

Vatika Limited, Project "HORIZON 82" , Area Measuring 8.009 Acres

Computation of Total Cost				
Sl. No	Head Of Cost	Amount In Lakhs	Incurred	Balance
1	Land cost	40.11	40.11	-
2	EDC	956.23	785.10	171.13
3	IDC	178.29	137.95	40.34
4	Internal Development Works	379.54	-	379.54
5	Cost of construction	21.21	-	21.21
6	<u>Miscellaneous cost</u>			
	Administrative cost	50.00	-	50.00
	Renewale	-	-	-
	Interest to financial institutions	5,058.52	-	5,058.52
	Tax	480.15	-	480.15
	Marketing cost	50.00	-	50.00
	Any other	-	-	-
	License Fee	205.15	205.15	-
	Conversion Charges	68.24	68.24	-
	Scrutiny Fees WIP	3.35	3.35	-
	EDC Int	36.06	-	36.06
	IDC Int	3.63	-	3.63
	Composition Charges WIP	7.50	7.50	-
				-
	<b>Grand Total:-</b>	<b>7,537.98</b>	<b>1,247.40</b>	<b>6,290.57</b>

## Vatika Limited, Project "HORIZON 82" , Area Measuring 8.009 Acres

Statement of quarterly estimated expenditure [inr (in lacs)]									
Items of expenditure Quarter	Land cost expenditure	External development charges	Infrastructure development charges	Construction Cost	Internal development works	Others cost	Total expenditure during the quarter	Cumulative cost	
	-1	-2	-3	-4	-5	-6	-7	-8	
Up to date of submission of application for registration 31.3.2024	40.11	785.10	137.95	-	-	284.24	1,247.40	1,247.40	
Apr 2024 - June 2024	-	-	-	7.00	1.60	29.49	38.09	1,285.49	
July 2024 - Sep 2024	-	28.61	20.17	19.00	1.65	29.49	98.92	1,384.42	
Oct 2024 - Dec 2024	-	-	-	32.00	1.70	29.49	63.19	1,447.61	
Jan 2025 - Mar 2025	-	28.61	20.17	34.30	1.20	29.49	113.77	1,561.38	
Apr 2025 - June 2025	-	-	-	34.70	1.30	29.49	65.49	1,626.87	
July 2025 - Sep 2025	-	28.61	-	30.95	1.30	29.49	90.35	1,717.22	
Oct 2025 - Dec 2025	-	-	-	29.00	1.20	29.49	59.69	1,776.91	
Jan 2026 - Mar 2026	-	28.61	-	22.55	1.30	29.49	81.95	1,858.86	
Apr 2026 - June 2026	-	-	-	22.45	1.30	321.89	345.64	2,204.50	
July 2026 - Sep 2026	-	28.61	-	20.60	1.30	4,795.61	4,846.12	7,050.62	
Oct 2026 - Dec 2026	-	-	-	19.00	1.00	29.49	49.49	7,100.11	
Jan 2027 - Mar 2027	-	28.61	-	17.90	1.00	29.49	77.00	7,177.12	
Apr 2027 - June 2027	-	-	-	16.05	0.80	29.49	46.34	7,223.46	
July 2027 - Sep 2027	-	-	-	14.90	0.80	29.49	45.19	7,268.65	
Oct 2027 - Dec 2027	-	-	-	16.60	0.90	29.49	46.99	7,315.64	
Jan 2028 - Mar 2028	-	-	-	13.35	0.70	29.49	43.54	7,359.18	
Apr 2028 - June 2028	-	-	-	11.40	0.70	29.49	41.59	7,400.77	
July 2028 - Sep 2028	-	-	-	7.80	0.40	29.49	37.69	7,438.46	
Oct 2028 - Dec 2028	-	-	-	6.28	0.55	29.49	36.32	7,474.78	
Jan 2029 - Mar 2029	-	-	-	2.55	0.51	29.49	32.55	7,507.33	
Apr 2029 - June 2029	-	-	-	1.16	-	29.48	30.64	7,537.97	
July 2029 - Sep 2029	-	-	-	-	-	-	-	7,537.97	
Oct 2029 - Dec 2029	-	-	-	-	-	-	-	7,537.97	
<b>Total</b>	<b>40.11</b>	<b>956.78</b>	<b>178.29</b>	<b>379.54</b>	<b>21.21</b>	<b>5962.03</b>	<b>7,537.97</b>		

