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PROJECT REPORT

FOR THE

PROPOSED COMMERCIAL COLONY NAMED

"VISTA CENTRE"

AT

Village –Badha, Sector-89, Gurugram, Haryana

Receptive Buildwell LLP

PROJECT DESCRIPTION

Project Details

Project Name	Commercial Colony (Vista Centre)
Location	Village- Badha, Sector-89, Gurugram, Haryana.
Total Plot Area	2.36875 Acres (9585.976 Sq. Mtrs.)
Total Built UP area	33837.117 Sq. Mtrs.
Total Cost of the Project	Rs. 28376.55 Lacs (Approx.)
No. of floors proposed	The project consists of commercial building with Two Basement, LGF, Upper Ground Floor & Mezzanine Ground Floor and twelfth Upper Floors.
Car parking Details	Total No. of car parking space proposed is 494 Nos.
Water supply	Water supply from Gurugram Metropolitan Development Authority (GMDA)
Sanitation	Underground sanitary system facility for conveying the waste water to the proposed sewage treatment plant (STP) in the building.
Solid water management	Collection and segregation at source of generation and the organic waste will be treated in organic converter and the inorganic waste will be sent for recycling.
Air pollution/noise pollution generation source	Total Five (5) DG Sets as per the details herein below: (i) 750 KVA (5 No.) with acoustics are proposed.

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1.1 : Introduction:

M/s. Receptive Buildwell LLP, a renowned name in the real estate sector of Delhi/NCR, is developing "VISTA CENTRE", a premium mixed-use commercial project located at Village Badha, Sector-89, Gurugram, Haryana. The project shall offer retail spaces, entertainment zones, restaurants, cafes and premium office spaces under one roof. Spread across an approximate built-up area of 5.5 lakh sq. ft., the development comprises retail floors, entertainment and dining spaces, premium offices and two levels of basement parking. The project "VISTA CENTRE" is envisioned as a landmark commercial hub catering to the shopping, business and leisure needs of the rapidly developing surrounding sectors and nearby areas.

1.2 : Contact Information:

Contact information of the project proponent is as below:

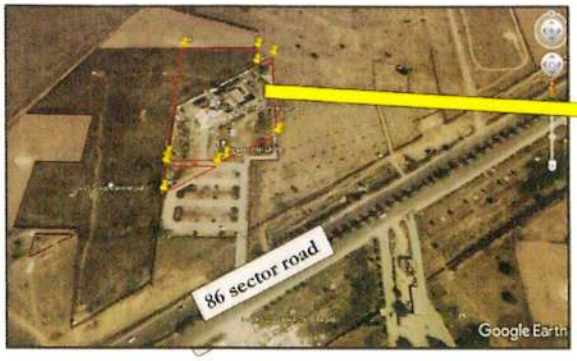
Sl. No.	Description	Information
1	**Proponent**	Receptive Buildwell LLP
2	**Corporate Address**	609, 6th Floor, Time Tower, Mg Road, Gurugram, Haryana-122001
3	**Telephone No.**	91-9911043014
4	**e-mail ID**	receptivebuildwell@gmail.com
5	**Website**	https://receptivebuildwell.com

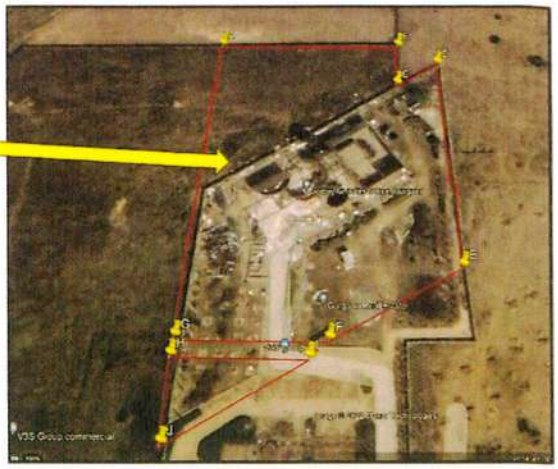
1.3 : Project Location and Connectivity:

The proposed project site is located at Village- Badha, Sector-89, Gurugram, Haryana.

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Site Location and Connectivity





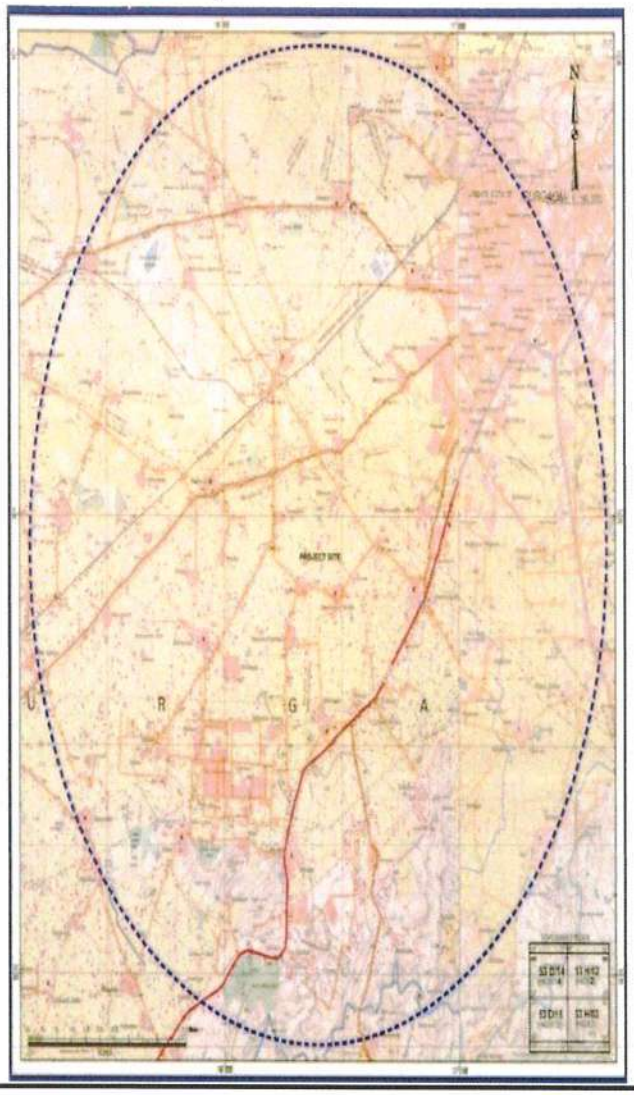
N

Corners	Latitude	Longitude	Elevation
A	28°24'42.54"N	76°56'58.85"E	223
B	28°24'42.52"N	76°57'1.32"E	224
C	28°24'41.91"N	76°57'1.29"E	224
D	28°24'42.24"N	76°57'1.86"E	224
E	28°24'39.55"N	76°57'2.00"E	224
F	28°24'38.80"N	76°57'0.48"E	224
G	28°24'38.83"N	76°56'58.79"E	225
H	28°24'38.65"N	76°56'58.77"E	225
I	28°24'38.62"N	76°57'0.26"E	224
J	28°24'37.86"N	76°56'58.81"E	225

