the authority on the report of the Expert.
	Time period assessed for completion of construction of this part of the project/ phase qualifying to get occupation certificate for this part of the project/ phase (as per annexure-3)	A	B+S+26	10 Months
		A1	B+S+26	10 Months
		B	B+S+23	10 Months
		B1	B+S+23	10 Months
		C	B+S+17	10 Months
		Non-Tower Area		10 Months
		Club	G	10 Months



		External Hardscapes, Parking, and Infrastructure Cost, External Services	10 Months
33.	Committed due date by the promoter for final sanction/ disbursement of investment by SWAMIH INVESTMENT FUND	Within three months i.e., latest by 31 st October 2021	
34.	Committed due date by the promoter for the start of balance construction of this part of the project/ phase	Within 4 months i.e., latest by 30 th November 2021	
35.	Committed due date by the promoter for completion of construction of this part of the project/ phase	Within 15 months after the start of the construction work i.e. latest by 28 th February 2023. The additional time of 5 months has been considered by the Authority to accommodate any unforeseen situation and giving enough leverage to the promoter to meet the deadline.	
36.	Committed due date by the promoter for applying for OC	Within 15 days of completion of construction work i.e., latest by 15 th March 2023	
37.	Committed due date by the promoter for obtaining OC after getting all due approvals/ sanctions and submitting requisite documents and completing all the requisites for obtaining OC	Within 15 days of applying for OC i.e., latest by 31 st March 2023	
38.	Committed due date by the promoter for handing over possession of apartment of this part of the project and handing over club to the association of apartment owners	Within 2 months of obtaining OC i.e. latest by 31 st May 2023	
39.	Committed due date of obtaining Part Completion Certificate of this phase	30.06.2023	
40.	Grace period for unforeseen contingency	1 month, i.e., latest by 30 th June 2023 for handing over possession and 1 month grace period for slips in achieving the intervening milestones, to be covered by the promoter before the completion of construction of this part of the project	



41.	Committed due date for completion of all phases of the project, community and commercial facilities internal development works and other infrastructure and obtaining CC for the project	02 nd November 2025. The Promoter has to pay an additional fee as per discounted rate if the project was completed up to the above-specified date of completion of the project. (i.e., all phases under the license(s) no. 13 of 2008, 96 of 2010 & 118 of 2011). If part CC of the phase is not obtained then the full fee shall be charged.		
42	Committed due dates	ILD Grand	ILD Green	ILD Green T-5
	Committed due date of obtaining occupation certificate phase-wise	30.06.2023	31.08.2022	19.12.2017
	Committed due date of obtaining part completion certificate phase-wise	30.06.2023	01.10.2025	01.10.2025
	Committed due date of obtaining completion certificate of the whole project (including all phases)	02.11.2025		

2. This permission to permit the registration certificate of the project to remain in force is subject to following further terms and conditions imposed by the authority as per provisions of section 7(3) of the Real Estate (Regulation and Development) Act, 2016 in the interest of allottees and such terms and conditions so imposed shall be binding upon the promoter. Section 7(3) states as under: -

7 Revocation of registration

(3) *The Authority may, instead of revoking the registration under sub-section (1), permit it to remain in force subject to such further terms and conditions as it thinks fit to impose in the interest of the allottees, and any such terms and conditions so imposed shall be binding upon the promoter.*

3. Terms and conditions imposed:

- (i) The promoter shall submit a copy of revised/renewed building plan, consent to establish, and permission for rainwater harvesting structure within 3 months, from issuance of this certificate to permit registration of this part of the project to remain in force as above;
- (ii) The authority imposes a penalty of Rs. one crore for violation of sections 3,4 and 11 of the Real Estate (Regulation & Development) Act, 2016. The promoter shall deposit the penalty amount within one month of the disbursement of the fund from SWAMIH INVESTMENT FUND or within 90 days of issuance of this certificate to permit registration of this part of the project to remain in force, whichever is earlier.
- (iii) The promoter undertakes that it will not create any encumbrance by way of hypothecation/charge on future receivables from the sold unit as well as on separate RERA account except as per term sheet of SWAMIH INVESTMENT FUND;



