



HARERA
GURUGRAM

**PERMISSION TO
REMAIN IN FORCE
REGISTRATION
CERTIFICATE**

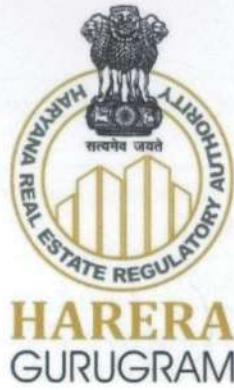
No. 320 of 2017/7(3)/2021/4
Dated 20/08/2021

| | |
|--|--|
| Name of the Part of the Project/Phase III | SKYZ |
| Name of the Promoter | Ranaprastha Promoters & Developers Pvt. Ltd. |
| Area of the Phase | 7.2310 acres |
| License No. and Date of the Whole Project | 33 of 2008 dated 19.02.2008 |
| Validity of license up to Last Renewal | 18.02.2025 |
| Nature of the Phase | Group Housing |
| Period Allowed for Date of Receipt of OC | 30.09.2023 |
| Due Date of Possession | 30.11.2023 |
| Grace Period Up to | 31.12.2023 |



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| Committed due dates | Skyz |
|--|------------|
| Committed due date of obtaining occupation certificate for this phase | 30.09.2023 |
| Committed due date of obtaining part completion certificate for this phase | 31.12.2023 |
| 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) | 18.02.2025 |

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

No. 320 of 2017/7(3)/2021/4

Dated: 20.08.2021

Subject: Permission regarding registration of part of the project/phase "SKYZ" area admeasuring 7.2310 acres (part of the total licensed area of the project 60.5110 acres developed under the license no. 33 of 2008 dated 19.02.2008) to remain in force under section 7(3) of Real Estate (Regulation and Development) Act, 2016.

Registration Certificate No. 320 of 2017 and Extended vide HARERA/GGM/REP/RC/320/2017/EXT/122/2019 dated 12.06.2019

1. The permission is hereby granted regarding registration of part of the project/phase "SKYZ" area admeasuring 7.2310 acres (part of the total licensed area of the project 60.5110 acres developed under the license no. 33 of 2008 dated 19.02.2008) to remain in force under section 7(3) of Real Estate (Regulation and Development) Act, 2016 upto 31.12.2023. The project details are given as under:



| | | |
|-----|---|---|
| 1. | Name of the part of the project/ phase III (phasing of the project done by the promoter at its own level) | SKYZ |
| 2. | Name of the Promoter | Ramprastha Promoters & Developers Pvt. Ltd. |
| 3. | Location of the project | Sector 37D, 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 | 60.5110 acres |
| 8. | License no. and date | 33 of 2008 dated 19.02.2008 |
| 9. | Validity of license up to last renewal | 18.02.2025 |
| 10. | Latest renewal no. and date | Memo no. LC-1608-Asst.(RK)/2020/20921, Dated 27.11.2020 |
| 11. | Area of the phase | 7.231 acres |

| | | | | |
|-----|--|---|-------------------------------|---|
| 12. | Registration no. and date of the phase | 320 of 2017, dated 17.10.2017 | | |
| 13. | Registering Authority | Interim Haryana Real Estate Regulatory Authority, Panchkula | | |
| 14. | Validity of registration | 31.03.2019 | | |
| 15. | Extension of registration | 1 year i.e. up to 31.03.2020 Additional 6 months allowed due to COVID 19 in terms of Government of India directive and State Government decision adopted by the Authority. Extended validity of registration – 30.09.2020 | | |
| 16. | Date of receipt of application under section 7(3) | 12.03.2021 | | |
| 17. | Period of extension requested | | | |
| | (i) Date of receipt of OC for this part of the project/ phase | 30.09.2023 | | |
| | (ii) Due date of handing over possession to the allottees of this part of the project | Within 2 months of obtaining OC as per provisions of the Act 30.11.2023 | | |
| | (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) | 18.02.2025 i.e. the date of validity of the license | | |
| 18. | Period of extension requested under section 7(3) | 31.12.2023 i.e. 3 years 3 months from the date of expiry of the period of extension granted as per serial no. 14. | | |
| 19. | No. of towers, units in the part of the project under consideration/ phase IV | 9 (Tower A, Tower B, Tower C, Tower D, Tower E, Tower F, Tower G, Tower H & Tower I) 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 | State Bank of India, 91, IDC, 1 st Floor Mid Corporate Branch, Gurgaon A/C No. 40205210917 IFSC - SBIN0050933 |