S. No.	Accessibility	Description	Distance & Direction
1	Nearest Highway/ Road	NH-8	3.54 km SE
2	Nearest Railway Station	Garhi Harsaru Junction Railway Station	3.45 km NE
3	Nearest Airport	Indira Gandhi International Airport	21.69 km NE

Topographic Map & Location of the Project on Gurgaon Master Plan

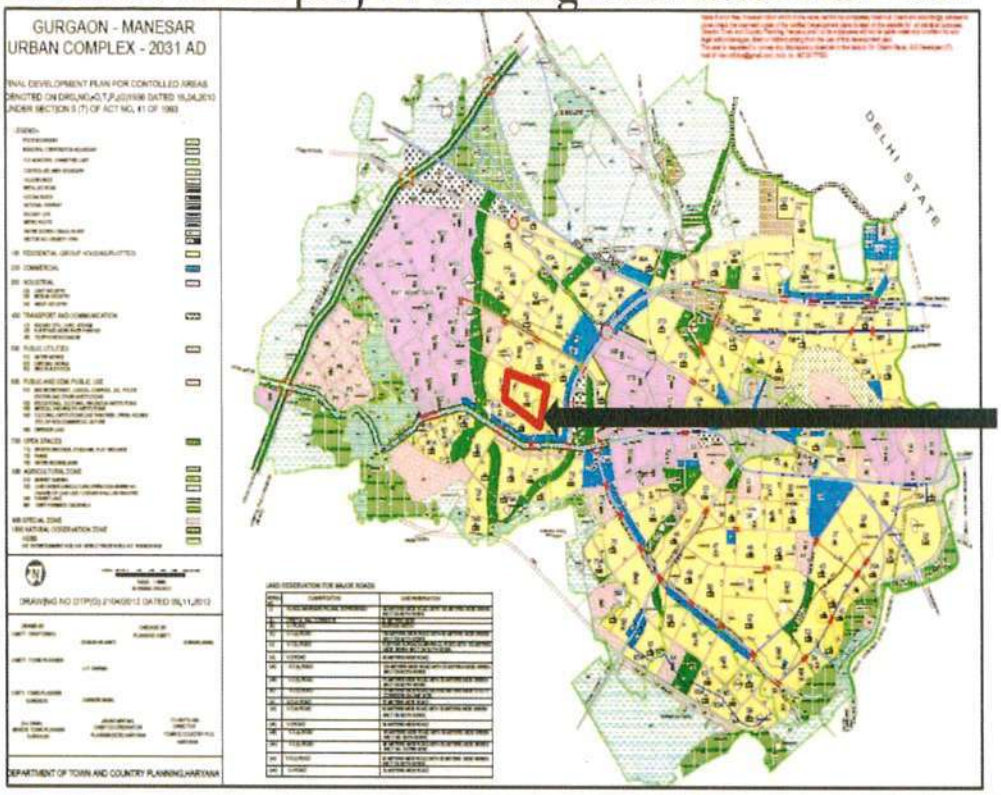
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Name	Distance	Direction
Water Bodies		
Ghata or Badshahpur Nadi	4.17 km	NE
Manesar Nala	5.09 km	SSW
Pond near Naurangpur	7.14 km	SE
Pond near Dhanwapur Village	7.95 km	NE
Pond near Kasan	8.33 km	SW
Pond near Tech Chand Nagar	8.61 km	NE
Najafgarh Drain	10.39 km	N
Drain near Sarai Alawardi	11.54 km	NE
Forest		
Sultanpur National Park With ESZ	2.35 km	NW
Sultanpur National Park	7.35 km	NW
State Boundary		
Haryana- Delhi State Boundary	10.24 km	N

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Location of the project on Gurgaon Master Plan 2031



1.4: Estimated Cost of the Project:

The total estimated cost of the project is presented as below:

	HEAD	ESTIMATED COST (LAKHS)
1	Land Cost	710.23
2	Construction Cost	14579.276
3	IDW Cost	1079.02
4	EDC	2533.8201
5	IDC	339.1269
6	Other Cost	9135.08
7	**Total**	**28,376.55**

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1.5: Land Use Pattern for the Proposed Project:

Sl. No.	Particulars	Area inSq.M.	Area in Acres
1	Total plot Area	9585.976 Sq. Mtrs. (Approx.)	2.36875 Acres

1.6: Area Statement for the Proposed Project:

Sl. No.	Description	Built-up area / Sq.M	Carpet Area / Sq.M
1.	Basement-2	6514.370	-
2	Basement-1	6506.172	-
3.	Lower Ground Floor	5264.095	3007.636
4	Ground Floor/Upper Ground Floor & Mezzanine Floor	6011.412	2951.165
5	First Floor	4863.434	2767.010
6	Second Floor & Mezzanine Floor	4009.167	2917.747
7	Service Floor	2703.129	-
8	Third Floor	2093.863	1344.991
9.	Fourth Floor (Refuge Floor)	2019.655	1324.807
10.	Fifth Floor	2039.865	1344.991
11.	Sixth Floor	2039.865	1344.991
12.	Seventh Floor	2039.865	1344.991
13.	Eight Floor (Refuge Floor)	2019.655	1344.991
14.	Ninth Floor	2039.865	1344.991

15.	Tenth Floor	1946.559	1262.984
16.	Eleventh Floor	1918.873	1262.984
17.	Twelfth Floor	1030.323	332.426
18	Terrace Floor	278.095	-
	Total	**55338.264**	**23876.52**

= =

1.7: Floor Wise Activity Breakup:

Sl. No.	Floor	Activity
1	Basement	Car parking, MEP services, Fire Fighting Equipment Room
2	Lower Ground Floor	Shop /Kiosk/Commercial
3	Upper Ground Floor & Mezzanine Floor	Shop/Commercial/kiosk
4	First Floor	Shop/Commercial/kiosk
5	Second Floor	Shop Restaurant/Commercial/ bar
6.	Service Floor	Services
7	Third Floor	Office
8.	Fourth Floor	Office
9.	Fifth Floor	Office
10.	Sixth Floor	Office
11.	Seventh Floor	Office
12.	Eight Floor	Office
13.	Ninth Floor	Office
14.	Ninth Floor	Office

