Sakura, Sector 90, Gurugram

Pardos Craft Homes Pvt. Ltd.

Project Report

Mixed Land Use Colony (90% Group Housing & 10% Commercial)

DTCP Licence No. 100 of 2023 | 14.53125 Acres

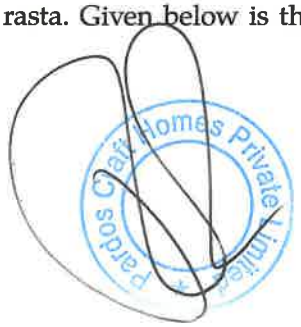
PROJECT DETAIL

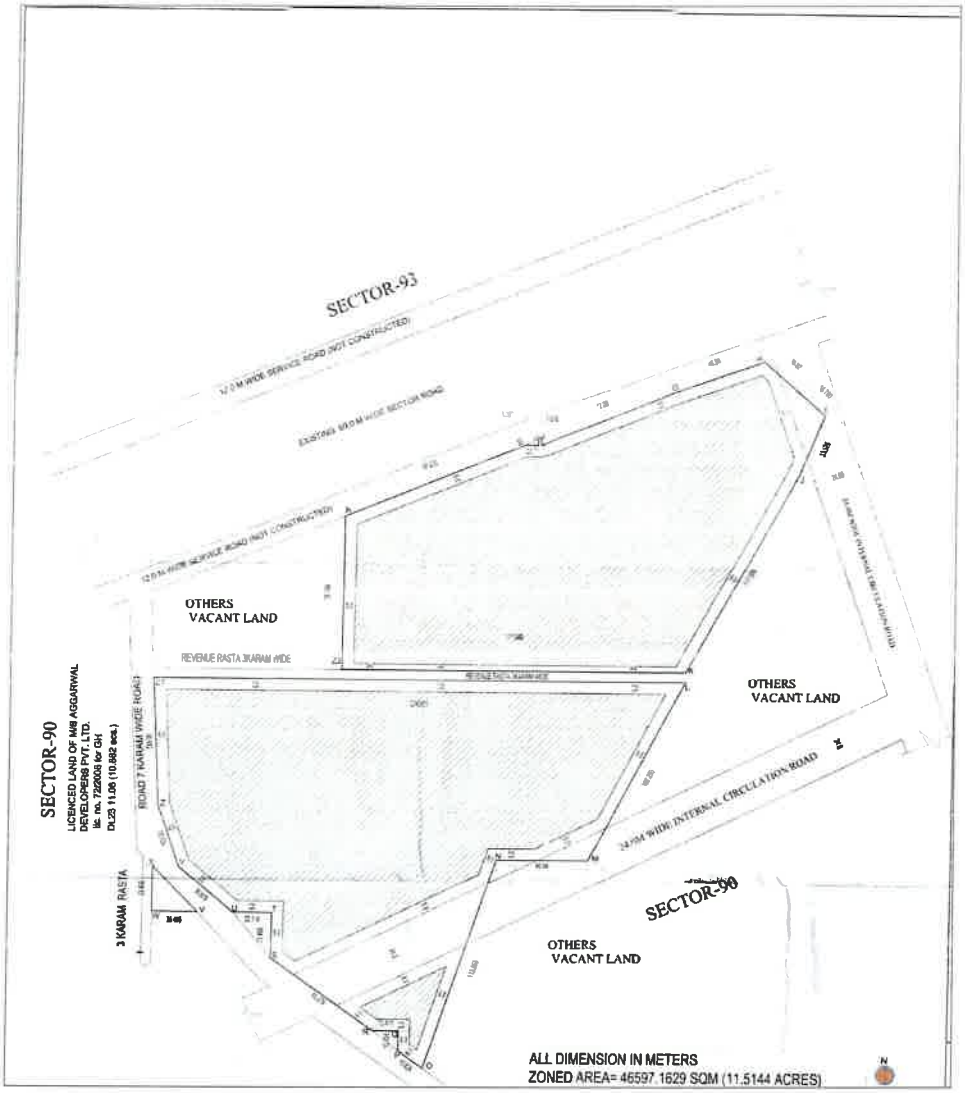
Pardos Craft Homes Private Limited has obtained a licence under the provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 and the Rules framed thereunder in 1976 from the Directorate of Town and Country Planning, Haryana. The company has been granted **Licence No. 100 of 2023 dated 08.05.2023** (valid up to 07.05.2028) for the development of a **Mixed Land Use Colony comprising 90% Group Housing and 10% Commercial component** under the Transit Oriented Development (TOD) policy, over an area measuring **14.53125 acres** situated in the revenue estate of Village Hayatpur, Sector-90, Gurugram-Manesar Urban Complex, District Gurugram, Haryana. The licence stands in the name of the promoter itself and no collaboration agreement is involved.

The zoning plan for the project was approved vide Drawing No. DGTCP-9220 dated 09.05.2023 and the building plans have been approved vide Memo No. ZP-1978/JD(RA)/2025/18191 by the Directorate of Town and Country Planning, Haryana. Environment clearance has been granted vide SEAC/HR/2024/144 dated 29.10.2024. The fire fighting scheme has been approved by the Director General, Fire Service, Haryana vide Memo No. FS/2026/1324 dated 07.08.2026, valid for five years. The promoter has now filed an application for registration of the real estate project before the Hon'ble Haryana Real Estate Regulatory Authority, Gurugram (Temp. Project No. HARERAGGM-PRJ-1855-2026).

Total Licensed Area	14.53125 Acres
Area applied for Registration	14.53125 Acres (Whole Project)
Nature of Project	Group Housing with Commercial component (Mixed Land Use – TOD)
Sanctioned FAR	2.58
FAR Area (Group Housing + Commercial)	1,51,880.71 Sq. mtr.
Built-up Area (FAR + Non-FAR)	1,79,418.40 Sq. mtr.
Carpet Area (Residential + Commercial)	1,15,025.21 Sq. mtr.
Ground Coverage	12,025.23 Sq. mtr. (20.45%)
Area under Green (min. 15%)	9,238.16 Sq. mtr.
Total Units	998 (761 Main + 136 EWS/LIG + 101 Commercial)
Total Parking Proposed	2,309 ECS

LOCATION: The project is located in Sector-90, Gurugram, Haryana. The site is approached from the existing 60.0 m wide sector road through the 12.0 m wide service road on the north-west, and by the proposed 24.0 m wide internal circulation road along the east and south boundaries. The site also abuts a 7-Karam wide road on the Sector-90 side and a 3-Karam revenue rasta. Given below is the Zoning Plan of the project:



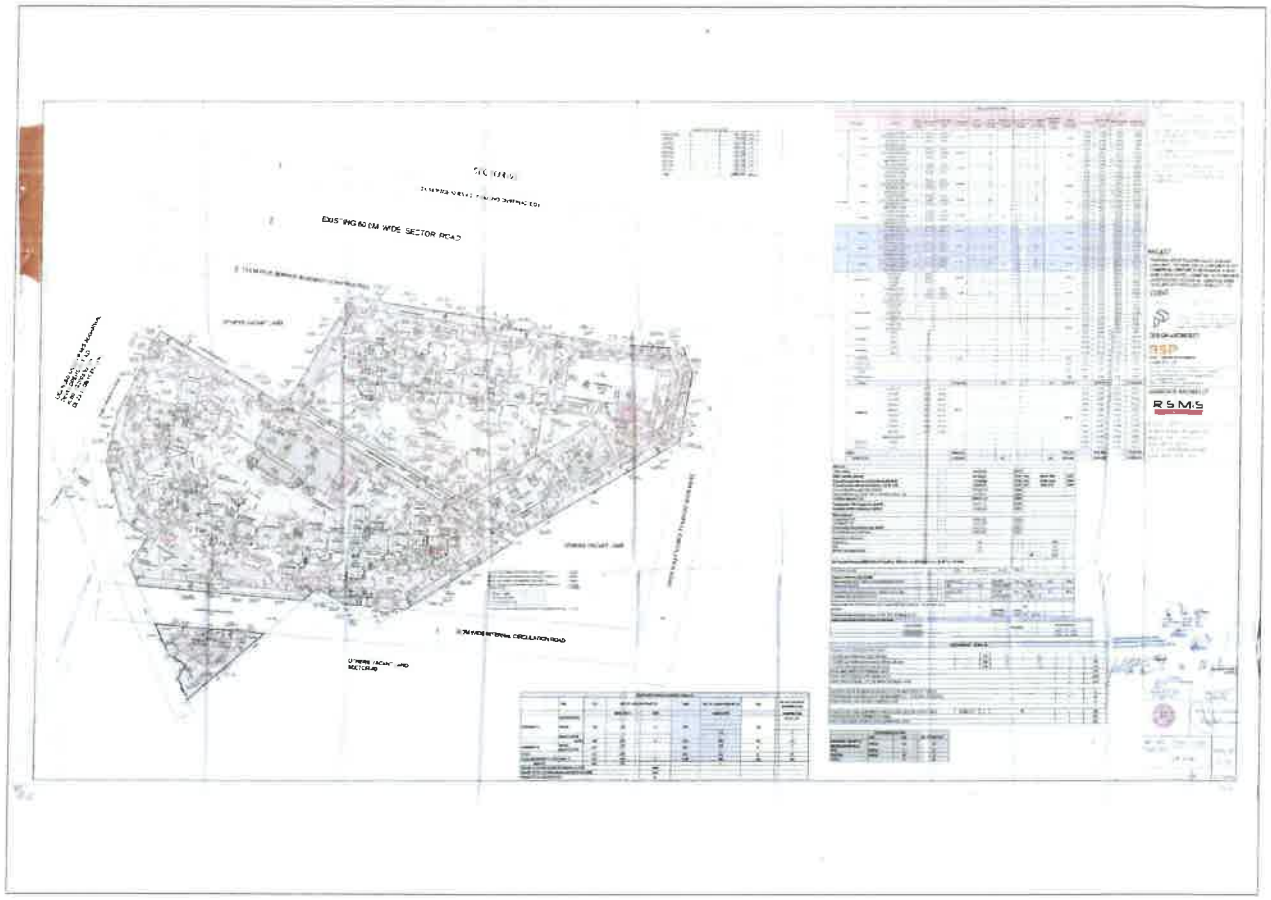


Zoning Plan – Drawing No. DGTCP-9220 dated 09.05.2023

Pardos Craft Homes Private Limited

SITE PLAN

The site plan of the project, approved by the Directorate of Town and Country Planning, Haryana (Site Plan No. 169407 dated 21.06.2024), showing the layout of the residential towers, EWS-LIG block, commercial block, community centre, nursery and primary school, internal roads, green areas and the approach roads, is given below:



Approved Site Plan – Sakura, Sector-90, Gurugram (full sheet)

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Site Plan – enlarged view of the layout

AREA AND UNIT DETAILS

Summary of Units and Carpet Area

S. No.	Component	No. of Units	Carpet Area (Sq. mtr.)	Carpet Area (Sq. ft.)
1	Residential Towers (Tower-1 to Tower-9)	761	1,02,105.80	10,99,066.83
2	EWS-LIG Tower (Tower-10)	136	2,448.00	26,350.27
Total – Residential		**897**	**1,04,553.80**	**11,25,417.10**
3	Commercial Tower – 32 Shops & 69 Office Spaces	101	10,471.41	1,12,713.34
Total – Commercial		**101**	**10,471.41**	**1,12,713.34**
Grand Total (Residential + Commercial)		**998**	**1,15,025.21**	**12,38,130.44**

Tower-wise Unit Details

The total number of units to be constructed are as follows:

S. No.	Tower Name	Floors	No. of Units	Carpet Area (Sq. Mtr)
1	Tower-1	S I 22 2 Basements	87	9,022.80
2	Tower-2	S+22 2 Basements	87	12,023.50
3	Tower-3	S+22 2 Basements	87	14,211.10
4	Tower-4	S+23 2 Basements	91	9,438.00
5	Tower-5	S+23 2 Basements	91	12,575.90
6	Tower-6	S+23 2 Basements	68	11,334.40
7	Tower-7	S+23 2 Basements	91	9,438.00
8	Tower-8	S+23 2 Basements	68	9,197.20
9	Tower-9	S+23 2 Basements	91	14,864.90
10	EWS-LIG (Tower-10)	G+13 No Basement	136	2,448.00
11	Commercial Tower	G+8	101	10,471.41
		Total	**998**	**115,025.21**

Tower	Unit Details	No. of Units	Carpet Area (Sq. ft.)	Balcony Area (Sq. ft.)
Tower-1	3 BHK + 2T (Category-1)	22	1,030.11	246.50
	3 BHK + 2T (Category-2)	22	1,036.57	254.03
	3 BHK + 3T (Category-5)	43	1,201.26	319.69
Tower-2	3 BHK + 3T (Category-3)	43	1,391.79	282.02
	3 BHK + 3T + Study (Category-4)	44	1,581.23	369.21
Tower-3	4 BHK + 4T (Category-6)	22	1,652.27	369.21
	4 BHK + 4T (Category-7)	22	1,671.65	372.43
	4 BHK + 4T + Study (Category-8)	21	1,856.79	433.79
	4 BHK + 4T + Study (Category-9)	22	1,856.79	469.31
Tower-4	3 BHK + 2T (Category-1)	23	1,030.11	246.50
	3 BHK + 2T (Category-2)	23	1,036.57	254.03
	3 BHK + 3T (Category-5)	45	1,201.26	319.69
Tower-5	3 BHK + 3T (Category-3)	45	1,391.79	282.02
	3 BHK + 3T + Study (Category-4)	46	1,581.23	369.21
Tower-6	4 BHK + 4T (Category-7)	23	1,671.65	372.43
	4 BHK + 4T + Study (Category-9)	45	1,856.79	469.31
Tower-7	3 BHK + 2T (Category-1)	23	1,030.11	246.50
	3 BHK + 2T (Category-2)	23	1,036.57	254.03
	3 BHK + 3T (Category-5)	45	1,201.26	319.69

Tower	Unit Details	No. of Units	Carpet Area (Sq. ft.)	Balcony Area (Sq. ft.)
Tower-8	3 BHK + 3T (Category-3)	45	1,391.79	282.02
	3 BHK + 3T + Study (Category-4)	23	1,581.23	369.21
Tower-9	4 BHK + 4T (Category-6)	23	1,652.27	369.21
	4 BHK + 4T (Category-7)	23	1,671.65	372.43
	4 BHK + 4T + Study (Category-8)	22	1,856.79	433.79
	4 BHK + 4T + Study (Category-9)	23	1,856.79	469.31
EWS-LIG (Tower-10)	Room + Toilet + Kitchenette (Category-10)	123	193.75	20.45
	Room + Toilet + Kitchenette (Category-11)	13	193.75	21.42
Commercial Tower	Shops (Ground & First Floor)	32	149.83 – 1,313.56	–
	Office Spaces (2nd to 8th Floor)	69	663.71 – 2,731.48	–

Community Buildings

S. No.	Community Building / Site	Plot Area (Sq. mtr.)	Built-up Area (Sq. mtr.)	Built-up Area (Sq. ft.)
1	Community Centre / Club House	2,930.00	3,853.90	41,482.99
2	Nursery School	809.37	1,170.89	12,603.37
3	Primary School	2,023.43	3,061.65	32,955.35

Parking Details

Description	Saleable	Non-saleable	Area (Sq. mtr.)
Underground (Basement) Parking	1,550	18	65,766.75
Stilt Parking	0	9	244.72
Open (Surface) Parking	125	15	3,658.30
Total Parking Proposed (ECS)	**2,309 ECS (Basement 2,141 + Stilt 9 + Surface 159) against 1,067 ECS required**		

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CONSULTANTS FOR PROJECT

Given below are the consultants' details of the Project:

Type of Consultants	Name of Consultants
Architect	Mr. Abhishek Verma (RSP) – CA/2004/33902
Structure Consultant	Mr. Ajay Sahni (BMSF Design Consultants)
MEP Consultant	Mr. Samdarsh Nayyar (Sunil Nayyar Consulting Engineers LLP)
Proof Consultant	Mr. Manish Kumar Gupta (Precilient Engineering Pvt. Ltd.)
Chartered Accountant	CA Naval Jain (AJC & Co., Chartered Accountants), M. No. 511697
Advocate (Title Search)	Sh. Avnish Sharma (D/657/2005)