- (iv) The loading of 72% was done over the carpet area and the same prima facie appears to be on the higher side. At the time of completion of the phase, the authority may seek an explanation/justification and the detailed working of the super area from the promoter. At the time of completion of the project, the authority would seek an explanation/justification and the detailed working of the super area from the developer. In case, there is any variation in the super area the same would have been account for by the developer on a pro-rata basis.
- (v) The promoter undertakes that the following statutory approval/NOC does not apply to the current project: (a) Natural conservation zone NOC, (b) Tree cutting permission/ NOC, (c) Forest land diversion power line shifting (d) NOC Approvals/NOCs for connecting road;
- (vi) The promoter shall get registered the remaining areas of license(s) no. 13 of 2008, 96 of 2010 & 118 of 2011, with the authority under section 4 of the Act, within one month of issuance of this certificate to permit registration of this part of the project to remain in force as above.
- (vii) The promoter undertakes to get the entry recorded in the revenue record of encumbrances/ charges on land within one month of issuance of the certificate to permit registration of this part of the project to remain in force as above.
- (viii) The promoter is directed to provide a development plan/ construction plan in respect of community buildings and amenities and completion of internal development works within one month of issuance of this certificate to permit registration of this part of the project to remain in force as above.
- (ix) The promoter shall deposit a hundred percent of the amounts realized for the real estate project from the allottees, from time to time, in a separate RERA account maintained in a scheduled bank to cover the cost of construction and the proportionate land cost and shall be used only for that purpose.
- (x) The promoter shall submit a certificate from the bankers/lending institution regarding the current position of loan disbursement, payment, and the balance outstanding as well as the current status of the loan account.
- (xi) The promoter shall submit a certificate from the banker/lending institution regarding no-lien on the sold unit as well as on the Master account (100%) and a separate RERA Account (70%).
- (xii) This permission regarding registration of this part of the project/ phase to remain in force is without prejudice to the rights of allottees as per section 18(1) of the Act regarding delay possession charges from the due date of possession to the actual handing over of possession or withdrawal from the project at his option and obligations arising on such eventuality. The



promoter also undertakes to make payment of delay possession charges to the allottee as per section 18(1) of the Act from the promoter's funds and project cash inflow shall not be used for this purpose.

- (xiii) The promoter undertakes and ensures that it will complete the project in all sincerity having sufficient resources to complete the construction of this part of the project by the date as specified above and to complete the whole project within the validity of the license. The promoter shall execute work as per the schedule submitted by him and milestones to be achieved as declared to the Authority/ SWAMIH INVESTMENT FUND.
- (xiv) The promoter shall submit a comparative of proposed work (as per PERT chart) and actual work completed on monthly basis on the 7th day of every consecutive month.
- (xv) The promoter has to ensure on affidavit that quarterly progress report shall be submitted to the authority without fail and in case of default, the authority may withdraw/cancel the permission granted regarding registration of this part of the project/ phase to remain in force and may revoke registration as per provisions of section 7 of the Act.
- (xvi) The authority appointed a Commissioner-Monitoring for monitoring completion of the project as per the schedule submitted by the promoter and also to monitor compliance under various provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations made thereunder. The Commissioner-Monitoring will monitor various compliances to be done by the promoter as provided for in this permission.
- (xvii) The authority may order a forensic audit of the project in case of default or any other breach of law brought to the notice of the authority or suo-motu on a fee fixed by the authority and payable by the promoter. The promoter undertakes to provide the necessary support and documents, without any delay or failure, to the forensic auditor appointed by the authority.
- (xviii) The promoter shall furnish in writing such information or explanation relating to the affairs of the project as the authority may require or sought through the monitoring commissioner to inquire about affairs of the promoter relating to the project.
- (xix) The sales from the project shall be made either directly by the promoter or through only the authorized real estate agent as mentioned in the detailed project information and brokerage shall be payable as per the Haryana Regulation of Property Dealers and Consultants Act, 2008.
- (xx) The decision of the authority, its orders and directions issued from time to time both directly relating to the project or otherwise general instructions shall be followed by the promoter.
- (xxi) The promoter shall comply with all other terms and conditions as conveyed by the authority from time to time.
- (xxii) The promoter shall comply with the requirement of section 4(2)(I)(D) and



get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for that project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project as in the past promoter has failed to submit such report.

- (xxiii) The promoter shall submit the copy of the occupation certificate granted by the competent authority along with a copy of the deed of the declaration filed with the competent authority;
- (xxiv) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (xxv) The decision of the authority instead of revoking the registration under section 7(1) and to allow the registration of the project to remain in force is without prejudice to the right of the authority to initiate penal proceedings on violations of the provision of the Act and rules and regulations made thereunder by way of any omissions or commissions either before or post this permission.
- (xxvi) This permission regarding the continuation of the registration certificate is subject to submission/fulfillment of the necessary documents/approval and terms and conditions.
- (xxvii) The extension/continuation of registration will be void ab- initio if any of the above conditions are not complied with.
- (xxviii) The authority may order/direct the promoter to submit a bank guarantee as decided by the authority (Percentage of the cost of the construction of the left-out work).
- (xxix) It is clarified that the occupation certificate is only for occupying a building and a completion certificate is required for the completion of the project. The quarterly progress reports shall be submitted to the authority without fail till the completion of the project and in case of default, the authority may withdraw/cancel the permission regarding the continuation of the registration certificate and may initiate the penal proceedings.
- (xxx) The promoters shall undertake that all unsold units shall be sold on a carpet area basis only.
- (xxxi) The promoter shall further undertake that each association of allottees for any phase for which occupation certificate is received will be merged in the existing association of allottees and after the association of allottees is formed for all phases it shall amalgamate into one association of allottees for the entire project.
- (xxxii) It shall be obligatory on the part of the promoter to settle liabilities against this project as well as on the company level as some of these liabilities have not been considered by SWAMIH INVESTMENT FUND. It was observed that