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15.	Tenth Floor	Office
16.	Eleventh Floor	Office
17.	Twelfth Floor	Office
18.	Terrace Floor	Terrace

1.8: Car Parking:

Sl. No.	Description	Car parking
1	Basement-2	241 ECS
2.	Basement-1	241 ECS
3.	Open Surface Electric Vehicles	12 ECS
	Total	494 ECS

Sold & Unsold Inventory Details:

Sold Units Details -VISTA CENTRE

Sr. No.	Unit No.	Carpet Area Sq.Ft.	Name	Sale Value (Rs.)	Received Amount (Rs.)	To be Received (Rs.)
1	LG-08	254	Mr. Gaurav Jain	62,50,295	58,14,000	4,36,295
2	LG-09	271	Mr. Gaurav Jain	64,24,653	58,82,000	5,42,653
3	LG-10	373	Mr. Gaurav Jain	90,56,511	90,56,511	0
4	LG-11	357	Mr. Gaurav Jain	85,76,602	85,76,602	0
5	LG-28	323	Mr. Gaurav Jain	77,79,423	77,79,423	0
6	LG-29	347	Mr. Gaurav Jain	82,30,262	82,30,262	0
7	LG-30	360	Mr. Gaurav Jain	85,38,600	85,38,600	0
8	LG-31	263	Mr. Gaurav Jain	63,05,505	58,84,000	4,21,505
9	LG-32	245	Mr. Gaurav Jain	61,63,613	58,14,000	3,49,613

10	UG-18	214	Mr. Pankaj Sachdeva & Mr. Jawahar Lal	48,88,791	5,00,000	43,88,791
11	UG-36	223	Mr. Pankaj Sachdeva & Mr. Jawahar Lal	50,94,395	5,00,000	45,94,395
TOTAL		**3230**		**7,73,08,651**	**6,65,75,398**	**1,07,33,253**
			Amt. in Lakhs	773.09	665.75	107.33

Details of Unsold/Inventory of project - VISTA CENTRE

S:N	Type	Carpet Area (Sq. Mt.)	Carpet Area (Sq. Fit .)	Estimated Sale proceeds (Lakhs)
1	KIOSK TYPE-1	61.21	659	80
2	KIOSK TYPE-1	51.11	550	67
3	KIOSK TYPE-2	48.69	524	63
4	KIOSK TYPE-2	56.50	608	74
5	KIOSK TYPE-2	57.53	619	75
6	KIOSK TYPE-2	48.04	517	63
7	KIOSK TYPE-2	29.54	318	38
8	KIOSK TYPE-3	14.83	160	19
9	KIOSK TYPE-3	10.14	109	13
10	SHOP TYPE-102	10.09	109	13
11	SHOP TYPE-104	34.30	369	45
12	SHOP TYPE-105	34.14	368	45
13	SHOP TYPE-105	34.15	368	45
14	SHOP TYPE-106	37.71	406	49
15	SHOP TYPE-107	36.88	397	48
16	SHOP TYPE-108	34.13	367	44
17	SHOP TYPE-111	34.12	367	44
18	SHOP TYPE-112	34.25	369	45
19	SHOP TYPE-114	33.46	360	44
20	SHOP TYPE-115	27.01	291	35
21	SHOP TYPE-122	49.42	532	64
22	SHOP TYPE-123	57.29	617	75
23	SHOP TYPE-20	39.73	428	52
24	SHOP TYPE-25	39.74	428	52
25	SHOP TYPE-3	39.73	428	52
26	SHOP TYPE-3	39.66	427	52
27	SHOP TYPE-36	40.25	433	52
28	SHOP TYPE-37	40.27	434	53
29	SHOP TYPE-38	40.27	433	52
30	SHOP TYPE-39	42.36	456	55
31	SHOP TYPE-4	41.59	448	54
32	SHOP TYPE-42	40.25	433	52
33	SHOP TYPE-43	40.25	433	52
34	SHOP TYPE-5	40.23	433	52
35	SHOP TYPE-58	39.64	427	52
36	SHOP TYPE-59	39.71	427	52

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37	SHOP TYPE-59	39.72	428	52
38	SHOP TYPE-6	39.71	427	52
39	SHOP TYPE-60	57.48	619	75
40	SHOP TYPE-60	49.73	535	65
41	SHOP TYPE-60	121.78	1311	159
42	SHOP TYPE-61	65.84	709	86
43	SHOP TYPE-61	64.89	698	84
44	SHOP TYPE-65	63.26	681	82
45	SHOP TYPE-68	66.69	718	87
46	SHOP TYPE-70	34.15	368	45
47	SHOP TYPE-70	29.37	316	38
48	SHOP TYPE-70	59.46	640	77
49	SHOP TYPE-70	60.21	648	78
50	SHOP TYPE-70	21.26	229	28
51	SHOP TYPE-71	53.93	580	70
52	SHOP TYPE-71	43.18	465	56
53	SHOP TYPE-71	45.34	488	59
54	SHOP TYPE-71	39.65	427	52
55	SHOP TYPE-72	39.93	430	52
56	SHOP TYPE-73	43.94	473	57
57	SHOP TYPE-73	10.77	116	14
58	SHOP TYPE-73	10.42	112	14
59	SHOP TYPE-73	22.96	247	30
60	SHOP TYPE-73	26.44	285	34
61	SHOP TYPE-74	26.68	287	35
62	SHOP TYPE-77	26.26	283	34
63	SHOP TYPE-78	123.45	1329	161
64	SHOP TYPE-79	7.50	81	10
65	SHOP TYPE-80	7.50	81	10
66	SHOP TYPE-81	7.29	78	9
67	SHOP TYPE-85	7.29	78	9
68	SHOP TYPE-86	6.00	65	8
69	SHOP TYPE-88	7.29	78	9
70	SHOP TYPE-90	7.29	78	9
71	SHOP TYPE-94	6.00	65	8
72	SHOP TYPE-97	7.29	78	9
73	SHOP TYPE-118	74.24	799	97
74	SHOP TYPE-119	88.96	958	116
75	SHOP TYPE-119	88.97	958	116
76	SHOP TYPE-125	138.43	1490	180
77	SHOP TYPE-109	61.76	665	80
78	SHOP TYPE-103	57.09	615	74
79	SHOP TYPE-121	106.26	1144	138
80	SHOP TYPE-120	94.24	1014	123
81	SHOP TYPE-49	30.33	326	39
82	SHOP TYPE-76	41.00	441	53
83	SHOP TYPE-83	47.74	514	62
84	SHOP TYPE-87	48.73	525	64
85	SHOP TYPE-75	40.53	436	53
86	SHOP TYPE-15	19.96	215	26