PROJECT COST

The total cost of the project is estimated at **INR 2,09,948.70 Lakhs** based on estimates made by Pardos Craft Homes Pvt. Ltd. for various elements of the project. The different heads of the project cost are detailed in the exhibit given below:

EXHIBIT: – PROJECT COST	
Particular	**Amount (Lakh)**
Land Cost including Conversion Charges & Licence Fee	19,294.08
Cost of Construction (Towers, Commercial & Community Buildings)	1,19,710.07
EDC & IDC (including interest)	11,500.81
Internal Development Works	5,201.51
Electrification Cost up to Project Site	868.54
Miscellaneous Costs (incl. interest to financial institutions)	53,373.69
Total Project Cost	**2,09,948.70**

Project Cost – Non-Construction Components				
S.N.	**Particular**	**Estimated Cost (Lacs)**	**Expenditure Incurred till Date (Lacs)**	**Balance Cost to be Incurred (Lacs)**
1	Land Cost (incl. conversion charges ₹242.98 lakh & licence fee ₹1,457.18 lakh)	19,294.08	19,294.08	0.00
2	External Development Charges (EDC)	10,428.65	8,050.76	2,377.89
3	Infrastructure Development Charges (IDC)	1,072.16	1,072.16	0.00
4	Miscellaneous Cost (incl. interest to financial institutions ₹8,000.00 lakh)	53,373.69	10,758.74	42,614.95
Project Cost – Non-Construction Components		**84,168.58**	**39,175.74**	**44,992.84**

Project Cost – Construction Components				
S.N.	**Particular**	**Amount (Lacs)**	**Expenditure Incurred till Date (Lacs)**	**Balance Cost to be Incurred (Lacs)**
1	Construction Cost of Towers (incl. EWS-LIG)	95,128.39	10,289.82	84,838.57
2	Construction Cost of Commercial Component	18,041.25	0.00	18,041.25
3	Development Works and Services (IDW)	5,201.51	0.00	5,201.51

Pardos Craft Homes Private Limited

Project Cost – Construction Components				
S.N.	**Particular**	**Amount (Lacs)**	**Expenditure Incurred till Date (Lacs)**	**Balance Cost to be Incurred (Lacs)**
4	Community Buildings (A) – Community Centre	3,875.89	0.00	3,875.89
5	Community Buildings (B) – Nursery & Primary School	2,664.54	0.00	2,664.54
6	Electrification Cost up to Project Site	868.54	825.12	43.42
Project Cost – Construction Components		**1,25,780.12**	**11,114.94**	**1,14,665.18**

Construction Cost – Tower-wise					
S.N.	**Tower**	**Floor Area (FAR + Non-FAR) (Sq. ft.)**	**Rate (₹/Sq. ft.)**	**Estimated Cost (Lacs)**	**Incurred till Date (Lacs)**
1	Tower-1	1,39,315.56	6,149.04	8,566.57	2,704.94
2	Tower-2	1,80,269.69	6,149.04	11,084.85	3,500.17
3	Tower-3	2,08,742.23	6,149.04	12,835.64	4,053.15
4	Tower-4	1,45,665.36	6,093.10	8,875.54	4.55
5	Tower-5	1,88,000.21	6,093.10	11,455.04	5.86
6	Tower-6	1,70,589.34	6,093.10	10,394.18	5.32
7	Tower-7	1,45,295.58	5,994.87	8,710.27	4.54
8	Tower-8	1,43,950.94	5,994.87	8,629.67	4.50
9	Tower-9	2,17,224.16	5,994.87	13,022.30	6.79
10	EWS-LIG (Tower-10)	45,250.99	3,434.92	1,554.33	0.00
11	Commercial Tower	2,59,914.00	6,941.24	18,041.25	0.00
12	Community Centre	41,482.99	9,343.32	3,875.89	0.00
13	Nursery School	12,603.37	5,931.89	747.62	0.00
14	Primary School	32,955.35	5,816.72	1,916.92	0.00
Total				**1,19,710.07**	**10,289.82**

Development Works and Services (Internal Development Works – IDW)		
S.N.	**Name of the Facility**	**Estimated Cost (Lacs)**
1	Internal Roads and Pavements	2,086.59
2	Water Supply System	282.02
3	Storm Water Drainage	24.77

Development Works and Services (Internal Development Works – IDW)		
S.N.	**Name of the Facility**	**Estimated Cost (Lacs)**
4	Sewerage System	24.77
5	Street Lighting	439.88
6	Playgrounds and Parks	690.77
7	Electricity Supply System	587.46
8	STP	867.86
9	Underground Water Tank	124.98
10	Rainwater Harvesting	72.42
Cost of Development Works and Services		**5,201.51**



SOURCE OF FUNDS

The finance for the implementation of the project shall be arranged as detailed in the following exhibit:

EXHIBIT: – SOURCE OF FUNDS	
PARTICULAR	**AMOUNT (LACS)**
Equity by the Promoter	50,000.00
Loan or advances	
a) From financial institutions / banks	40,000.00
b) From other sources	3,365.00
Others	0.00
Advance from Customers	1,16,583.70
TOTAL MEANS OF FINANCE	**2,09,948.70**

Estimated Sale Proceeds and Return

S.N.	Component	Average Rate (₹/Sq. ft.)	Area (Sq. ft.)	Estimated Sale Proceeds (Lacs)
1	Apartments	22,223.95	13,87,104.58	3,08,269.43
2	Commercial	30,000.00	1,12,713.34	33,814.00
3	Community Sites	5,555.56	30,493.00	1,694.06
Estimated Total Sale Proceeds				**3,43,777.49**
Less: Total Project Cost				2,09,948.70
Return from the Project				**1,33,828.79**



ESTIMATED CASH FLOW STATEMENT

Statement of Quarterly Estimated Cash Flow for the Project [INR (in Lakhs)]				
Particular / 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 the date of submission of application for registration	50,290.69	53,365.00	3,074.31	3,074.31
Jul-Sep, 2026	795.35	7,500.00	6,704.65	9,778.97
Oct-Dec, 2026	2,484.67	4,891.60	2,406.93	12,185.90
Jan-Mar, 2027	3,970.83	12,391.60	8,420.77	20,606.67
Apr-Jun, 2027	4,393.92	12,391.60	7,997.68	28,604.35
Jul-Sep, 2027	3,513.35	12,391.60	8,878.25	37,482.60
Oct-Dec, 2027	3,813.78	12,391.60	8,577.82	46,060.42
Jan-Mar, 2028	4,622.38	12,391.60	7,769.22	53,829.64
Apr-Jun, 2028	4,366.15	12,391.60	8,025.45	61,855.09
Jul-Sep, 2028	4,488.84	12,391.60	7,902.76	69,757.85
Oct-Dec, 2028	4,822.88	12,391.60	7,568.72	77,326.57
Jan-Mar, 2029	5,838.34	12,391.60	6,553.26	83,879.83
Apr-Jun, 2029	5,914.97	12,391.60	6,476.63	90,356.46
Jul-Sep, 2029	5,711.93	12,391.60	6,679.67	97,036.13
Oct-Dec, 2029	5,807.15	12,391.60	6,584.45	103,620.58
Jan-Mar, 2030	5,965.50	12,391.60	6,426.10	110,046.68
Apr-Jun, 2030	6,612.75	12,391.60	5,778.85	115,825.53
Jul-Sep, 2030	6,080.71	12,391.60	6,310.90	122,136.43
Oct-Dec, 2030	5,596.40	6,928.64	1,332.24	123,468.67
Jan-Mar, 2031	4,910.82	6,928.64	2,017.82	125,486.49
Apr-Jun, 2031	4,870.86	6,928.64	2,057.78	127,544.27
Jul-Sep, 2031	5,568.88	6,928.64	1,359.75	128,904.02
Oct-Dec, 2031	5,823.89	6,928.64	1,104.75	130,008.77
Jan-Mar, 2032	6,349.63	6,928.64	579.01	130,587.78
Apr-Jun, 2032	5,632.86	6,928.64	1,295.78	131,883.55
Jul-Sep, 2032	7,169.54	11,155.39	3,985.84	135,869.40
Oct-Dec, 2032	7,229.09	11,155.39	3,926.30	139,795.70

