

# **PROJECT REPORT**

**“M2K GALLERIA”**

**SCO**

**DHARUHERA**

**HARYANA**

**ELITE HOMES PRIVATE LIMITED**

**Preamble:-**

*The Project “M2K Galleria” consists of 1.399 acres of land being a first SCO of its kind located at prime location of Dharuhera at Sector-5, Dharuhera, Haryana. The Project is surrounded by many residential plotted as well as group housing projects. The project will cater the commercial needs of residents of the surrounding vicinity i.e. Dharuhera, Bhiwadi, Gurugram, Manesar, Rewari, etc.*

*The project will provide spacious shopping & office units with ample parking which are fully secured & safe.*

<b>M2K GALLERIA</b>
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<b>PROJECTED REVENUE</b>
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<b>[Rs. in Lakhs]</b>				
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Category	Ares [Sq. Mt.]	Area [Sq. Yd.]	RATE [Rs./psy]	Total Revenue
Commercial	1952.52	2335.214	50000	1167.61
Total Revenue				1167.61

## M2K GALLERIA

### PROJECTED COST

[Rs. in Lakhs]				
S. No.	Particulars	Budget	Incurred up to 31.12.2019	To be incurred from 01.01.2020
	<b>Development Cost</b>			
a)	Plumbing Works	15.63	-	15.63
b)	Electrical Works	73.64	-	73.64
c)	Civil Works	67.51	-	67.51
<b>1</b>	<b>Sub Total</b>	<b>156.78</b>	<b>-</b>	<b>156.78</b>
	<b>Land &amp; Licence</b>			
a)	Land	89.09	89.09	-
c)	License fees	211.82	211.82	-
d)	EDC	146.06	146.06	-
e)	Pre Operating Expenses	90.05	90.05	-
<b>2</b>	<b>Sub Total</b>	<b>537.02</b>	<b>537.02</b>	<b>-</b>
	<b>Overhead Cost</b>			
a)	Staff Salary	123.80	-	123.80
b)	Marketing Expense	7.55	-	7.55
c)	Brokerage	68.89	-	68.89
d)	Legal & Professional	24.00	-	24.00
e)	Other Administrative Overheads	47.88	-	47.88
<b>3</b>	<b>Sub Total</b>	<b>272.12</b>	<b>-</b>	<b>272.12</b>
<b>4</b>	<b>Grand Total</b>	<b>965.91</b>	<b>537.02</b>	<b>428.90</b>

## M2K GALLERIA

### PROJECTED REVENUE & COST YEARWISE

[Rs. in Lakhs]					
Particulars	2020-21	2021-22	2022-23	2023-24	Total
	Year 1	Year 2	Year 3	Year 4	
<b>Revenue</b>	19.30%	30.70%	25.00%	25.00%	100%
<b>Commercial</b>	225.36	358.44	291.90	291.90	1167.61
<b>Total Revenue</b>	<b>225.36</b>	<b>358.44</b>	<b>291.90</b>	<b>291.90</b>	<b>1167.61</b>
<b>Expenses</b>					
<b>Development Cost</b>	30.26	48.13	39.19	39.19	156.78
<b>Land &amp; Licence</b>	103.65	164.86	134.25	134.25	537.02
<b>Finance Cost</b>					-
<b>Current Finance Cost</b>					-
<b>Overhead Cost</b>	38.87	77.75	77.75	77.75	272.12
<b>Total Cost</b>	<b>172.79</b>	<b>290.73</b>	<b>251.20</b>	<b>251.20</b>	<b>965.91</b>
<b>PBT</b>	<b>52.58</b>	<b>67.71</b>	<b>40.70</b>	<b>40.70</b>	<b>201.69</b>
<b>Income Tax</b>	14.46	18.62	11.19	11.19	55.47
<b>PAT</b>	<b>38.12</b>	<b>49.09</b>	<b>29.51</b>	<b>29.51</b>	<b>146.23</b>

## M2K GALLERIA

### PROJECTED CASH FLOW STATEMENT

[Rs. in Lakhs]					
Particulars	2020-21	2021-22	2022-23	2023-24	Total
Inflows	Year 1	Year 2	Year 3	Year 4	
Collections	225.36	358.44	291.90	291.90	1167.61
Loans					
Inflows	225.36	358.44	291.90	291.90	1167.61
Outflows					
Development Cost	30.26	126.52	-	-	156.78
Interest Repayment	-	-	-	-	-
Overhead Cost	38.87	77.75	77.75	77.75	272.12
Income Tax	14.46	18.62	11.19	11.19	55.47
Repayment of Pre launch Expenses (Including Land & License)	125.00	125.00	200.00	87.02	537.02
Outflows	208.59	347.89	278.94	185.96	1021.38
Surplus	16.77	10.56	12.96	105.94	146.23
Cumulative Surplus	16.77	27.33	40.28	146.23	