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87	SHOP TYPE-22	22.42	241	29
88	SHOP TYPE-29	23.86	257	31
89	SHOP TYPE-26	23.13	249	30
90	SHOP TYPE-1	4.74	51	6
91	SHOP TYPE-31	24.15	260	31
92	SHOP TYPE-31	24.17	260	31
93	SHOP TYPE-31	24.18	260	31
94	SHOP TYPE-32	24.41	263	32
95	SHOP TYPE-35	25.28	272	33
96	SHOP TYPE-13	19.48	210	25
97	SHOP TYPE-29	23.90	257	31
98	SHOP TYPE-33	24.77	267	32
99	SHOP TYPE-11	18.45	199	24
100	SHOP TYPE-31	24.16	260	31
101	SHOP TYPE-31	24.15	260	31
102	SHOP TYPE-30	24.10	259	31
103	SHOP TYPE-27	23.33	251	30
104	SHOP TYPE-8	16.84	181	22
105	SHOP TYPE-7	16.71	180	22
106	SHOP TYPE-24	22.89	246	30
107	SHOP TYPE-28	23.62	254	31
108	SHOP TYPE-21	22.17	239	29
109	SHOP TYPE-49	30.31	326	39
110	SHOP TYPE-45	29.73	320	39
111	SHOP TYPE-45	29.72	320	39
112	SHOP TYPE-45	29.73	320	39
113	SHOP TYPE-45	29.72	320	39
114	SHOP TYPE-44	29.65	319	39
115	SHOP TYPE-49	30.25	326	39
116	SHOP TYPE-49	30.27	326	39
117	SHOP TYPE-49	30.26	326	39
118	SHOP TYPE-53	31.79	342	41
119	SHOP TYPE-52	31.15	335	41
120	SHOP TYPE-49	30.24	326	39
121	SHOP TYPE-49	30.25	326	39
122	SHOP TYPE-48	30.23	325	39
123	SHOP TYPE-45	29.71	320	39
124	SHOP TYPE-45	29.70	320	39
125	SHOP TYPE-45	29.71	320	39
126	SHOP TYPE-45	29.70	320	39
127	SHOP TYPE-45	29.71	320	39
128	SHOP TYPE-47	30.00	323	39
129	SHOP TYPE-101	55.87	601	73
130	SHOP TYPE-99	55.00	592	72
131	SHOP TYPE-95	53.43	575	70
132	SHOP TYPE-10	18.00	194	23
133	SHOP TYPE-9	17.58	189	23
134	SHOP TYPE-12	18.73	202	24
135	SHOP TYPE-89	49.64	534	65
136	SHOP TYPE-93	50.68	546	66



137	SHOP TYPE-110	62.52	673	81
138	SHOP TYPE-55	32.45	349	42
139	SHOP TYPE-59	34.05	367	44
140	SHOP TYPE-46	29.83	321	39
141	SHOP TYPE-47	30.00	323	39
142	SHOP TYPE-56	32.93	354	43
143	SHOP TYPE-2	5.68	61	7
144	SHOP TYPE-15	19.96	215	26
145	SHOP TYPE-16	20.11	216	26
146	SHOP TYPE-84	47.90	516	62
147	SHOP TYPE-66	36.98	398	48
148	SHOP TYPE-64	36.50	393	48
149	SHOP TYPE-126	181.82	1957	237
150	SHOP TYPE-67	37.20	400	48
151	SHOP TYPE-41	28.53	307	37
152	SHOP TYPE-82	46.07	496	60
153	SHOP TYPE-100	55.58	598	72
154	SHOP TYPE-100	55.59	598	72
155	SHOP TYPE-119	88.98	958	116
156	SHOP TYPE-69	38.93	419	51
157	SHOP TYPE-63	36.07	388	47
158	SHOP TYPE-50	30.47	328	40
159	SHOP TYPE-76	41.00	441	53
160	SHOP TYPE-83	47.74	514	62
161	SHOP TYPE-87	48.73	525	64
162	SHOP TYPE-75	40.53	436	53
163	SHOP TYPE-15	19.96	215	26
164	SHOP TYPE-40	27.77	299	36
165	SHOP TYPE-17	20.36	219	27
166	SHOP TYPE-22	22.42	241	29
167	SHOP TYPE-29	23.86	257	31
168	SHOP TYPE-26	23.13	249	30
169	SHOP TYPE-1	4.74	51	6
170	SHOP TYPE-31	24.15	260	31
171	SHOP TYPE-31	24.17	260	31
172	SHOP TYPE-31	24.18	260	31
173	SHOP TYPE-32	24.41	263	32
174	SHOP TYPE-35	25.28	272	33
175	SHOP TYPE-13	19.48	210	25
176	SHOP TYPE-29	23.90	257	31
177	SHOP TYPE-33	24.77	267	32
178	SHOP TYPE-11	18.45	199	24
179	SHOP TYPE-31	24.16	260	31
180	SHOP TYPE-31	24.15	260	31
181	SHOP TYPE-30	24.10	259	31
182	SHOP TYPE-27	23.33	251	30
183	SHOP TYPE-8	16.84	181	22
184	SHOP TYPE-7	16.71	180	22
185	SHOP TYPE-24	22.89	246	30
186	SHOP TYPE-28	23.62	254	31