Statement of Quarterly Estimated Cash Flow for the Project [INR (in Lakhs)]				
Particular / 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**
Jan-Mar, 2033	6,483.58	11,155.39	4,671.81	144,467.50
Apr-Jun, 2033	6,213.53	11,155.39	4,941.85	149,409.36
Jul-Sep, 2033	5,564.71	11,155.39	5,590.68	155,000.04
Oct-Dec, 2033	4,212.14	11,155.39	6,943.25	161,943.29
Jan-Mar, 2034	3,153.41	12,636.87	9,483.46	171,426.74
Apr-Jun, 2034	1,675.13	5,920.76	4,245.63	175,672.38
TOTAL	**209,948.68**	**385,621.06**	**175,672.38**	



PROJECT COMPLETION SCHEDULE

The promoter undertakes to complete the project within 108 months, i.e. from 14.05.2025 to 13.05.2034, as per the declaration under Section 4(2)(l)(C) of the Real Estate (Regulation and Development) Act, 2016. The component-wise construction schedule is as under:

S.N.	Particulars	Duration (Months)	Start Date	End Date
1	Pre-construction period (pending approvals & registration)	13	01.06.2025	30.06.2026
2	Tower-1	45	01.07.2026	31.03.2030
3	Tower-2	48	01.07.2026	30.06.2030
4	Tower-3	51	01.07.2026	30.09.2030
5	Tower-4	60	01.10.2027	30.09.2032
6	Tower-5	63	01.10.2027	31.12.2032
7	Tower-6	66	01.10.2027	31.03.2033
8	Tower-7	57	01.10.2028	30.06.2033
9	Tower-8	60	01.10.2028	30.09.2033
10	Tower-9	63	01.10.2028	31.12.2033
11	EWS-LIG (Tower-10)	24	01.10.2028	30.09.2030
12	Commercial Tower	36	01.01.2032	31.12.2034
13	Development Works and Services (IDW)	61	01.04.2029	30.04.2034
14	Community Centre	18	01.10.2029	31.03.2031
15	Nursery & Primary School	19	01.10.2032	30.04.2034
16	Electrification up to Project Site	6	01.01.2029	30.06.2029
17	Obtaining Occupation Certificate	3	01.02.2034	30.04.2034
18	Obtaining Completion Certificate	1	01.04.2034	30.04.2034
Project Completion (validity)		**108**	**14.05.2025**	**13.05.2034**



OTHER STATUTORY APPROVALS

The following is the status of statutory permissions from the various statutory authorities:

1. Approvals / NOCs from various agencies for connecting external services

Sr. No.	Facility	Agency	Status	Approval No. and Date
1	Roads	GMDA	Approved	Access permission dated 23.02.2026
2	Water Supply	GMDA	Approved	Dated 24.04.2024
3	Sewage Disposal	GMDA	Approved	GMDA/SEW/2024/89 dated 12.04.2024
4	Storm Water Drainage	GMDA	Approved	GMDA/Drainage/2026/102 dated 27.02.2026
5	Electrical Load Availability	DHBVN	Approved	Ch.64/Drg.PLC dated 21.03.2024

2.1 Statutory approvals required prior to registration

Sr. No.	Particulars	Approval No.	Date	Valid up to
1	Licence Approval	100 of 2023	08.05.2023	07.05.2028
2	Site Plan	169407	21.06.2024	–
3	Zoning Plan	DRG No. DGTCP-9220	09.05.2023	–
4	Building Plan	ZP-1978/JD(RA)/2025/18191	14.05.2025	13.05.2030
5	Environment Clearance	SEAC/HR/2024/144	29.10.2024	28.10.2034

2.2 Approvals either applied for or obtained prior to registration

Sr. No.	Particulars	Approval No. / Status	Date	Valid up to
1	Airport Height Clearance	AAI/RHQ/NR/ATM/NOC/2024/430/1559-62	30.05.2024	29.05.2032
2	Fire Fighting Scheme Approval (Director General, Fire Service, Haryana – Group A Residential, 14.53125 acres; approved for all towers, EWS, Community, Schools, Commercial & basements)	Approved vide Memo No. FS/2026/1324 (against Transaction Id 050262623002820 dated 23.06.2026)	07.08.2026	06.08.2031 (5 years)
3	Service Plan Estimates Approval	Applied (BG submitted with the Authority)	–	–

2.3 Mandatory approvals, if applicable, required before start of construction

Sr. No.	Particulars	Approval No. / Status	Date
1	N	M14-L3B-W2XM U06-NFB-YWA1	07.03.2023 14.09.2022
2	Natural Conservation Zone NOC	NA	NA

Parsvnath Craft Homes Private Limited

2.3 Mandatory approvals, if applicable, required before start of construction			
Sr. No.	**Particulars**	**Approval No. / Status**	**Date**
3	Tree Cutting Permission / NOC	NA	NA
4	Forest Land Diversion	NA	NA
5	Power Line Shifting NOC	NA	NA
6	Wildlife Clearance	NA	NA

2.4 Water supply permissions for construction (GMDA)					
Sr. No.	**Particulars**	**Source**	**Application No.**	**Letter Date**	**Valid up to***
1	Renewal of permission to purchase treated water through tankers for non-potable (construction) use	STP Dhanwapur / STP Behrampur / Common Effluent Treatment Plant	WTVRENEW-1789465297265 dated 15.09.2026	21.09.2026	20.03.2027
2	Renewal of permission to purchase potable (drinking) water for filling of tankers	Water Works Basai / Boosting Station Sector-16 / Boosting Station Sector-51	WTVRENEW-1789466108760 dated 15.09.2026	20.09.2026	19.03.2027