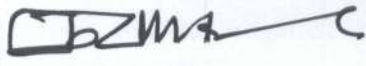
only the construction cost of the project and some statutory dues have been incorporated for the remaining part of the project by Swami Investment Fund. The promoter has submitted an undertaking that all such liabilities, if any, arises in the future the same will be paid from promoters' funds only. (Annexure-1 attached)

(xxxiii) The phasing done by the promoter for part of this project shall be distinguished from the phase as given in the Real Estate (Regulation and Development) Act, 2016. The community facilities and amenities of the project are shareable to the entire licensed area and the allottees of all phases shall have the proportionate right in the common area of the whole project as per the provision of the Apartment Ownership Act 1983.

4. The promoter shall continue to be bound by all the terms and conditions of the registration certificate and the conditions imposed by the authority while granting this permission.
5. This permission is further subject to fulfillment of key condition precedents prescribed by the SWAMIH INVESTMENT FUND.
6. This certificate to permit registration of part of the project/phase "ILD GRAND" area admeasuring 5.6975 acres (part of the total licensed area of the project 21.1804 acres developed under the license no. 13 of 2008, 96 of 2010 & 118 of 2011) to remain in force under section 7(3) of Real Estate (Regulation and Development) Act, 2016 is in pursuance of the decision of the authority issued vide detailed order dated 19.08.2021 on the application filed by the promoter under section 7(3) and hearings held on time to time.
7. Issued under the seal and signature of the Authority.



Dated: 20.08.2021
Place : Gurugram


(Dr. K.K Khandelwal)
Chairman
Haryana Real Estate Regulatory Authority,
Gurugram




Secretary

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

Annexure-1

Future liabilities of the project company as identified/quantified in the due diligence report as well as not identified in the report is detailed in the below table

Sr. No.	Nature of Liability	Amount quantified	Remarks if any
1	Compounding with DTCP for the delay in EWS Flat, Community Building, Submission of a deed of declaration, or any other delay in compliance of DTCP License	Not Quantifiable at this stage	Compounding fee was paid at the time of renewal of license and any other compounding amount will be paid at the time of obtaining of completion certificate.
2	Outstanding EDC	5.6484 Crore as per letter no. LC-987-C-ACCTTS/AO(HQ)/2021/4355	The payment would need to be paid in installment as per the reschedulement of EDC.
	Payment of Renewal fee DTCP	Not Quantifiable at this stage	The fee structure was notified as per draft notification dated 20.08.2019
4	Additional Liabilities dueto delayed Possession	As per the provision of the Real Estate (Regulation and Development) Act, 2016.	The promoter submitted that he already received NOC from the association of allottees that they will not go into any litigation. However, the statutory right to get delay possession charges cannot be abrogated by mere NOC.
5	Penal Proceeding under RERA for Non-compliance of 4(2)(l)(d) and non-submission of quarterly progress Report.	Up to 5 % of the project cost	The authority has already concluded a penal proceeding for violation of mention in sr. no. 5,6,7 & 8 of this table and imposed a token penalty of Rs. One crore in this order on joint penal proceeding for various violations of the Act, Rules, and Regulation.
6	Penal Proceeding under RERA for Non-compliance of 4(2)(l)(c)	Up to 5 % of the project cost	-do-



7	Penal Proceeding under RERA for deposit of sale proceeds of the project in Non-RERA Account	Up to 5 % of the project cost	-do-
8	Penal Proceeding under RERA for Non-Registration & various violations of the Act, Rules, and Regulation.	Up to 10 % of the project cost	-do-
9	Borrowing outstanding (Company Level)	70.99 Crore	Out of the above borrowings, 11.75 crore loan was secured by the director's personal property at New Friends Colony, New Delhi and the company is co-applicant only. Further, out of the unsecured loan of 16.62 Cr. some of the loans are interest-free or under the director's guarantee.
10	Reportable Current & Non-Current Liabilities	33.23 Crore	These are other liabilities identified in financial Due Diligence however out of this 16.15 Cr. pertain to refund on cancellation and most of the allottees are settled with an allocation of units in different projects of the ALM group. So, there would be no cash outflow with regards to this liability.
11	Direct Tax Exposures (Contingent Liabilities)	47.60 Crore	This contingent liability related to Income tax and the risk of tax liability getting materialized is low as the company have all data for a reply to submit against the income tax demand
12	Related Party - Liability	39.93 Crore	There would not be any cash liability, since all these liabilities related to group companies will not affect the project completion stage
13	Indirect Tax Exposures GST & TDS (Company Level)	5.00 Crore + Non-Quantifiable Amount	These are other liabilities identified in financial Due Diligence.
14	Liability towards subvention cost	2.8 crore	This is a future liability and will not hamper the cash flow of the project