## Vatika Limited, Project "HORIZON 82" , Area Measuring 8.009 Acres

Statement of quarterly estimated sources of funds for the project (if project is implemented in one go), otherwise, for the phase applied for registration - [INR (in Lacs)]						
Items of Sources of funds Quarter	Sale proceeds	Temporarily funding /loan disbursement from other sources	Loans disbursement from Banks & Financial Institutions	Others (Equity etc.)	Total estimated available funds during the quarter	Cumulative availability of funds
Up to date of submission of application for registration 31.3.2024			20,026.81		20,026.81	20,026.81
Apr 2024 - June 2024	706.00		(1,196.26)		(490.26)	19,536.55
July 2024 - Sep 2024	706.00		(1,223.45)		(517.45)	19,019.10
Oct 2024 - Dec 2024	706.00		(1,984.71)		(1,278.71)	17,740.39
Jan 2025 - Mar 2025	706.00		(2,610.02)		(1,904.02)	15,836.37
Apr 2025 - June 2025	806.00		(1,522.51)		(716.51)	15,119.86
July 2025 - Sep 2025	806.00		(1,468.14)		(662.14)	14,457.72
Oct 2025 - Dec 2025	806.00		(2,310.96)		(1,504.96)	12,952.76
Jan 2026 - Mar 2026	806.00		(3,153.78)		(2,347.78)	10,604.98
Apr 2026 - June 2026	806.00		(4,356.71)		(3,550.71)	7,054.27
July 2026 - Sep 2026	812.16		(200.27)		611.89	7,666.16
Oct 2026 - Dec 2026	98.88				98.88	7,765.04
Jan 2027 - Mar 2027	98.88				98.88	7,863.92
Apr 2027 - June 2027	98.88				98.88	7,962.80
July 2027 - Sep 2027	98.88				98.88	8,061.68
Oct 2027 - Dec 2027	98.88				98.88	8,160.56
Jan 2028 - Mar 2028	98.88				98.88	8,259.45
Apr 2028 - June 2028	98.88				98.88	8,358.33
July 2028 - Sep 2028	50.00				50.00	8,408.33
Oct 2028 - Dec 2028	50.00				50.00	8,458.33
Jan 2029 - Mar 2029	50.00				50.00	8,508.33
Apr 2029 - June 2029	50.00				50.00	8,558.33
July 2029 - Sep 2029	50.00				50.00	8,608.33
Oct 2029 - Dec 2029	50.00				50.00	8,658.33
<b>Total</b>	<b>8658.33</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8658.33</b>	<b>8658.33</b>

## Vatika Limited, Project "HORIZON 82" , Area Measuring 8.009 Acres

Statement of net cash flow (for the project if project is implemented in one go, otherwise, for the phase applied for registration) - [INR (In Lacs)]						
Particulars	Total estimated expenditure during the quarter	Sale proceeds	Loans disbursement from Banks &	Others (Equity etc.)	Net cash flow during the quarter	Cumulative cash flow till end of the quarter
Up to date of submission of application for registration 31.3.2024	1,247.40		20,026.81	-	18,779.41	18,779.41
Apr 2024 - June 2024	38.09	706.00	(1,196.26)	-	(528.35)	18,251.06
July 2024 - Sep 2024	98.92	706.00	(1,223.45)	-	(616.37)	17,634.69
Oct 2024 - Dec 2024	63.19	706.00	(1,984.71)	-	(1,341.90)	16,292.79
Jan 2025 - Mar 2025	113.77	706.00	(2,610.02)	-	(2,017.80)	14,274.99
Apr 2025 - June 2025	65.49	806.00	(1,522.51)	-	(782.00)	13,492.99
July 2025 - Sep 2025	90.35	806.00	(1,468.14)	-	(752.49)	12,740.50
Oct 2025 - Dec 2025	59.69	806.00	(2,310.96)	-	(1,564.65)	11,175.85
Jan 2026 - Mar 2026	81.95	806.00	(3,153.78)	-	(2,429.73)	8,746.11
Apr 2026 - June 2026	345.64	806.00	(4,356.71)	-	(3,896.35)	4,849.77
July 2026 - Sep 2026	4,846.12	812.16	(200.27)	-	(4,234.23)	615.53
Oct 2026 - Dec 2026	49.49	98.88	-	-	49.39	664.93
Jan 2027 - Mar 2027	77.00	98.88	-	-	21.88	686.80
Apr 2027 - June 2027	46.34	98.88	-	-	52.54	739.34
July 2027 - Sep 2027	45.19	98.88	-	-	53.69	793.04
Oct 2027 - Dec 2027	46.99	98.88	-	-	51.89	844.93
Jan 2028 - Mar 2028	43.54	98.88	-	-	55.34	900.27
Apr 2028 - June 2028	41.59	98.88	-	-	57.29	957.56
July 2028 - Sep 2028	37.69	50.00	-	-	12.31	969.87
Oct 2028 - Dec 2028	36.32	50.00	-	-	13.68	983.55
Jan 2029 - Mar 2029	32.55	50.00	-	-	17.45	1,001.00
Apr 2029 - June 2029	30.64	50.00	-	-	19.36	1,020.36
July 2029 - Sep 2029	-	50.00	-	-	50.00	1,070.36
Oct 2029 - Dec 2029	-	50.00	-	-	50.00	1,120.36
<b>Total</b>	<b>7,537.97</b>	<b>8,658.33</b>	<b>(0.00)</b>	<b>-</b>	<b>1,120.36</b>	<b>1,120.36</b>