** Permissions are to be re-validated after 6 months from the date of issue, as per the conditions of the GMDA letters.*



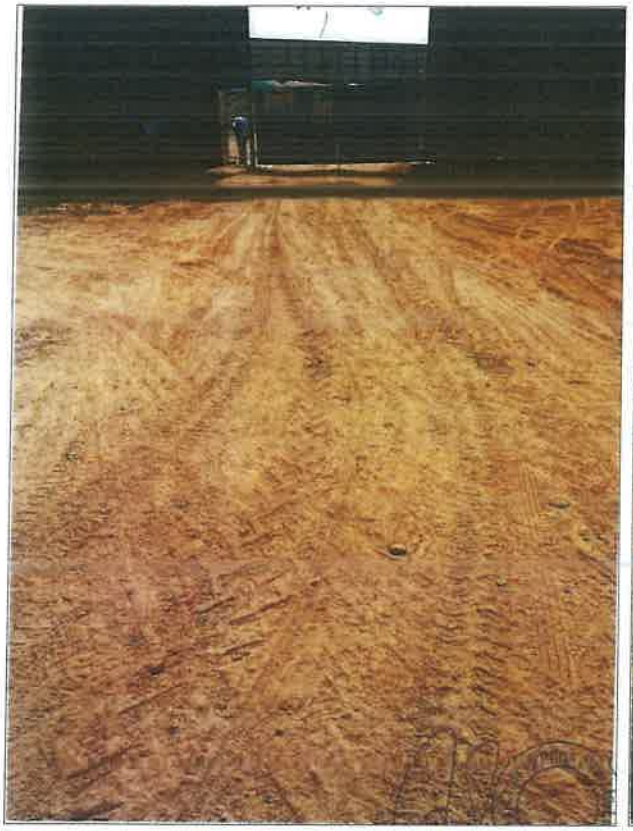
PROJECT SITE PHOTOGRAPHS

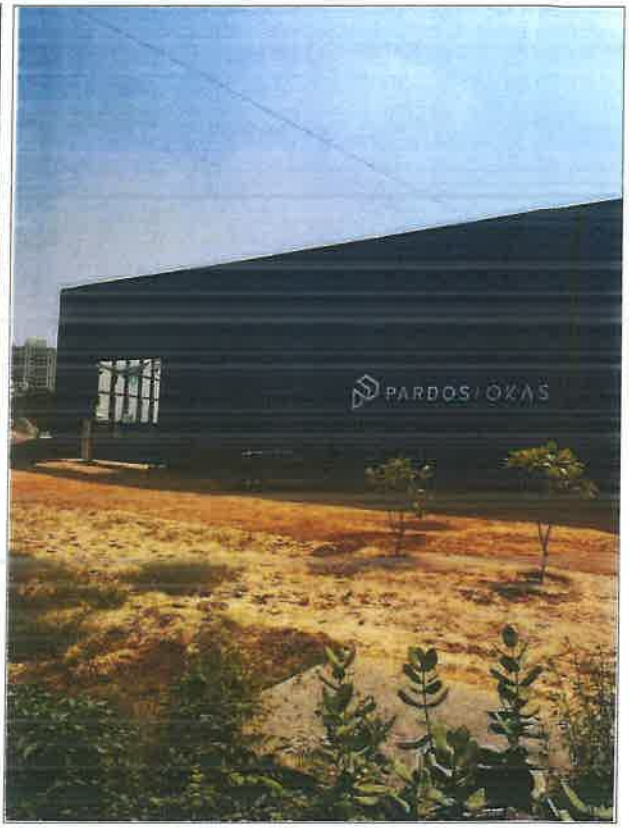


Location of the project site with boundary coordinates – Sector-90, Gurugram

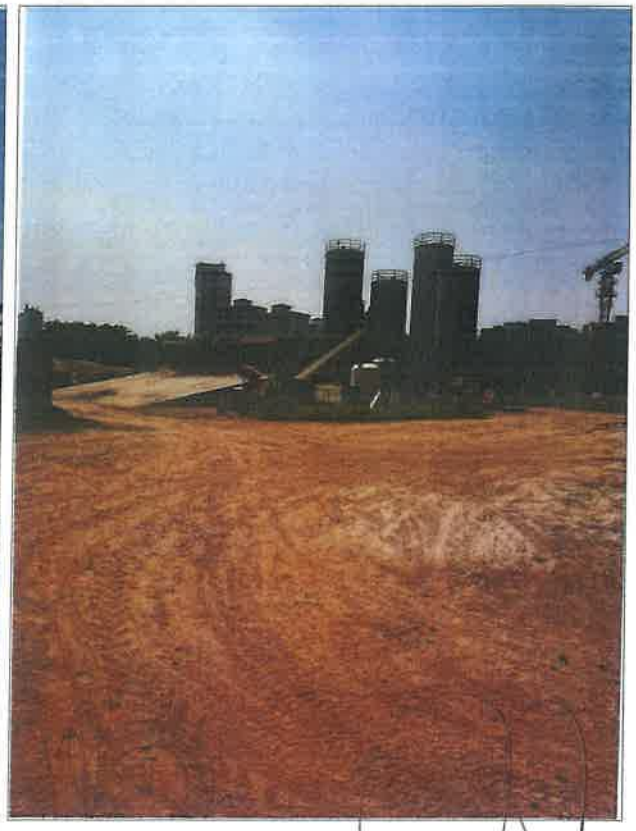
Parados Craft Homes Private Limited

Current Site Photographs



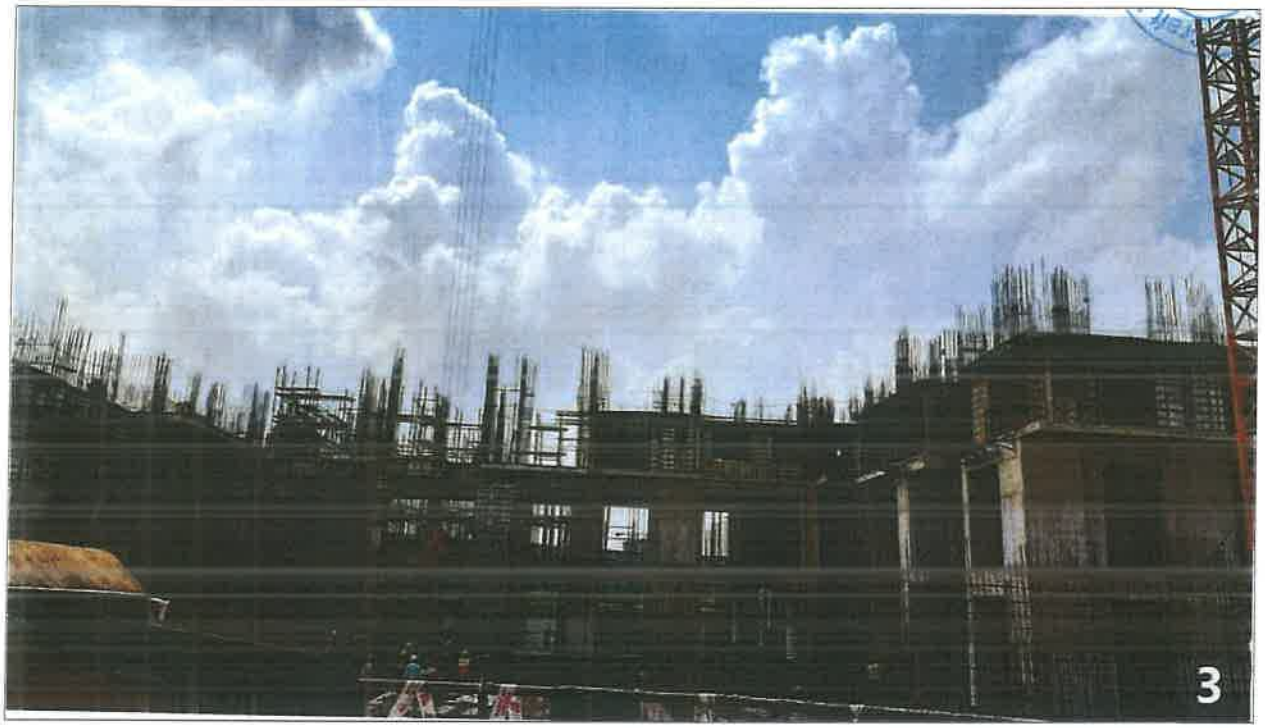






Pardos Craft Homes Private Limited

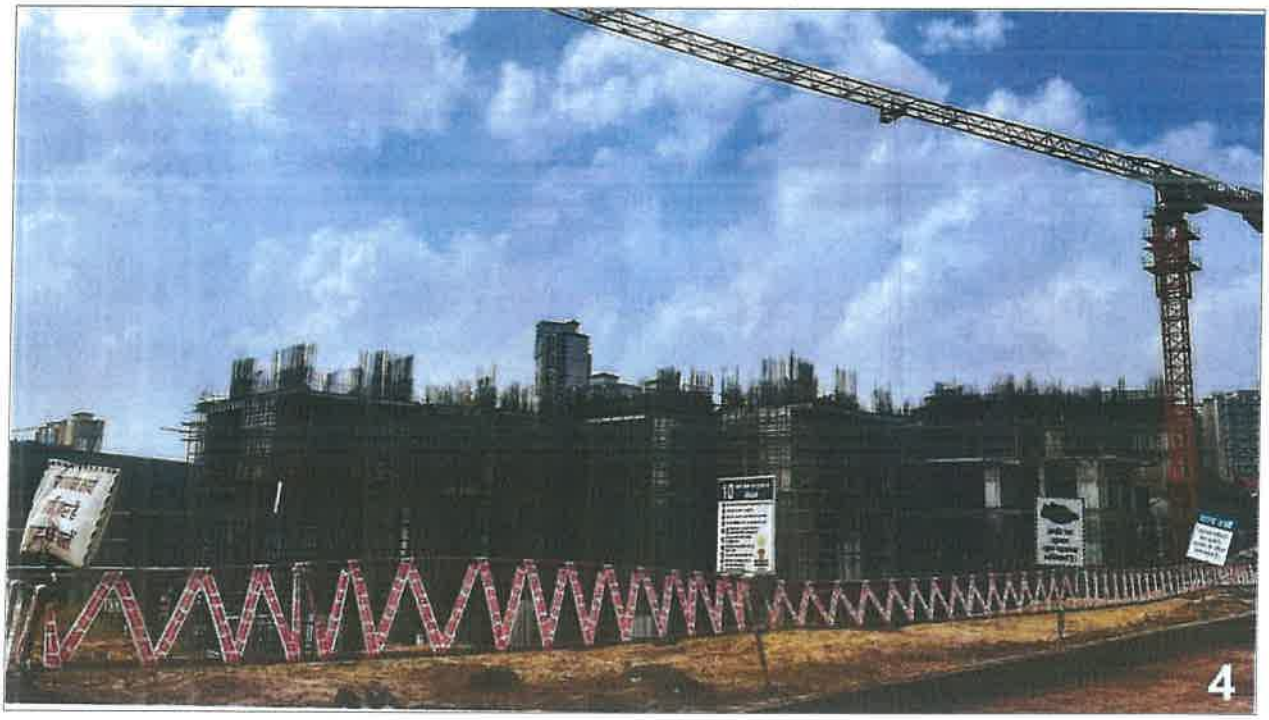
Current Site Photographs – Construction Progress