| | | | | |
|-----|--|--|--|--|
| | | 2. | Separate RERA account of the project | State Bank of India, 91, IDC, 1 st Floor Mid Corporate Branch, Gurgaon A/C No. 40187895498 IFSC - SBIN0050933 |
| | | 3. | Free account of the promoter of the project | State Bank of India, 91, IDC, 1 st Floor Mid Corporate Branch, Gurgaon A/C No. 40205205985 IFSC - SBIN0050933 |
| 21. | Total no. of sanctioned units | 684 flats of different sizes and descriptions (details given in Annexure-2) | | |
| 22. | Total no. of commercial shops in this part of the project | 22 shops, 31.43 sqm. (FAR) each shop - total commercial area 691.5 sqm. (somehow this area was not registered by the promoter either at the time of initial registration with the Interim Haryana Real Estate Regulatory Authority, Panchkula, or disclosed at the time of extension). | | |
| 23. | Document relied upon | S. N. | Documents | Source |
| | | (i) | Technical due diligence report | M/s Currie and Brown on behalf of SWAMIH INVESTMENT FUND |
| | | (ii) | Financial due diligence report | M/s PWC on behalf of SWAMIH INVESTMENT FUND |
| | | (iii) | Legal due diligence report | M/s Luthra and Luthra on behalf of SWAMIH INVESTMENT FUND |
| | | (iv) | Environment, Social & Governance (ESG) Due Diligence | M/s Quantum Project Infra Pvt. Ltd. on behalf of SWAMIH INVESTMENT FUND |
| | | (v) | Term Sheet of the proposed investment | SWAMIH INVESTMENT FUND |
| | | (vi) | DPI | Promoter |
| | | (vii) | Expert/Amicus Curiaereport | M/s S M Saini and Associates |
| 24. | Total cost of this part of the project as declared by the promoter | Non Construction Cost | - Construction Cost | Total Cost |
| | | 106.36 Cr. | 280.96 Cr. | 387.32 Cr. |



| | | | |
|-----|---|---|---|
| 25. | Cost of construction of this part of the project (As per developer) | | 280.96 Cr. (as per annexure-4) |
| | The cost incurred on construction so far accepted by the Authority as per technical due diligence report | | 266.67 Cr. |
| 26. | (i) | As per the technical due diligencereport got prepared by SWAMIH INVESTMENT FUND | 266.67 Cr. |
| | (ii) | As declared by the promoter | 280.96 (there is a variation in the cost incurred on construction as declared by the promoter as Rs. 14.29 Cr.) |
| 27. | Balance cost to be incurred on construction of this part of the project/ phase as accepted by the Authority | | 99.20 Cr. |
| | (i) | As per the technical due diligencereport got prepared by SWAMIH INVESTMENT FUND | 99.20 Cr. |
| | (ii) | As declared by the promoter | 101.31 Cr. (as per annexure-4) (there is a variation in the cost to be incurred on construction as declared by the promoter as Rs. 2.11 Cr.) |
| 28. | Funds committed - proposed investment as per term sheet SWAMIH INVESTMENT FUND | | 93.00 Cr. (Out of the total proposed investment by SWAMI INVESTMENT FUND to the tune of Rs. 180.00 Cr. and an additional amount of up to Rs. 46.00 Cr. for the three phases of the whole project i.e. 226.00 Cr.) |
| 29. | Comments of the Authority regarding utilisation of additional funds | | In the whole project, there is a number of community facilities that 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 period 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 | | 94.70 Cr. |
| | (i) | As per the financial due diligencereport got prepared by SWAMIH INVESTMENT FUND | 94.70 Cr. |



