Project "Aster Avenue 36" being developed by 4S Developers Pvt. Ltd., Sector - 36, Sohna, Distt - Gurugram

Pert Chart and Quaterly Expenditure for Construction (Figures in % and Lacs)

Total Construction cost of 4 Towers (Rs. In Lacs) = 12,294.32

Total Project Construction cost (4 Towers+ 2 Commercial +1 Community Centre) (Rs. In Lacs) = 15,559.12

Tower	% of Completion till the date of application	Particulars	Total Estimated Cost (In lakh)	Total Incurred Cost (In lakh) till June-26	Total Balance Cost (In Lakh)	Tentative start date	Tentative Completion Date	July-Sep26	Oct-Dec26	Jan-March27	Apr- June27	July-Sep27	Oct-Dec27	Jan-March28	Apr- June28	July-Sep28	Oct-Dec28	Jan-March29	Apr- June29	July-Aug29
Tower-1	100%	Sub Structure	433.21	433.21	-	1-Sep-24	31-May-25													
							Quaterly Exp (In Lacs)													
	100%	Super Structure	1,155.22	1,155.22	-	1-Jul-26	28-Feb-27	30.00%	30.00%	40.00%										
							Quaterly Exp (In Lacs)	0.00	0.00	0.00										
	100%	MEP	722.01	722.00	0.01	1-Jan-27	31-May-28			20.00%	20.00%	20.00%	20.00%	10.00%	10.00%					
							Quaterly Exp (In Lacs)			0.00	0.00	0.00	0.00	0.00	0.00					
	10%	Finishing	577.61	55.62	521.99	1-Apr-28	31-Aug-29								20.00%	20.00%	20.00%	20.00%	10.00%	10.00%
							Quaterly Exp (In Lacs)								104.40	104.40	104.40	104.40	52.20	52.20
		Total Cost =	**2,888.06**	**2,366.05**	**522.00**															

Tower	% of Completion till the date of application	Particulars	Total Estimated Cost (In lakh)	Total Incurred Cost (In lakh) till June-26	Total Balance Cost (In Lakh)	Tentative start date	Tentative Completion Date	July-Sep26	Oct-Dec26	Jan-March27	Apr- June27	July-Sep27	Oct-Dec27	Jan-March28	Apr- June28	July-Sep28	Oct-Dec28	Jan-March29	Apr- June29	July-Aug29
Tower-2	100%	Sub Structure	488.87	488.87	-	1-Sep-24	31-May-25													
							Quaterly Exp (In Lacs)													
	100%	Super Structure	1,303.64	1,303.64	-	1-Jul-26	28-Feb-27	30.00%	30.00%	40.00%										
							Quaterly Exp (In Lacs)	0.00	0.00	0.00										
	77%	MEP	814.77	625.91	188.86	1-Jan-27	31-May-28			20.00%	20.00%	20.00%	20.00%	10.00%	10.00%					
							Quaterly Exp (In Lacs)			37.77	37.77	37.77	37.77	18.89	18.89					
	0%	Finishing	651.82	-	651.82	1-Apr-28	31-Aug-29								20.00%	20.00%	20.00%	20.00%	10.00%	10.00%
							Quaterly Exp (In Lacs)								130.36	130.36	130.36	130.36	65.18	65.18
		Total Cost =	**3,259.10**	**2,418.42**	**840.68**															

Tower	% of Completion till the date of application	Particulars	Total Estimated Cost (In lakh)	Total Incurred Cost (In lakh)	Total Balance Cost (In Lakh)	Tentative start date	Tentative Completion Date	July-Sep26	Oct-Dec26	Jan-March27	Apr- June27	July-Sep27	Oct-Dec27	Jan-March28	Apr- June28	July-Sep28	Oct-Dec28	Jan-March29	Apr- June29	July-Aug29
Tower-3	100%	Sub Structure	488.87	488.87	-	1-Sep-24	31-May-25													
							Quaterly Exp (In Lacs)													
	100%	Super Structure	1,303.64	1,303.64	-	1-Jul-26	28-Feb-27	30.00%	30.00%	40.00%										
							Quaterly Exp (In Lacs)	0.00	0.00	0.00										
	20%	MEP	814.77	162.95	651.82	1-Jan-27	31-May-28			20.00%	20.00%	20.00%	20.00%	10.00%	10.00%					
							Quaterly Exp (In Lacs)			130.36	130.36	130.36	130.36	65.18	65.18					
	0%	Finishing	651.82	-	651.82	1-Apr-28	31-Aug-29								20.00%	20.00%	20.00%	20.00%	10.00%	10.00%
							Quaterly Exp (In Lacs)								130.36	130.36	130.36	130.36	65.18	65.18
		Total Cost =	**3,259.10**	**1,955.46**	**1,303.64**															