## Details of Land Cost

Name of the Collaborator	Name of Developer	Bigha	Biswa	Bisw.	Area in Acre	Stamp duty	Registration Fee	Costing
M/s Sahar Land & Housing Pvt. Ltd.	Vatika Limited	-	2.00	1.00	0.064			-
M/s Sahar Land & Housing Pvt. Ltd.	Vatika Limited	-	2.00	2.00	0.066			-
M/s Sahar Land & Housing Pvt. Ltd.	Vatika Limited	-	2.00	1.00	0.064			-
M/s Sahar Land & Housing Pvt. Ltd.	Vatika Limited	-	2.00	1.00	0.064			-
M/s Mendell Developers Pvt. Ltd.	Vatika Limited	-	3.00	15.00	0.117			-
M/s Mendell Developers Pvt. Ltd.	Vatika Limited	-	3.00	7.00	0.105			-
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	-	16.00	13.00	0.520			-
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	2.00	17.00	18.00	1.809			-
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	1.00	6.00	4.00	0.819			-
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	-	17.00	6.00	0.541			-
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	2.00	3.00	14.00	1.366			-
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	-	9.00	13.00	0.302			-
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	-	8.00	5.00	0.258	3,961,000.000	50,003.000	4,011,003
M/s Crazy Proparties Pvt. Ltd.	Vatika Limited	3.00	1.00	6.00	1.916	300.000		300
<b>Grand Total</b>					<b>8.009</b>			<b>4,011,303</b>

## Horizon-82

Horizon-82					
PROJECT NAME				Horizon-82	
PROJECT CODE				TWN009	
PLOT AREA IN ACRES				8.01	
MASTER LIST -COST PLAN BASED ON PER SQFT RATES DERIVED FOR HORIZON-82 (TWN009)					
S.NO	PACKAGES	PACKAGES CODE	DESCRIPTION	PER SQFT (INR)	TOTAL AMOUNT (INR)
1	STRUCTURAL WORKS	ST-01 &ST-02	EXCAVATION, BACKFILLING, DRESSING, ANTITERMITE, REFILLING SAND/EARTH, RCC, PCC, SHUTTERING & REINFORCEMENT ETC	816	12.29
2	CIVIL WORKS	CW-01 & CW-02	MASONRY, WATERPROOFING	180	2.71
3	FINISHING WORKS (BUILDING)	FW-01, FW-02, FW-03	FLOORING WORKS (FLOORING+ SKIRTING+COUNTER+COUNTER FACIA ETC)	-	-
4	ALUMINIUM & GLAZING WORKS	ALG-01	EXTERNAL DOORS & WINDOWS	174	2.62
5	PLUMBING & FIRE FIGHTING WORKS	PFF-01 TO PFF-09	EXTERNAL & INTERNAL PLUMBING & FIRE FIGHTING WORKS	-	-
6	ELECTRICAL WORKS	EL-01 TO EL-011	ESS- PANEL, TRANSFORMERS, HT WORKS & TERMINATION, INTERNAL ELECTRICAL ETC	180	2.71
7	HVAC WORKS	HV-01 TO HV-05	PARKING VENTILATION (BASEMENT), VRV LOW SIDE , HIGH SIDE	-	-
8	VERTICAL TRANSPORTATION	VT-01	PASSENGER LIFTS	-	-
9	EXTERNAL DEVELOPMENT WORKS	ED-01 TO ED-06	ROADS, BOUNDARY WALL, HARDSCAPE, SOFTSCAPE ETC	105	0.87
10	IDW Cost				379.54
A	<b>TOTAL FROM (1 TO 10)</b>				<b>400.75</b>
B	ESCALLATION/ CONTINGENCIES @ 10%				-
C	LAND COST				40.11
D	EDC, IDC, TAXES, DUES ETC				7,097.11
E	<b>PROJECTED HIGH LEVEL ESTIMATE (A+B+C+D)</b>				<b>7,537.97</b>