187	SHOP TYPE-21	22.17	239	29
188	SHOP TYPE-19	21.22	228	28
189	SHOP TYPE-40	27.75	299	36
190	SHOP TYPE-49	30.31	326	39
191	SHOP TYPE-45	29.73	320	39
192	SHOP TYPE-45	29.72	320	39
193	SHOP TYPE-45	29.73	320	39
194	SHOP TYPE-45	29.72	320	39
195	SHOP TYPE-44	29.65	319	39
196	SHOP TYPE-49	30.25	326	39
197	SHOP TYPE-49	30.27	326	39
198	SHOP TYPE-49	30.26	326	39
199	SHOP TYPE-53	31.79	342	41
200	SHOP TYPE-51	31.03	334	40
201	SHOP TYPE-49	30.24	326	39
202	SHOP TYPE-49	30.25	326	39
203	SHOP TYPE-48	30.23	325	39
204	SHOP TYPE-44	29.63	319	39
205	SHOP TYPE-45	29.70	320	39
206	SHOP TYPE-45	29.71	320	39
207	SHOP TYPE-45	29.70	320	39
208	SHOP TYPE-45	29.71	320	39
209	SHOP TYPE-47	30.00	323	39
210	SHOP TYPE-117	70.13	755	91
211	SHOP TYPE-116	67.45	726	88
212	SHOP TYPE-101	55.87	601	73
213	SHOP TYPE-98	54.92	591	72
214	SHOP TYPE-96	53.51	576	70
215	SHOP TYPE-10	18.00	194	23
216	SHOP TYPE-9	17.58	189	23
217	SHOP TYPE-12	18.73	202	24
218	SHOP TYPE-91	50.08	539	65
219	SHOP TYPE-92	50.67	545	66
220	SHOP TYPE-113	65.02	700	85
221	SHOP TYPE-55	32.45	349	42
222	SHOP TYPE-59	34.05	367	44
223	SHOP TYPE-46	29.83	321	39
224	SHOP TYPE-47	30.00	323	39
225	SHOP TYPE-56	32.93	354	43
226	SHOP TYPE-2	5.68	61	7
227	SHOP TYPE-15	19.96	215	26
228	SHOP TYPE-16	20.08	216	26
229	SHOP TYPE-84	47.90	516	62
230	SHOP TYPE-66	36.98	398	48
231	SHOP TYPE-64	36.50	393	48
232	SHOP TYPE-124	123.72	1332	161
233	SHOP TYPE-127	1873.25	20164	2440
234	SHOP RESTAURANT TYPE-9	142.87	1538	186
235	SHOP RESTAURANT TYPE-7	124.31	1338	162
236	SHOP RESTAURANT TYPE-5	29.28	315	38



237	SHOP RESTAURANT TYPE-4	26.64	287	35
238	SHOP RESTAURANT TYPE-3	26.11	281	34
239	SHOP RESTAURANT TYPE-6	105.33	1134	137
240	SHOP RESTAURANT TYPE-2	19.14	206	25
241	SHOP RESTAURANT TYPE-1	18.36	198	24
242	SHOP RESTAURANT TYPE-10	301.13	3241	392
243	SHOP RESTAURANT TYPE-8	125.67	1353	164
244	SHOP RESTAURANT TYPE-8	125.67	1353	164
	Total	**11343.49**	**122108.00**	**14776.57**

Details of Unsold Inventory of project - VISTA CENTRE

S:N	Type	Carpet Area in Sq. Mt.	Carpet Area in Sq.Ft.	No of Units	Total Area (Sq ft.)	Estimated Sale proceeds (Lakhs)
1	OFFICE TYPE-1	18.58	200	18	3600	436
2	OFFICE TYPE-10	34.40	370	7	2590	313
3	OFFICE TYPE-11	35.59	383	9	3447	417
4	OFFICE TYPE-12	35.83	386	9	3474	420
5	OFFICE TYPE-13	41.59	448	3	1344	163
6	OFFICE TYPE-14	43.45	468	3	1404	170
7	OFFICE TYPE-15	43.58	469	3	1407	170
8	OFFICE TYPE-16	43.74	471	3	1413	171
9	OFFICE TYPE-17	44.33	477	9	4293	520
10	OFFICE TYPE-18	45.73	492	9	4428	536
11	OFFICE TYPE-19	47.51	511	2	1022	124
12	OFFICE TYPE-2	21.78	234	7	1638	198
13	OFFICE TYPE-20	49.64	534	7	3738	452
14	OFFICE TYPE-21	50.64	545	7	3815	462
15	OFFICE TYPE-22	50.80	547	6	3282	397
16	OFFICE TYPE-23	50.87	548	9	4932	597
17	OFFICE TYPE-24	50.98	549	7	3843	465
18	OFFICE TYPE-25	51.22	551	9	4959	600
19	OFFICE TYPE-26	52.12	561	7	3927	475
20	OFFICE TYPE-27	55.14	593	9	5337	646
21	OFFICE TYPE-28	57.43	618	9	5562	673
22	OFFICE TYPE-29	58.46	629	3	1887	228
23	OFFICE TYPE-3	25.69	276	18	4968	601
24	OFFICE TYPE-30	60.51	651	14	9114	1103
25	OFFICE TYPE-31	68.24	735	7	5145	623
26	OFFICE TYPE-4	32.07	345	27	9315	1127
27	OFFICE TYPE-5	33.17	357	9	3213	389
28	OFFICE TYPE-6	33.29	358	16	5728	693
29	OFFICE TYPE-7	33.33	359	27	9693	1173
30	OFFICE TYPE-8	33.47	360	9	3240	392
31	OFFICE TYPE-9	34.07	367	27	9909	1199
	Total	**1337.25**	**14392.00**	**309.00**	**131667.00**	**15933.33**

Receptive Buildwell LLP

QUATERLY FUND FLOW STATEMENT - PROJECT - VISTA CENTRE, SECTOR 89, GURUGRAM

Items of Sources of funds Quarter	Sale proceeds	Temporarily funding /loan disbursement from other sources	Loans disbursement from Banks & Financial Institutions	Others	Equity	Total estimated available funds during the quarter	Cumulative availability of funds
Up to date of submission of application for registration	665.75	5,700.00	1,021.00		1,400.00	8,786.75	8,786.75
April-26 to June-26	1,000.00	200.00	500.00	300.00		2,000.00	10,786.75
July-26 to Sep-26	1,100.00	200.00	500.00	300.00		2,100.00	12,886.75
Oct-26 to Dec-26	1,100.00	200.00	500.00	300.00		2,100.00	14,986.75
Jan-27 to March-27	1,100.00	200.00	479.00	300.00		2,079.00	17,065.75
April-27 to June-27	1,100.00	100.00		300.00		1,500.00	18,565.75
July-27 to Sep-27	1,100.00			300.00		1,400.00	19,965.75
Oct-27 to Dec-27	1,100.00			300.00		1,400.00	21,365.75
Jan-28 to March-28	1,100.00			300.00		1,400.00	22,765.75
April-28 to June-28	1,100.00			300.00		1,400.00	24,165.75
July-28 to Sep-28	1,250.00			300.00		1,550.00	25,715.75
Oct-28 to Dec-28	1,250.00			300.00		1,550.00	27,265.75
Jan-29 to March-29	1,250.00			300.00		1,550.00	28,815.75
April-29 to June-29	1,250.00			300.00		1,550.00	30,365.75
July-29 to Sep-29	1,250.00			300.00		1,550.00	31,915.75
Oct-29 to Dec-29	1,100.00			300.00		1,400.00	33,315.75
Jan-30 to March-30	1,100.00			300.00		1,400.00	34,715.75
April-30 to June-30	1,100.00			200.00		1,300.00	36,015.75
July-30 to Sep-30	1,100.00					1,100.00	37,115.75
Oct-30 to Dec-30	1,100.00					1,100.00	38,215.75
Jan-31 to March-31	1,100.00					1,100.00	39,315.75
April-31 to June-31	1,100.00					1,100.00	40,415.75
July-31 to Sep-31	1,100.00					1,100.00	41,515.75
Oct-31 to Dec-31	1,100.00					1,100.00	42,615.75
Jan-32 to March-32	1,100.00					1,100.00	43,715.75