Parados Craft Homes Private Limited





Parbos Craft Homes Private Limited

PROJECT SAKURA — PERT CHART

PARTICULARS					2026		2027				2028				2029				2030				2031				2032				2033				2034	
Building / Section	Activity	Start	End	Days	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
BUILDING ACTIVITIES																																		
Tower-1	■ **Overall (structure → finishing)**	01-Jul-26	31-Mar-30	1369	8%	10%	10%	10%	10%	10%	10%	10%	9%	3%	2%	2%	2%	2%	2%																	
	Sub structure	01-Jul-26	31-Mar-27	273	49%	44%	7%																													
	Super structure	01-Aug-26	30-Sep-28	791	16%	15%	11%	10%	10%	10%	10%	10%	8%																							
	MEP	01-Oct-26	31-Mar-30	1277		2%	9%	10%	10%	9%	10%	10%	10%	5%	5%	5%	5%	5%	5%																	
	Finishing	01-Oct-26	31-Mar-30	1277		7%	11%	10%	10%	10%	8%	8%	8%	7%	4%	5%	4%	4%	4%																	
Tower-2	■ **Overall (structure → finishing)**	01-Jul-26	30-Jun-30	1460	8%	8%	7%	9%	9%	9%	9%	9%	9%	9%	3%	3%	2%	2%	2%	2%																
	Sub structure	01-Jul-26	31-Mar-27	273	47%	47%	6%																													
	Super structure	01-Aug-26	31-Dec-28	883	16%	16%	10%	9%	9%	9%	8%	9%	8%	6%																						
	MEP	01-Jan-27	30-Jun-30	1276			2%	9%	10%	10%	10%	11%	12%	10%	4%	6%	4%	4%	4%	4%																
	Finishing	01-Jan-27	30-Jun-30	1276			6%	11%	10%	10%	11%	9%	8%	8%	7%	4%	4%	4%	4%	4%																
Tower-3	■ **Overall (structure → finishing)**	01-Jul-26	30-Sep-30	1552	4%	8%	5%	6%	9%	9%	9%	9%	9%	9%	8%	3%	2%	2%	2%	3%	3%															
	Sub structure	01-Jul-26	31-Mar-27	273	63%	32%	5%																													
	Super structure	01-Aug-26	31-Mar-29	973	6%	15%	11%	9%	9%	8%	8%	8%	9%	10%	7%																					
	MEP	01-Apr-27	30-Sep-30	1278			2%	8%	10%	10%	12%	11%	10%	11%	4%	4%	5%	4%	4%	5%																
	Finishing	01-Apr-27	30-Sep-30	1278			6%	11%	10%	10%	10%	8%	8%	8%	9%	4%	4%	4%	4%	4%																
Tower-4	■ **Overall (structure → finishing)**	01-Oct-27	30-Sep-32	1826				2%	3%	3%	5%	9%	9%	9%	10%	8%	7%	8%	6%	4%	4%	3%	2%	2%	2%	2%	2%									
	Sub structure	01-Oct-27	30-Jun-29	638				10%	20%	15%	15%	15%	15%	10%																						
	Super structure	01-Jul-28	30-Sep-30	821							5%	15%	15%	15%	15%	10%	10%	10%	5%																	
	MEP	01-Apr-29	30-Sep-32	1278											2%	8%	10%	10%	10%	10%	10%	10%	5%	5%	5%	5%	5%	5%							
	Finishing	01-Apr-29	30-Sep-32	1278											5%	10%	10%	10%	10%	8%	8%	8%	8%	5%	5%	5%	4%	4%							
Tower-5	■ **Overall (structure → finishing)**	01-Oct-27	31-Dec-32	1918					3%	3%	3%	5%	9%	9%	8%	10%	8%	8%	8%	6%	4%	4%	3%	2%	2%	2%	1%	2%								
	Sub structure	01-Oct-27	30-Sep-29	730					2%	20%	15%	15%	15%	15%	15%	3%																				
	Super structure	01-Oct-28	31-Dec-30	821									5%	15%	15%	15%	15%	10%	10%	10%	5%															
	MEP	01-Jul-29	31-Dec-32	1279												2%	8%	10%	10%	10%	10%	10%	10%	5%	5%	5%	5%	5%	5%						
	Finishing	01-Jul-29	31-Dec-32	1279												5%	10%	10%	10%	10%	8%	8%	8%	5%	5%	5%	4%	4%							
Tower-6	■ **Overall (structure → finishing)**	01-Oct-27	31-Mar-33	2008					3%	3%	3%	2%	5%	9%	7%	7%	10%	8%	8%	8%	6%	4%	4%	3%	2%	2%	2%	2%	2%							
	Sub structure	01-Oct-27	30-Sep-29	730					1%	20%	15%	15%	15%	15%	16%	3%																				
	Super structure	01-Jan-29	31-Mar-31	819										5%	15%	15%	15%	15%	10%	10%	10%	5%														
	MEP	01-Oct-29	31-Mar-33	1277													2%	8%	10%	10%	10%	10%	10%	10%	5%	5%	5%	5%	5%	5%					
	Finishing	01-Oct-29	31-Mar-33	1277													5%	10%	10%	10%	10%	8%	8%	8%	5%	5%	5%	4%	4%						
Tower-7	■ **Overall (structure → finishing)**	01-Oct-28	30-Jun-33	1733										1%	3%	3%	3%	2%	2%	2%	4%	8%	8%	10%	12%	12%	10%	6%	4%	4%	4%	2%			
	Sub structure	01-Oct-28	31-Dec-30	821										4%	15%	15%	15%	10%	10%	10%	10%	11%													
	Super structure	01-Jul-30	30-Jun-32	730																5%	15%	15%	15%	15%	15%	5%									
	MEP	01-Jan-31	30-Jun-33	911																	5%	10%	15%	15%	10%	10%	10%	10%	10%	5%					
	Finishing	01-Jan-31	30-Jun-33	911																	5%	10%	15%	15%	10%	10%	10%	10%	10%	5%					
Tower-8	■ **Overall (structure → finishing)**	01-Oct-28	30-Sep-33	1825										1%	3%	3%	3%	2%	2%	2%	2%	4%	6%	8%	10%	12%	12%	10%	6%	4%	4%	4%	2%		
	Sub structure	01-Oct-28	31-Dec-30	821										5%	15%	15%	14%	10%	10%	10%	10%	11%													
	Super structure	01-Oct-30	30-Sep-32	730																4%	15%	15%	15%	15%	15%	15%	6%								
	MEP	01-Apr-31	30-Sep-33	913																			5%	10%	15%	15%	10%	10%	10%	10%	10%	5%			
	Finishing	01-Apr-31	30-Sep-33	913																			5%	10%	15%	15%	10%	10%	10%	10%	10%	5%			
Tower-9	■ **Overall (structure → finishing)**	01-Oct-28	31-Dec-33	1917										1%	3%	3%	3%	2%	2%	2%	2%	2%	2%	6%	8%	10%	12%	12%	10%	6%	4%	4%	4%	2%	
	Sub structure	01-Oct-28	31-Dec-30	821										5%	15%	15%	15%	10%	10%	10%	10%	10%													
	Super structure	01-Jan-31	31-Dec-32	730																	5%	15%	15%	15%	15%	15%	15%	5%						
	MEP	01-Jul-31	31-Dec-33	914																				5%	10%	15%	15%	10%	10%	10%	10%	10%	5%		
	Finishing	01-Jul-31	31-Dec-33	914																				5%	10%	15%	15%	10%	10%	10%	10%	10%	5%		
EWS-LIG	■ **Overall (structure → finishing)**	01-Oct-28	30-Sep-30	729										7%	7%	14%	10%	16%	16%	19%	11%														
	Sub structure	01-Oct-28	30-Jun-29	272										40%	40%	20%																			
	Super structure	01-Apr-29	30-Jun-30	455												20%	20%	20%	20%	20%															
	MEP	01-Apr-29	30-Sep-30	547												10%	10%	15%	15%	25%	25%														