Annexure-2**Residential**

Tower	Configuration	No. of Unit	Type of Flat
A1	2B+G+25	72	Type 1 (3BHK)-22 Type 2 (3BHK)-50
A2	B+S+26	72	Type 1(3BHK) -22 Type 2(3BHK) -50
B1	B+S+23	63	Type 1 (3BHK) -19 Type 2 (3BHK) -44
B2	B+S+23	63	Type 1 (3BHK)-19 Type 2 (3BHK)-44
C	B+S+17	64	Type 1(2BHK)-30 Type 2 (2BHK)-30 Type 1 (4 BHK)-2 Type 2 (4BHK)-2
Total		334	334

**Commercial Shops**

Sr. No.	Floor	No. of Unit	Area
1.	Ground Floor	1	One shop of 1237.85 sq. ft.

Annexure-**3.1 Project Completion status and timelines/schedule**

Towers	Tower configuration	No of units	Work % completed (Financial)	Estimated time of completion as per technical due diligence report
A1	B+S+26	72	77.90 %	10 (Ten) Month
A2	B+S+26	72	77.90 %	10 (Ten) Month
B1	B+S+23	63	77.90 %	10 (Ten) Month
B2	B+S+23	63	77.90 %	10 (Ten) Month
C	B+S+17	64	77.91 %	10 (Ten) Month
Non-Tower Area, External services, Infrastructure cost			10.77 %	10 (Ten) Month

3.2 Project Completion Status/ Development Status (Combined for all towers of this phase)

Description of Activities	Current Status	Percentage Completion	Balance Completed
Sub-Structure	Complete	100%	0%
Super-Structure	Complete	100%	0%
MEP Services	In Progress	59.2%	40.8%
Finishing	In Progress	43.4%	56.6%
Commercial Block/Shop	In Progress	0%	100%
Community Buildings (B)	In Progress	20%	80%
Internal Development works & Services	In Progress	10.77%	89.2%
Electrification	In Progress	0%	100%

3.3 Tower wise Percentage of Completion

Towers	Sub-Structure	Super Structure	MEP	Finishing	Overall Work % Completed
A	100%	100%	65.32%	35.81%	77.90 %
A1	100%	100%	65.32%	35.81%	77.90 %
B	100%	100%	53.45%	48.23%	77.90 %
B1	100%	100%	53.45%	48.23%	77.90 %
C	100%	100%	55.76%	52.32%	77.91 %
Non Tower Area, External Services, Infrastructure Cost	100%	100%	0%	10.77%	10.77%

Annexure-**4.1 Details of Existing Loan****₹ in crore**

S.No.	Name of the Bank/ Financial Institution	Amount of Loan Sanctioned	Amount of Loan Disbursed	Amount of Loan Outstanding As per the financial due diligence report
1	IIFL Home Finance Limited	50.00	48.60	42.42
2	LIC Housing Finance Ltd (Company is a co- borrower)	16.00	16.00	11.75
3	Unsecured Loan	16.62	16.62	16.62
	Total	82.62	81.22	70.79

4.2 Cost to be incurred under Various Budget head**₹ in crore**

S.No.	Budget Head	Cost to be Incurred
	Construction cost	38.35
	Administration	15.18
	EDC Payment	5.64
	Total	59.17
	Fund Received from SWAMIH Investment Fund	57.00

The promoter further submitted that it will receive fund from the existing allottees and are in a position to complete the project.

4.3 Construction cost summary as declared by the promoter

Elements	Cost incurred (₹ in Crore)	Cost to be Incurred (₹ in Crore)	Total Cost (₹ in Crore)
Civil & Structure Work	17.15	0.00	17.15
Finishing Work	50.40	0.00	50.40
MEP Services	16.85	11.63	28.48
Internal Development & services	12.06	15.98	28.04
Escalation & Contingency	0.00	0.00	0.00
Club Finishing	0.15	0.60	0.75
Commercial	0.00	0.36	0.36
Total	97.79	38.35	136.14