Executive Buildwell LLP

April-32 to June-32	1,100.00					1,100.00	44,815.75
July-32 to Sep-32	1,209.50					1,209.50	46,025.25
Oct-32 to Dec-32	1,457.74	-6,600.00	-3,000.00	-5,000.00	-1,400.00	-14,542.26	31,482.99
Total	**31,482.99**	-	-	-		**31,482.99**	

Statement of quarterly estimated expenditure In the Project - Vista Centre, Sector- 89, Gurugram, Haryana (Amt. in lacs]

Items of expenditure Quarter	Land cost expenditure	Internal development works	Cost of construction of Towers	EDC	IDC	Others cost inclusive License fees and Conversion charges	Total expenditure during the quarter	Cumulative cost
	-1	2	3	4	5	6	7	8
Up to date of submission of application for registration	710.23	0	2700.98	1152	171.36	3,843.96	8,578.53	8,578.53
April-26 to June-26	0	0	378.056	60.63	9.37	214.00	662.06	**9240.59**
July-26 to Sep-26	0	0	141.771	66.70	10.30	250.00	468.77	**9709.36**
Oct-26 to Dec-26	0	0	141.771	66.70	10.30	214.00	432.77	**10142.13**
Jan-27 to March-27	0	0	141.771	66.70	10.30	214.00	432.77	**10574.90**
April-27 to June-27	0	0	141.771	66.70	10.30	200.00	418.77	**10993.67**
July-27 to Sep-27	0	0	141.771	66.70	10.30	214.00	432.77	**11426.44**
Oct-27 to Dec-27	0	0	236.285	66.70	10.30	214.00	527.29	**11953.73**
Jan-28 to March-28	0	0	519.4875	66.70	10.30	250.00	846.49	**12800.21**
April-28 to June-28	0	0	519.4875	66.70	10.30	200.00	796.49	**13596.70**
July-28 to Sep-28	0	0	519.4875	75.79	11.71	150.00	756.99	**14353.69**
Oct-28 to Dec-28	0	0	519.4875	75.79	11.71	100.00	706.99	**15060.68**
Jan-29 to March-29	0	0	830.1715	75.79	11.71	150.00	1,067.67	**16128.35**
April-29 to June-29	0	0	924.6855	75.79	11.71	200.00	1,212.19	**17340.53**
July-29 to Sep-29	0	0	924.6855	75.79	11.71	214.00	1,226.19	**18566.72**
Oct-29 to Dec-29	0	0	924.6855	66.70	10.30	250.00	1,251.69	**19818.40**
Jan-30 to March-30	0	78.43	971.9425	66.70	7.14	214.00	1,338.21	**21156.61**
April-30 to June-30	0	78.43	971.9425	66.70		214.00	1,331.07	**22487.68**
July-30 to Sep-30	0	78.43		66.70			1,030.81	**23518.50**

Oct-30 to Dec-30	0	78.43	654.431	66.70		150.00	949.56	**24468.06**
Jan-31 to March-31	0	152.11	559.917	66.70		200.00	978.72	**25446.78**
April-31 to June-31	0	152.11	357.6295	8.46		150.00	668.20	**26114.98**
July-31 to Sep-31	0	230.54	155.342			150.00	535.88	**26650.86**
Oct-31 to Dec-31	0	230.54	155.342			214.00	599.88	**27250.74**
Jan-32 to March-32	0	0.00	155.342			214.00	369.34	**27620.09**
April-32 to June-32	0	0	155.348			200.00	355.35	**27975.43**
July-32 to Sep-32	0	0				214.00	214.00	**28189.43**
Oct-32 to Dec-32	0	0				187.12	187.12	**28376.55**
Total	**710.23**	**1079.02**	**14579.28**	**2533.82**	**339.13**	**9135.08**	**28376.55**	

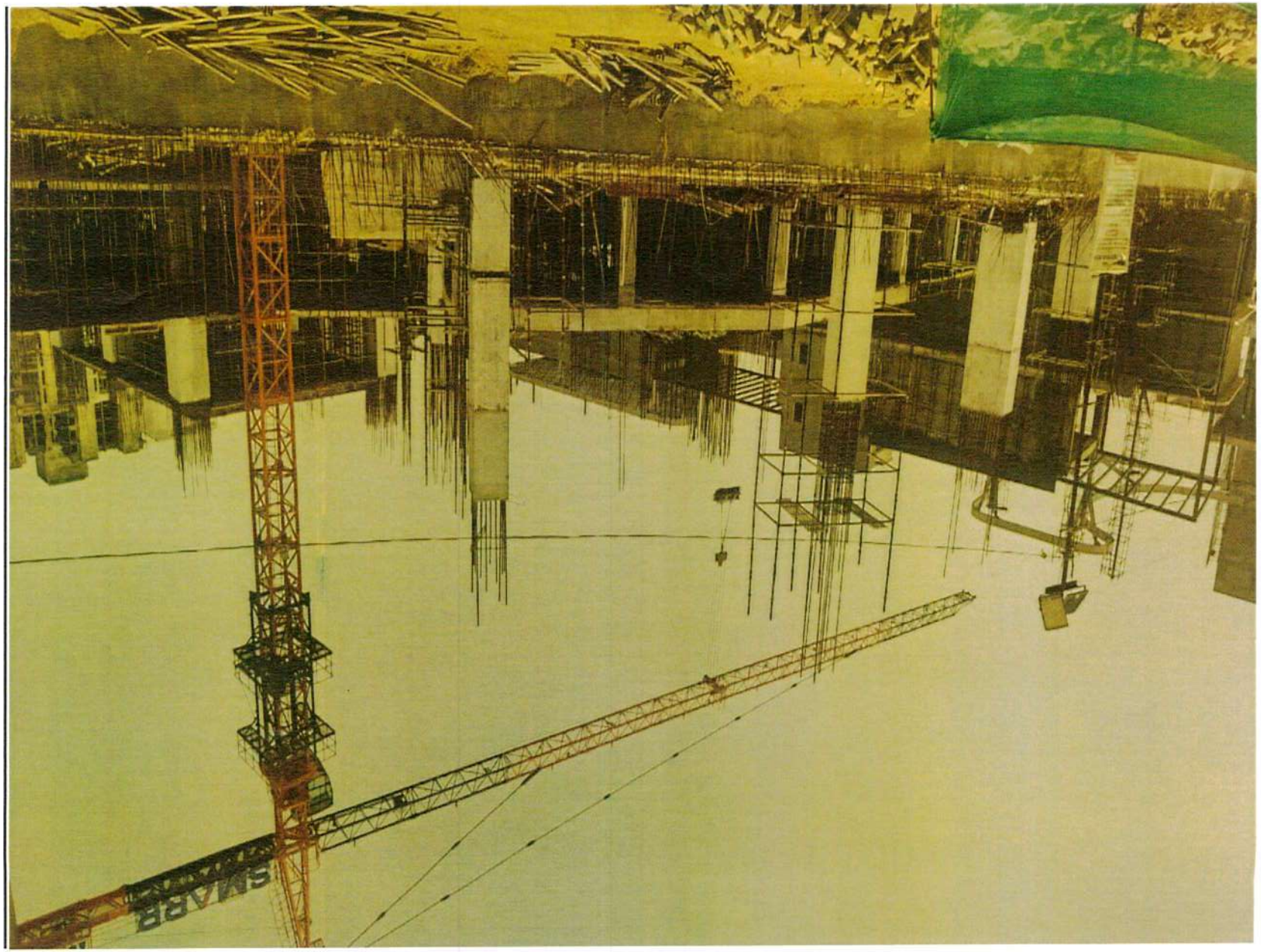
CASH FLOW STATEMENT - PROJECT VISTA CENTRE (Amount in Lacs)