PARTICULARS					2026		2027				2028				2029				2030				2031				2032				2033				2034	
Building / Section	Activity	Start	End	Days	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
BUILDING ACTIVITIES																																		
	Finishing	01-Oct-29	30-Sep-30	364														25%	25%	25%	25%														
Community Building	■ **Overall (structure → finishing)**	01-Oct-29	31-Mar-31	546														10%	20%	20%	20%	20%	10%												
	Sub structure	01-Oct-29	31-Mar-30	181														50%	50%																
	Super structure	01-Apr-30	30-Sep-30	182																75%	25%														
	MEP	01-Apr-30	31-Mar-31	364																20%	30%	30%	20%												
	Finishing	01-Apr-30	31-Mar-31	364																20%	30%	30%	20%												
Primary School	■ **Overall (structure → finishing)**	01-Oct-32	13-May-34	589																							10%	20%	20%	20%	15%	10%	5%			
	Sub structure	01-Oct-32	31-Mar-33	181																							50%	50%								
	Super structure	01-Jan-33	31-Dec-33	364																								20%	30%	30%	20%					
	MEP	01-Feb-33	13-May-34	466																								10%	20%	20%	20%	20%	20%	10%		
	Finishing	01-Mar-33	13-May-34	438																								10%	20%	20%	20%	20%	20%	10%		
Nursery School	■ **Overall (structure → finishing)**	01-Oct-32	13-May-34	589																							10%	20%	20%	20%	15%	10%	5%			
	Sub structure	01-Oct-32	31-Mar-33	181																							50%	50%								
	Super structure	01-Jan-33	31-Dec-33	364																								20%	30%	30%	20%					
	MEP	01-Feb-33	13-May-34	466																								10%	20%	20%	20%	20%	20%	10%		
	Finishing	01-Mar-33	13-May-34	438																								10%	20%	20%	20%	20%	20%	10%		
Commercial	■ **Overall (structure → finishing)**	01-Jan-32	31-Mar-34	820																							2%	2%	13%	18%	16%	16%	15%	10%	7%	
	Sub structure	01-Jan-32	31-Dec-32	365																							25%	25%	25%	25%						
	Super structure	01-Jul-32	30-Sep-33	456																									20%	20%	20%	20%	20%			
	MEP	01-Jul-32	31-Dec-33	548																									10%	20%	20%	20%	15%	15%		
	Finishing	01-Sep-32	31-Mar-34	576																									10%	15%	15%	15%	15%	15%	15%	
COMMON DEVELOPMENT ACTIVITIES																																		
Infrastructure																																		
	Internal Roads and Pavements	01-Jan-30	13-May-34	1593															9%	9%	9%	9%	0%	0%	0%	0%	0%	0%	8%	8%	9%	9%	9%	9%	6%	6%
	Water Supply system	01-Jul-29	30-Sep-33	1552													8%	8%	8%	8%	0%	0%	0%	0%	0%	0%	8%	8%	16%	16%	8%	8%	4%			
	Storm Water drainage	01-Jul-29	30-Sep-33	1552													8%	8%	8%	8%	0%	0%	0%	0%	0%	0%	8%	8%	16%	16%	8%	8%	4%			
	Sewerage system	01-Jul-29	30-Sep-33	1552													8%	8%	8%	8%	0%	0%	0%	0%	0%	0%	8%	8%	16%	16%	8%	8%	4%			
	Street Lighting	01-Jul-29	30-Sep-33	1552													8%	8%	8%	8%	0%	0%	0%	0%	0%	0%	8%	8%	16%	16%	8%	8%	4%			
	Play grounds and Parks	01-Jul-29	30-Sep-33	1552													8%	8%	8%	8%	0%	0%	0%	0%	0%	0%	8%	8%	16%	16%	8%	8%	4%			
	Electricity supply system	01-Jul-29	30-Sep-33	1552													8%	8%	8%	8%	0%	0%	0%	0%	0%	0%	8%	8%	16%	16%	8%	8%	4%			
	STP	01-Apr-29	31-Mar-32	1095													8%	8%	8%	8%	0%	0%	0%	0%	0%	0%	8%	8%	16%	16%	8%	8%	4%			
	Underground water tank	01-Apr-29	31-Mar-32	1095													12%	12%	10%	0%	0%	0%	0%	0%	0%	25%	25%	16%								
	Rain water harvesting	01-Apr-29	31-Mar-32	1095													12%	12%	10%	0%	0%	0%	0%	0%	0%	25%	25%	16%								
External Electrification																	12%	12%	10%	0%	0%	0%	0%	0%	0%	25%	25%	16%								
	Period for Electrification	01-Jan-29	30-Jun-29	180											50%	50%																				



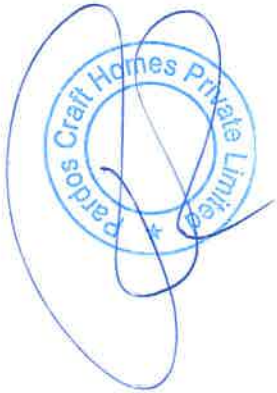
Financial Targets - Cashflow Projections

Statement of quarterly estimated expenditure [INR (in Lacs)]

Sr. No.	Items of expenditure ⇒ / Quarter ⇓	Land cost expenditure	External development charges	Infrastructure development charges	Internal development works	Cost of construction of Apartments	Cost of Construction of Commercial Component	Cost of construction of community facilities	Electrification	Miscellaneous Cost	Total expenditure during the quarter	Cumulative cost
		(1)	(2)	(3)	(4)	(5)	(6)	(7)			(9)	(10)
1	Up to date of submission of application for registration	19,294.08	8,050.76	1,072.16	-	10,289.82	-	-	825.12	10,758.74	50,290.69	50,290.69
8	Jul-Sep-26				-	794.81		-		0.54	795.35	51,086.03
9	Oct-Dec-26				-	1,109.67		-		1,375.00	2,484.67	53,570.70
10	Jan-Mar-27		1,188.95		-	1,406.89		-		1,375.00	3,970.83	57,541.53
11	Apr-Jun-27		1,188.95		-	1,829.98		-		1,375.00	4,393.92	61,935.46
12	Jul-Sep-27				-	2,138.35		-		1,375.00	3,513.35	65,448.81
13	Oct-Dec-27				-	2,438.78		-		1,375.00	3,813.78	69,262.59
14	Jan-Mar-28				-	3,247.38		-		1,375.00	4,622.38	73,884.97
15	Apr-Jun-28				-	2,991.15		-		1,375.00	4,366.15	78,251.12
16	Jul-Sep-28				-	3,113.84		-		1,375.00	4,488.84	82,739.96
17	Oct-Dec-28				-	3,447.88		-		1,375.00	4,822.88	87,562.84
18	Jan-Mar-29				-	4,441.63		-	21.71	1,375.00	5,838.34	93,401.18
19	Apr-Jun-29				127.83	4,390.43		-	21.71	1,375.00	5,914.97	99,316.15
20	Jul-Sep-29				291.80	4,045.13		-		1,375.00	5,711.93	1,05,028.08
21	Oct-Dec-29				270.50	4,029.14		132.51		1,375.00	5,807.15	1,10,835.24
22	Jan-Mar-30				351.77	4,106.23		132.51		1,375.00	5,965.50	1,16,800.74
23	Apr-Jun-30				351.77	3,823.71		1,062.28		1,375.00	6,612.75	1,23,413.49
24	Jul-Sep-30				187.79	3,465.57		1,052.34		1,375.00	6,080.71	1,29,494.20
25	Oct-Dec-30				187.79	3,135.86		897.75		1,375.00	5,596.40	1,35,090.59
26	Jan-Mar-31				-	2,937.32		598.50		1,375.00	4,910.82	1,40,001.41
27	Apr-Jun-31				-	3,495.86		-		1,375.00	4,870.86	1,44,872.27
28	Jul-Sep-31				266.32	3,927.57		-		1,375.00	5,568.88	1,50,441.15
29	Oct-Dec-31				266.32	4,182.57		-		1,375.00	5,823.89	1,56,265.04
30	Jan-Mar-32				334.42	4,233.10	407.12	-		1,375.00	6,349.63	1,62,614.68
31	Apr-Jun-32				163.97	3,686.77	407.12	-		1,375.00	5,632.86	1,68,247.54
32	Jul-Sep-32				494.87	2,871.30	2,428.37	-		1,375.00	7,169.54	1,75,417.08
33	Oct-Dec-32				494.87	1,975.54	3,262.28	121.39		1,375.00	7,229.09	1,82,646.17
34	Jan-Mar-33				351.77	1,481.44	2,855.17	420.21		1,375.00	6,483.58	1,89,129.75
35	Apr-Jun-33				351.77	1,090.60	2,855.17	541.00		1,375.00	6,213.53	1,95,343.29
36	Jul-Sep-33				269.78	727.03	2,651.90	541.00		1,375.00	5,564.71	2,00,908.00
37	Oct-Dec-33				187.79	273.04	1,891.95	484.35		1,375.00	4,212.14	2,05,120.14
38	Jan-Mar-34				125.20	-	1,282.16	371.06		1,375.00	3,153.41	2,08,273.55
39	Apr-Jun-34				125.20	-		185.53		1,364.41	1,675.13	2,09,948.68
40	Jul-Sep-34				-	-		-			-	

