

**PART - E - PROJECT COST/SALE PROCEEDS DETAILS**

<b>A. Project cost details (in lacs)</b>					
<b>Sr. No.</b>	<b>Component</b>			<b>Amount in lacs</b>	
				<b>Whole project</b>	<b>For phase (to be worked out)</b>
<b>1.</b>	<b>Total land cost</b>				
	<b>(a)</b>	<b>Land cost as per registration</b>		636	181
	<b>(b)</b>	<b>Conversion charges (as per LOI)</b>		2868	298
	<b>(c)</b>	<b>License fee (as per LOI)</b>			
<b>2.</b>	<b>External Development Charges, (provide calculation as per LOI)</b>				730
<b>3.</b>	<b>Infrastructure Development Charges (provide calculation as per LOI)</b>				133
<b>4.</b>	<b>Internal Development Works (as per LOI)</b>			18,451	4,419
<b>5.</b>	<b>Cost of construction (apartment + commercial units)</b>			213,335	51,093
<b>6.</b>	<b>Cost of construction of community facilities</b>				
	<b>Type</b>	<b>Area (sqm.)</b>			
	Nursery School-1	809.37		751	751
	Nursery School-2	809.37		751	751
	Primary School	2023.42		1,878	1,878
	High School	8093.71		7,513	7,513
	Community Building	8093.71		7,507	7,507
	Religious Building	809.37		451	451
	Creche	809.37		451	451
	Dispensary	5058.57		3,287	3,287
	Sub-Post Office Block	40		13	13
	<b>Total</b>			22,602	22,602
<b>7.</b>	<b>Other costs</b>				

	a.	<b>Administrative cost</b>	22,261	7,946
	b.	<b>Marketing cost</b>	35,373	21,595
	c.	<b>Interest to financial institutions</b>	25,373	1,100
	d.	<b>Taxes</b>	37,645	16,840
	e.	<b>Any other</b>	10,121	2,500
<b>8.</b>	<b>Total (1+2+3+4+5+6+7)</b>		<b>3,88,664</b>	<b>129,437</b>
<b>B. Internal development works</b>				
<b>Sr. No.</b>	<b>Name of the facility</b>		<b>Estimated cost (Rs. In Lacs)</b>	
			<b>For project as a whole</b>	<b>For phase to be registered</b>
<b>1.</b>	<b>Services</b>			
	i.	Internal roads and pavements	463	111
	ii.	Water supply system	118	28
	iii.	Storm water drainage	288	69
	iv.	Electricity supply system	1127	270
	v.	Sewerage system	192	46
	vi.	Street lighting	384	92
	vii.	Security and fire-fighting	939	225
	viii.	Play grounds and parks	1562	374
	ix.	DG for power backup	3795	909
	x.	Parking	2522	604
	xi.	STP	601	144
	xii.	Rain water harvesting	602	144
	xiii.	Electrical sub station	2380	570
	xiv.	Other Works	3478	833
	xv.	<b>Sub-Total [(i) to (xv)]</b>	<b>18,451</b>	<b>4,419</b>
<b>2.</b>	<b>Community buildings to be constructed and transferred to RWA or competent authority</b>			
	i.	Community centre	N/A	N/A
	ii.	Others	N/A	N/A
	iii.	<b>Sub Total</b>	<b>N/A</b>	<b>N/A</b>
<b>3.</b>	<b>Community building/ site to be sold to third party or to be retained by promoter</b>			

	<b>or site to be transferred to competent authority</b> (estimated cost to be indicated if promoter intends to construct)			
	i.	Schools		Construction not yet started and as of now all the sites are with developer
	ii.	Club house		
	iii.	Hospital and dispensary		
	iv.	Others		
	v.	<b>Sub Total</b>		
<b>4.</b>	<b>Total cost of IDW</b>		<b>18,451</b>	<b>4,419</b>
<b>5.</b>	<b>Total project cost (8+4)</b>		<b>3,88,664</b>	<b>1,29,437</b>
	<b>Area in acres</b>		<b>47.418</b>	<b>13.20</b>
	<b>Internal development cost per acre</b>		<b>389.11</b>	<b>334.77</b>
	<b>Internal development cost per acre as per the norms</b>			
<b>6.</b>	<b>Estimate of cost of construction</b>			
	<b>Sr. No.</b>	<b>Description</b>	<b>For project as a whole</b>	<b>For phase to be registered</b>
	<b>6.1</b>	<b>Total floor area in sq. mtr.</b>	341042.3	61320.06
	<b>6.2</b>	<b>Per sq. mtr. cost of construction -in lacs</b>	0.63	0.83
	<b>6.3</b>	<b>Total cost of construction (in lacs.)</b>	213335	51093
<b>7.</b>	<b>Sale proceeds and returns of the project and phase if applicable</b>			
	<b>7.1</b>	<b>Total estimated sale value of units/ plots/ apartment/ sale proceeds</b>		
			<b>For the project as a whole</b>	<b>For the phase to be registered</b>
		<b>Component</b>	<b>Sale proceeds (Rs. Crores)</b>	<b>Carpet Area (Sq ft)</b> <b>Estimated sale proceeds (Rs. Crores)</b>
		<b>Apartments</b>	4,172	432005 1,800
		<b>Commercial</b>		
		<b>Community facilities</b>		
		<b>Garages</b>		
		<b>Estimated total sale proceeds (Rs. In Crores)</b>	4,172	1,800
	<b>7.2</b>	<b>Total cost (as per serial no. 5)</b>	3,887	1,294

<b>8.</b>	<b>Return from the project (7.1-7.2)</b>		284	506
<b>9.</b>	<b>Financial resources of the project and phase</b>			
	<b>Sr. No.</b>	<b>Description</b>	<b>For project (amount in crores)</b>	<b>For phase (amount in crores)</b>
	<b>9.1</b>	<b>Equity by the promoters</b>	600	100
	<b>9.2</b>	<b>Loan or advances</b>		
	<b>9.2.1</b>	<b>From financial institutions/banks</b>	375	50
	<b>9.2.2</b>	<b>From other sources</b>	12	0
	<b>9.3</b>	<b>Others</b>		
	<b>9.4</b>	<b>Instalments from allottees before completion (sold inventory instalments)</b>	2900	1,144
	<b>Total</b>		3887	1294