Particulars Quarter	Total estimated expenditure during the quarter	Total estimated fund availability during the quarter	Net cash flow during the quarter	Cumulative cash flow till end of the quarter
Up to date of submission of application for registration	8,578.53	8,786.75	208.22	208.22
April-26 to June-26	662.06	2,000.00	1,546.16	1,754.38
July-26 to Sep-26	468.77	2,100.00	3,177.39	4,931.78
Oct-26 to Dec-26	432.77	2,100.00	4,844.62	9,776.40
Jan-27 to March-27	432.77	2,079.00	6,490.85	16,267.25
April-27 to June-27	418.77	1,500.00	7,572.08	23,839.33
July-27 to Sep-27	432.77	1,400.00	8,539.31	32,378.64
Oct-27 to Dec-27	527.29	1,400.00	9,412.02	41,790.66
Jan-28 to March-28	846.49	1,400.00	9,965.54	51,756.20
April-28 to June-28	796.49	1,400.00	10,569.05	62,325.25
July-28 to Sep-28	756.99	1,550.00	11,362.06	73,687.31
Oct-28 to Dec-28	706.99	1,550.00	12,205.07	85,892.38
Jan-29 to March-29	1,067.67	1,550.00	12,687.40	98,579.79
April-29 to June-29	1,212.19	1,550.00	13,025.22	1,11,605.00
July-29 to Sep-29	1,226.19	1,550.00	13,349.03	1,24,954.04
Oct-29 to Dec-29	1,251.69	1,400.00	13,497.35	1,38,451.38
Jan-30 to March-30	1,338.21	1,400.00	13,559.14	1,52,010.52
April-30 to June-30	1,331.07	1,300.00	13,528.07	1,65,538.58
July-30 to Sep-30	1,030.81	1,100.00	13,597.25	1,79,135.84
Oct-30 to Dec-30	949.56	1,100.00	13,747.69	1,92,883.53
Jan-31 to March-31	978.72	1,100.00	13,868.97	2,06,752.50
April-31 to June-31	668.20	1,100.00	14,300.77	2,21,053.27

July-31 to Sep-31	535.88	1,100.00	14,864.89	2,35,918.16
Oct-31 to Dec-31	599.88	1,100.00	15,365.01	2,51,283.17
Jan-32 to March-32	369.34	1,100.00	16,095.67	2,67,378.83
April-32 to June-32	355.35	1,100.00	16,840.32	2,84,219.15
July-32 to Sep-32	214.00	1,209.50	17,835.82	3,02,054.97
Oct-32 to Dec-32	187.12	-14,542.26	3,106.44	3,05,161.41
Total	**28,376.55**	**31,482.99**		

Receptive Buildwell LLP


SMABB



Receptive Buildwell LLP

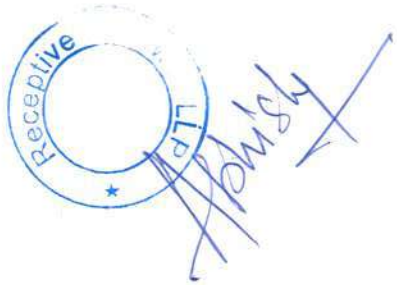
Receptive Buildwell

Quaterly Schedule of Construction and Progress Chart of Project - Vista Centre , Sector- 89, Gurugram Haryana (Amount in Lakhs))

OC-Occupancy Certificate* CC- Complition Certificate*

	Particulars	Estimated Cost	Incurred Cost	To be Incurred Cost	Apr'26 - Jun'26	Jul'26 - Sept'26	Oct'26 - Dec'26	Jan'27-Mar'27	Apr'22 - Jun'27	Jul'27 - Sept'27	Oct'27 - Dec'27	Jan'28-Mar'28	Apr'28 - Jun'28	Jul'28 - Sept'28	Oct'28 - Dec'28	Jan'29-Mar'29	Apr'29 - Jun'29	Jul'29 - Sept'29	Oct'29 - Dec'29	Jan'30-Mar'30	Apr'30 - Jun'30	Jul'30 - Sept'30	Oct'30 - Dec'30	Jan'31-Mar'31	Apr'31 - Jun'31	Jul'31 - Sept'31	Oct'31 - Dec'31	Jan'32-Mar'32	Apr'32 - Jun'32	Jul'32 - Sept'32	Oct'32 - Dec'32	total (in lacs)
Tower-1	Sub Structure	2332.68	2332.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00							0.00
	Super Struture	5094.00	368.3	4725.70	378.06	141.77	141.77	141.77	141.77	141.77	236.29	236.29	236.29	236.29	236.29	236.29	330.80	330.80	330.80	378.06	378.06	378.06	94.51	0.00	0.00						4725.70
	MEP Work	4045.75	0	4045.75					0.00	0.00	0.00	283.20	283.20	283.20	283.20	283.20	283.20	283.20	283.20	283.20	283.20	283.20	202.29	404.58	404.58	202.29						4045.75
	Finishing Work	3106.84	0	3106.84					0.00	0.00	0.00	0.00	0.00	0.00	0.00	310.68	310.68	310.68	310.68	310.68	310.68	310.68	155.34	155.34	155.34	155.34	155.34	155.34	155.34	155.34			3106.84
	Total	14579.27	2700.98	11878.29	378.06	141.77	141.77	141.77	141.77	141.77	236.29	519.49	519.49	519.49	519.49	830.17	924.69	924.69	924.69	971.94	971.94	735.69	654.43	559.92	357.63	155.34	155.34	155.34	155.34	OC	CC	11878.29
	Quaterly Schedule of Construction and Progress Chart of Project - Vista Centre , Sector- 89, gurugram (progress in %)																															
Tower-2	Sub Structure	2332.68	0	2332.68	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%						0%
	Super Struture	5094.00	0	5094.00	8%	3%	3%	3%	3%	3%	5%	5%	5%	5%	5%	5%	7%	7%	7%	8%	8%	8%	2%	0%	0%						100%
	MEP Work	4045.75	0	4045.75	0%	0%	0%	0%	0%	0%	0%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	5%	10%	10%	5%						100%
	Finishing Work	3106.84	0	3106.84	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	10%	10%	10%	10%	10%	10%	5%	5%	5%	5%	5%	5%	5%	5%			100%
	Total	14579.27	2700.98	11878.29	8%	3%	3%	3%	3%	3%	5%	12%	12%	12%	12%	22%	24%	24%	24%	25%	25%	18%	17%	15%	10%	5%	5%	5%	5%	0%	0%	