| | | | | | |
|-----|---|--|--|----------------|--|
| | (ii) | As declared by the promoter | 107.42 Cr. | | |
| | (iii) | As per the technical due diligencereport got prepared bySWAMIH INVESTMENT FUND | 124.00 Cr. | | |
| 31. | External development charges and internal development charges of DTCP | | Original EDC/IDC including interest is fully paid. Enhance EDC of Rs.5.32 Cr. as mentioned in s.no. 2 annexure-1 | | |
| 32. | 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) | | Tower | Configuration | Time Require Considering (Zero Date) As per the technical due diligence report and agreed by the authority on the report of the Expert. |
| | | | A | B+G+18 | 1 Year 8 Month |
| | | | B | B+G+18 | 1 Year 8 Month |
| | | | C | B+G+18 | 1 Year 8 Month |
| | | | D | B+G+18 | 1 Year 8 Month |
| | | | E | B+G+18 | 1 Year 8 Month |
| | | | F | B+G+18 | 1 Year 8 Month |
| | | | G | B+G+18 | 1 Year 8 Month |
| | | | H | B+G+18 | 1 Year 8 Month |
| | | | I | B+G+18 | 1 Year 8 Month |
| | | | | Non-Tower Area | 1B |
| | Club | | 1 Year 8 Month | | |
| | External Hardscapes, Parking and Infrastructure Cost, External Services | | 1 Year 8 Month | | |
| 33. | Committed due date by the promoter for final sanction/ disbursement of investment by SWAMIH INVESTMENT FUND | | Within 3 months i.e. latest by 15 th 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 15 th November 2021 | | |
| 35. | Committed due date by the promoter for completion of construction of this part of the project/ phase | | Within 1 year and 8 months after the start of the construction work i.e. latest by 15 th July 2023. The additional time of 3 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 31 st July 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 3 months of applying for OC i.e. latest by 30 th September 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 30 th November 2023 | | | |
| 39. | Grace period for unforeseen contingency | 1 month, i.e. latest by 31 st December 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 | | | |
| 40. | Committed due date of obtaining Part Completion Certificate of this phase | 31.12.2023 | | | |
| 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 | 18 th February 2025. The Promoter has to pay an additional fee as per discounted rate up to the date of completion of the project. (i.e. all phases under the license(s) no. 33 of 2008,). If part CC of the phase is obtained then the full fee shall be charged. | | | |
| 42. | Committed due dates | The Edge Towers (A to G, N & O) | Rise | Skyz | Iconia (Future Phase) |
| | Committed due date of obtaining occupation certificate phase wise | 30.09.2023 | 30.09.2023 | 30.09.2023 | 31.12.2024 |
| | Committed due date of obtaining part completion certificate phase wise | 31.01.2025 | 31.01.2025 | 31.01.2025 | 31.01.2025 |
| | Committed due date of obtaining completion certificate of the whole project (Including all phases) | 18.02.2025 | | | |

2. This permission to allow 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 environment clearance (EC) and consent to establish within 3 months, from issuance of this certificate so that registration of this part of the project remains in force as above;
- (ii) The authority imposed a penalty of Rs. one crore for violation of sections 3 and 4 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 allow 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 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;
- (v) The loading was done in the range of 30% to 40% 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. In case, there is any variation on the super area the benefit of the same has to be passed on to the allottees on a pro-rata basis.
- (vi) The promoter shall make an application with the authority under section 4 of the Act for registration of the remaining areas of license no. 33 of 2008 within one month of issuance of this certificate so that the registration of this part of the project remains 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 allow 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 allow 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 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 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 comparison 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 may appoint 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.
- (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 commission either prior to or post this permission to allow the continuation of the registration certificate.
- (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 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).

(xxviii) 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.