Parbros Crest Homes Private Limited

Sr. No.	Items of expenditure ⇒ / Quarter ⇓	Land cost expenditure	External development charges	Infrastructure development charges	Internal development works	Cost of construction of Apartments	Cost of Construction of Commercial Component	Cost of construction of community facilities	Electrification	Miscellaneous Cost	Total expenditure during the quarter	Cumulative cost
41	Oct-Dec-34				-	-		-			-	



Statement of quarterly estimated sources of funds for the project - [INR (in Lacs)]

Sr. No.	Items of Sources of funds ⇒ / Quarter ⇓	Sale proceeds	Temporarily funding / loan disbursement from other sources/Banks & Financial Institutions	Others (Equity etc.)	Total estimated available funds during the quarter	Cumulative availability of funds
1	Up to date of submission of		13,365	40,000	53,365	53,365
8	Jul-Sep-26		-2,500	10,000	7,500	60,865
9	Oct-Dec-26	9,892	-5,000	-	4,892	65,757
10	Jan-Mar-27	9,892	2,500	-	12,392	78,148
11	Apr-Jun-27	9,892	2,500	-	12,392	90,540
12	Jul-Sep-27	9,892	2,500	-	12,392	1,02,931
13	Oct-Dec-27	9,892	2,500	-	12,392	1,15,323
14	Jan-Mar-28	9,892	2,500	-	12,392	1,27,715
15	Apr-Jun-28	9,892	2,500	-	12,392	1,40,106
16	Jul-Sep-28	9,892	2,500	-	12,392	1,52,498
17	Oct-Dec-28	9,892	2,500	-	12,392	1,64,889
18	Jan-Mar-29	9,892	2,500	-	12,392	1,77,281
19	Apr-Jun-29	9,892	2,500	-	12,392	1,89,673
20	Jul-Sep-29	9,892	2,500	-	12,392	2,02,064
21	Oct-Dec-29	9,892	2,500	-	12,392	2,14,456
22	Jan-Mar-30	9,892	2,500	-	12,392	2,26,847
23	Apr-Jun-30	9,892	2,500	-	12,392	2,39,239
24	Jul-Sep-30	9,892	2,500	-	12,392	2,51,631
25	Oct-Dec-30	9,892	-2,963	-	6,929	2,58,559
26	Jan-Mar-31	9,892	-2,963	-	6,929	2,65,488
27	Apr-Jun-31	9,892	-2,963	-	6,929	2,72,417
28	Jul-Sep-31	9,892	-2,963	-	6,929	2,79,345
29	Oct-Dec-31	9,892	-2,963	-	6,929	2,86,274
30	Jan-Mar-32	9,892	-2,963	-	6,929	2,93,202
31	Apr-Jun-32	9,892	-2,963	-	6,929	3,00,131
32	Jul-Sep-32	14,118	-2,963	-	11,155	3,11,286
33	Oct-Dec-32	14,118	-2,963	-	11,155	3,22,442
34	Jan-Mar-33	14,118	-2,963	-	11,155	3,33,597
35	Apr-Jun-33	14,118	-2,963	-	11,155	3,44,753
36	Jul-Sep-33	14,118	-2,963	-	11,155	3,55,908
37	Oct-Dec-33	14,118	-2,963	-	11,155	3,67,063

Parbos Craft Homes Private Limited

38	**Jan-Mar-34**	14,118	-1,481	-	12,637	3,79,700
39	**Apr-Jun-34**	5,921	-		5,921	3,85,621
40	**Jul-Sep-34**		-		-	
41	**Oct-Dec-34**		-		-	



Statement of net cash flow - [INR (In Lacs)]

Sr. No.	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
1	Up to date of submission of application for registration	50,291	53,365	**3,074**	3,074
8	**Jul-Sep-26**	795	7,500	**6,705**	9,779
9	**Oct-Dec-26**	2,485	4,892	**2,407**	12,186
10	**Jan-Mar-27**	3,971	12,392	**8,421**	20,607
11	**Apr-Jun-27**	4,394	12,392	**7,998**	28,604
12	**Jul-Sep-27**	3,513	12,392	**8,878**	37,483
13	**Oct-Dec-27**	3,814	12,392	**8,578**	46,060
14	**Jan-Mar-28**	4,622	12,392	**7,769**	53,830
15	**Apr-Jun-28**	4,366	12,392	**8,025**	61,855
16	**Jul-Sep-28**	4,489	12,392	**7,903**	69,758
17	**Oct-Dec-28**	4,823	12,392	**7,569**	77,327
18	**Jan-Mar-29**	5,838	12,392	**6,553**	83,880
19	**Apr-Jun-29**	5,915	12,392	**6,477**	90,356
20	**Jul-Sep-29**	5,712	12,392	**6,680**	97,036
21	**Oct-Dec-29**	5,807	12,392	**6,584**	1,03,621
22	**Jan-Mar-30**	5,966	12,392	**6,426**	1,10,047
23	**Apr-Jun-30**	6,613	12,392	**5,779**	1,15,826
24	**Jul-Sep-30**	6,081	12,392	**6,311**	1,22,136
25	**Oct-Dec-30**	5,596	6,929	**1,332**	1,23,469
26	**Jan-Mar-31**	4,911	6,929	**2,018**	1,25,486
27	**Apr-Jun-31**	4,871	6,929	**2,058**	1,27,544
28	**Jul-Sep-31**	5,569	6,929	**1,360**	1,28,904
29	**Oct-Dec-31**	5,824	6,929	**1,105**	1,30,009
30	**Jan-Mar-32**	6,350	6,929	**579**	1,30,588
31	**Apr-Jun-32**	5,633	6,929	**1,296**	1,31,884
32	**Jul-Sep-32**	7,170	11,155	**3,986**	1,35,869
33	**Oct-Dec-32**	7,229	11,155	**3,926**	1,39,796
34	**Jan-Mar-33**	6,484	11,155	**4,672**	1,44,468
35	**Apr-Jun-33**	6,214	11,155	**4,942**	1,49,409

Parados Craft Homes Private Limited

36	**Jul-Sep-33**	5,565	11,155	**5,591**	1,55,000
37	**Oct-Dec-33**	4,212	11,155	**6,943**	1,61,943
38	**Jan-Mar-34**	3,153	12,637	**9,483**	1,71,427
39	**Apr-Jun-34**	1,675	5,921	**4,246**	1,75,672
40	**Jul-Sep-34**	-	-	-	-
41	**Oct-Dec-34**	-	-	-	-