Note. The date of completion of construction of the Project is 30.06.2032.



Internal Development Work -ProgressChart-Project -Vista Centre, Sector-89, Gurugram (Amount in Lakhs)

OC-Occupancy Certificate* CC- Complition Certificate*

Sr. No.	Particulars	Estimated Expenditure	Incurred Cost	To Be incurred	Apr'26 - Jun'26	Jul'26 - Sept'26	Oct'26 - Dec'26	Jan'27- Mar'27	Apr'27 - Jun'27	Jul'27 - Sept'27	Oct'27 - Dec'27	Jan'28- Mar'28	Apr'28 - Jun'28	Jul'28 - Sept'28	Oct'28 - Dec'28	Jan'29- Mar'29	Apr'29 - Jun'29	Jul'29 - Sept'29	Oct'29 - Dec'29	Jan'30- Mar'30	Apr'30 - Jun'30	Jul'30 - Sept'30	Oct'30 - Dec'30	Jan'31- Mar'31	Apr'31 - Jun'31	Jul'31 - Sept'31	Oct'31 - Dec'31	Jan'32- Mar'32	Apr'32 - Jun'32	Jul'32 - Sept'32	Oct'32 - Dec'32	Total in lacs
1	Internal Roads and Pavements	79.67	0.00	79.67																7.97	7.97	7.97	7.97	7.97	7.97	15.93	15.93					79.67
2	Water Supply system	226.52	0.00	226.52																22.65	22.65	22.65	22.65	22.65	22.65	45.30	45.30					226.52
3	Storm Water drainage	31.93	0.00	31.93																3.19	3.19	3.19	3.19	3.19	3.19	6.39	6.39					31.93
4	Sewerage system	33.05	0.00	33.05																3.31	3.31	3.31	3.31	3.31	3.31	6.61	6.61					33.05
5	Street Lighting	9.09	0.00	9.09																				2.27	2.27	2.27	2.27					9.09
6	Play grounds and Parks	2.59	0.00	2.59																				0.65	0.65	0.65	0.65			OC	CC	2.59
7	Security and fire-fighting	248.04	0.00	248.04																				62.01	62.01	62.01	62.01					248.04
8	STP	35.00	0.00	35.00																				8.75	8.75	8.75	8.75					35.00
9	Underground water tank	59.40	0.00	59.40																5.94	5.94	5.94	5.94	5.94	5.94	11.88	11.88					59.40
10	Rain water harvesting	14.00	0.00	14.00																1.40	1.40	1.40	1.40	1.40	1.40	2.80	2.80					14.00
11	Electrification Cost	339.73	0.00	339.73																33.97	33.97	33.97	33.97	33.97	33.97	67.95	67.95					339.73
		1079.02	0.00	1079.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	78.43	78.43	78.43	78.43	152.11	152.11	230.54	230.54				0.00	1079.02

Internal Development Work -ProgressChart-Project -Vista Centre, Sector-89, Gurugram (progress in %)

Sr. No.	Particulars	Estimated Expenditure	Incurred Cost	To Be incurred	Apr'26 - Jun'26	Jul'26 - Sept'26	Oct'26 - Dec'26	Jan'27- Mar'27	Apr'27 - Jun'27	Jul'27 - Sept'27	Oct'27 - Dec'27	Jan'28- Mar'28	Apr'28 - Jun'28	Jul'28 - Sept'28	Oct'28 - Dec'28	Jan'29- Mar'29	Apr'29 - Jun'29	Jul'29 - Sept'29	Oct'29 - Dec'29	Jan'30- Mar'30	Apr'30 - Jun'30	Jul'30 - Sept'30	Oct'30 - Dec'30	Jan'31- Mar'31	Apr'31 - Jun'31	Jul'31 - Sept'31	Oct'31 - Dec'31	Jan'32- Mar'32	Apr'32 - Jun'32	Jul'32 - Sept'32	Oct'32 - Dec'32	Total in %
1	Internal Roads and Pavements	79.67	0.00	79.67																10%	10%	10%	10%	10%	10%	20%	20%					100.00
2	Water Supply system	226.52	0.00	226.52																10%	10%	10%	10%	10%	10%	20%	20%					100.00
3	Storm Water drainage	31.93	0.00	31.93																10%	10%	10%	10%	10%	10%	20%	20%					100.00
4	Sewerage system	33.05	0.00	33.05																10%	10%	10%	10%	10%	10%	20%	20%					100.00
5	Street Lighting	9.09	0.00	9.09																				25%	25%	25%	25%					100.00
6	Play grounds and Parks	2.59	0.00	2.59																				25%	25%	25%	25%			OC	CC	100.00
7	Security and fire-fighting	248.04	0.00	248.04																				25%	25%	25%	25%					100.00
8	STP	35.00	0.00	35.00																				25%	25%	25%	25%					100.00
9	Underground water tank	59.40	0.00	59.40																10%	10%	10%	10%	10%	10%	20%	20%					100.00
10	Rain water harvesting	14.00	0.00	14.00																10%	10%	10%	10%	10%	10%	20%	20%					100.00
11	Electrification Cost	339.73	0.00	339.73																10%	10%	10%	10%	10%	10%	20%	20%					100.00
		1079.02	0.00	1079.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00												0.00	

Note. The date of completion of construction of the Project is 30.06.2032.

Receptive Buildwell Ltd.