(xxix) The promoters shall undertake that all unsold units shall be sold on a carpet area basis only.

(xxx) The promoter shall form an association of allottees for each phase and get it registered in compliance with provisions of the Act within three months from this permission and submit the documents for its recognition with the authority. 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 be amalgamated into one association of allottees for the entire project.

(xxxi) 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. The only construction cost and some statutory dues have been incorporated for the remaining part of the project by Swami Investment Fund. The promoter has been 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)

(xxxii) It was observed that the promoter failed to deposit the excess withdrawal amount in a separate account within a period of three months of the application for registration of the project with the Authority. The decision on the present application is without prejudice to the right of the Authority to initiate penal proceedings.

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 allow registration of part of the project/phase "SKYZ" area admeasuring 7.2310 acres (part of the total licensed area of the project 60.5110 acres developed under the license no. 33 of 2008 dated 19.02.2008) to remain in force under section 7(3) of Real Estate (Regulation and Development) Act, 2016 up to 31.12.2023, 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



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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 if 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 | A compounding fee will be paid at the time of obtaining of completion certificate. |
| 2 | Enhanced EDC | 5.32 Crore as reported in financial due diligence | The payment has stayed and the final payment can be quantified based on the final judgment of CWP no. 5835 of 2013 titled Balwan Singh & Others V/s State of Haryana. |
| | 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 due to delayed Possession | As per the provision of the Real Estate (Regulation and Development) Act. | The promoter submitted that he already received NOC from more than 55% of customers 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 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 of this table and imposed a token penalty of Rs. One crore by way of separate order based 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 5 % of the project cost | This is compoundable liability. |
| 9 | Group Debts outstanding (Company Level) | 1146.8 Crore | These are group-level liabilities identified in the |
| 10 | Reportable Current & Non-Current Liabilities | 6.29 Crore | These are group-level liabilities identified in the |
| 11 | Direct Tax Exposures (Company Level) | 9.79 Crore | These are other liabilities identified in financial Due Diligence. |
| 12 | Indirect Tax Exposures (Company Level) | 31.81 Crore + Non-Quantifiable Amount | These are other liabilities identified in financial Due Diligence. |
| 13 | BG for Environment Clearance | 3.54 Crore | These are other liabilities identified in financial Due Diligence |



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Annexure -2**Residential**

| Tower | Configuration | No. of Unit | Type of Flat |
|--------------|---------------|-------------|------------------------|
| A | 1B+G+18 | 76 | Type A-38 Type B-38 |
| B | 1B+G+18 | 76 | Type A-38 Type B-38 |
| C | 1B+G+18 | 76 | Type A-38 Type B-38 |
| D | 1B+G+18 | 76 | Type A-38 Type B-38 |
| E | 1B+G+18 | 76 | Type A-38 Type B-38 |
| F | 1B+G+18 | 76 | Type A-38 Type B-38 |
| G | 1B+G+18 | 76 | Type C-38 Type D-38 |
| H | 1B+G+18 | 76 | Type D-38 Type E-38 |
| I | 1B+G+18 | 76 | Type D-38 Type E-38 |
| Total | | 684 | 684 |

Commercial Shops

| Sr. No. | Floor | No. of Unit | Area |
|---------|--------------|-------------|--------------------------|
| 1. | Ground Floor | 22 | 338.31 sq.ft. each shops |

Annexure -3

3.1 Project Completion status and timelines/schedule (Promoter's assessment)

| Towers | Tower configuration | No of Units | Work % Completed | Estimated time of Completion as per Curie Brown |
|--|---------------------|-------------|------------------|---|
| A | B+G+18 | 76 | 73% | 1 Year 8 Month |
| B | B+G+18 | 76 | 69% | 1 Year 8 Month |
| C | B+G+18 | 76 | 71% | 1 Year 8 Month |
| D | B+G+18 | 76 | 72% | 1 Year 8 Month |
| E | B+G+18 | 76 | 65% | 1 Year 8 Month |
| F | B+G+18 | 76 | 65% | 1 Year 8 Month |
| G | B+G+18 | 76 | 66% | 1 Year 8 Month |
| H | B+G+18 | 76 | 68% | 1 Year 8 Month |
| I | B+G+18 | 76 | 75% | 1 Year 8 Month |
| Non Tower Area, External Services, Infrastructure Cost | | | | 1 Year 8 Month |

3.2 Project Completion Status/ Development Status

| Description of Activities | Current Status | Percentage Completion | Balance Completed |
|---------------------------------------|------------------------|-----------------------|-------------------|
| Sub-Structure | Complete | 100% | 0 |
| Super-Structure | In Progress | 90% | 10% |
| MEP Services | In Progress | 15% | 85% |
| Finishing | In Progress | 13% | 87% |
| Internal Development works & Services | In Progress (IDW) | 7% | 93% |
| | In Progress (Services) | 15% | 85% |

3.3 Tower wise Percentage of Completion

| Towers | Sub-Structure | Super Structure | MEP | Finishing | Overall Work % Completed |
|--|---------------|-----------------|-----|-----------|--------------------------|
| A | 100% | 95% | 20% | 21% | 73% |
| B | 100% | 91% | 20% | 15% | 69% |
| C | 100% | 92% | 20% | 17% | 71% |
| D | 100% | 93% | 20% | 18% | 72% |
| E | 100% | 89% | 7% | 4% | 65% |
| F | 100% | 90% | 7% | 4% | 65% |
| G | 100% | 89% | 14% | 8% | 66% |
| H | 100% | 90% | 14% | 14% | 68% |
| I | 100% | 98% | 20% | 18% | 75% |
| Non Tower Area, External Services, Infrastructure Cost | 100% | 75% | 4% | 7% | 58% |

Annexure -4

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 31.03.2021 |
|-------|---|---------------------------------|-----------------------------|--|
| 1 | *Suraksha ARC 035 | 141 | 141 | 141.02 |
| 2 | *Fortune Credit Capital Ltd. | 25 | 24.85 | 24.85 |
| 3 | *Suraksha ARC | 100 | 40.54 | 40.54 |
| | Total | 266 | 206.41 | 206.41 |

*Note:- All the above mention loan has been utilized for the EDGE, SKYZ, RISE projects

4.2 Cost to be incurred under Various Budget head

₹ in crore

| S.No. | Budget Head | Cost to be Incurred |
|-------|-------------------|---------------------|
| 1 | Construction cost | 99.20 |
| 2 | Sales & Marketing | 0.04 |
| 3 | Administration | 4.96 |
| | Consultant cost | 0.99 |
| | Total | 105.19 |

4.3 Construction cost summary (As per Due Diligence Report)

| Elements | Cost incurred (₹ in Crore) | Cost to be Incurred (₹ in Crore) | Total Cost (₹ in Crore) |
|--------------------------|-------------------------------|--|----------------------------|
| Civil & Structure Work | 154.31 | 16.59 | 170.91 |
| Finishing Work | 3.92 | 26.76 | 30.68 |
| MEP Services | 5.62 | 45.99 | 51.60 |
| External Development | 3.61 | 4.55 | 8.16 |
| Escalation & Contingency | 0.00 | 2.82 | 2.82 |
| Club Finishing | 0.00 | 2.50 | 2.50 |
| Total | 167.46 | 99.20 | 266.67 |

4.4 Construction cost summary (As submitted by promoter)

| Elements | Cost incurred (₹ in Crore) | Cost to be Incurred (₹ in Crore) | Total Cost (₹ in Crore) |
|---------------------------------|-------------------------------|--|----------------------------|
| Construction cost of Tower | 176.34 | 81.88 | 258.25 |
| Construction cost of commercial | 1.50 | 0.00 | 1.50 |
| External Development & services | 1.79 | 18.33 | 20.12 |
| Community Building | 0.00 | 1.10 | 1.10 |
| Total | 179.66 | 101.31 | 289.96 |