Tower	% of Completion till the date of application	Particulars	Total Estimated Cost (In lakh)	Total Incurred Cost (In lakh) till June-26	Total Balance Cost (In Lakh)	Tentative start date	Tentative Completion Date	July-Sep26	Oct-Dec26	Jan-March27	Apr- June27	July-Sep27	Oct-Dec27	Jan-March28	Apr- June28	July-Sep28	Oct-Dec28	Jan-March29	Apr- June29	July-Aug29
Tower-4	100%	Sub Structure	433.21	433.21	-	1-Sep-24	31-May-25													
							Quaterly Exp (In Lacs)													
	74%	Super Structure	1,155.22	860.52	294.70	1-Jul-26	28-Feb-27	30.00%	30.00%	40.00%										
							Quaterly Exp (In Lacs)	88.41	88.41	117.88										
	0%	MEP	722.01	-	722.01	1-Jan-27	31-May-28			20.00%	20.00%	20.00%	20.00%	10.00%	10.00%					
							Quaterly Exp (In Lacs)			144.40	144.40	144.40	144.40	72.20	72.20					
	0%	Finishing	577.61	-	577.61	1-Apr-28	31-Aug-29								20.00%	20.00%	20.00%	20.00%	10.00%	10.00%
							Quaterly Exp (In Lacs)								115.52	115.52	115.52	115.52	57.76	57.76
		Total Cost =	**2,888.06**	**1,293.73**	**1,594.32**															

Tower	% of Completion till the date of application	Particulars	Total Estimated Cost (In lakh)	Total Incurred Cost (In lakh) till June-26	Total Balance Cost (In Lakh)	Tentative start date	Tentative Completion Date	July-Sep26	Oct-Dec26	Jan-March27	Apr- June27	July-Sep27	Oct-Dec27	Jan-March28	Apr- June28	July-Sep28	Oct-Dec28	Jan-March29	Apr- June29	July-Aug29
Commerical - 01	0%	Sub Structure	78.54		78.54	1-Jul-26	31-Mar-27	30.00%	30.00%	40.00%										
							Quaterly Exp (In Lacs)	23.56	23.56	31.42										
	0%	Super Structure	209.44		209.44	1-Jan-27	30-Sep-27			30.00%	30.00%	40.00%								
							Quaterly Exp (In Lacs)			62.83	62.83	83.78								
	0%	MEP	130.90		130.90	1-Jul-27	31-Dec-28					20.00%	20.00%	20.00%	20.00%	10.00%	10.00%			
							Quaterly Exp (In Lacs)					26.18	26.18	26.18	26.18	13.09	13.09			
	0%	Finishing	104.72		104.72	1-Apr-28	31-Aug-29								20.00%	20.00%	20.00%	20.00%	10.00%	10.00%
							Quaterly Exp (In Lacs)								20.94	20.94	20.94	20.94	10.47	10.47
		Total Cost =	**523.60**	**-**	**523.60**															

Tower	% of Completion till the date of application	Particulars	Total Estimated Cost (In lakh)	Total Incurred Cost (In lakh) till June-26	Total Balance Cost (In Lakh)	Tentative start date	Tentative Completion Date	July-Sep26	Oct-Dec26	Jan-March27	Apr- June27	July-Sep27	Oct-Dec27	Jan-March28	Apr- June28	July-Sep28	Oct-Dec28	Jan-March29	Apr- June29	July-Aug29
Commerical - 02	0%	Sub Structure	404.56		404.56	1-Jul-26	31-Mar-27	30.00%	30.00%	40.00%										
							Quaterly Exp (In Lacs)	121.37	121.37	161.82										
	0%	Super Structure	1,078.82		1,078.82	1-Mar-27	30-Sep-27			30.00%	30.00%	40.00%								
							Quaterly Exp (In Lacs)			323.65	323.65	431.53								
	0%	MEP	674.26		674.26	1-Jul-27	31-Dec-28					20.00%	20.00%	20.00%	20.00%	10.00%	10.00%			
							Quaterly Exp (In Lacs)					134.85	134.85	134.85	134.85	67.43	67.43			
	0%	Finishing	539.41		539.41	1-Apr-28	31-Aug-29								20.00%	20.00%	20.00%	20.00%	10.00%	10.00%
							Quaterly Exp (In Lacs)								107.88	107.88	107.88	107.88	53.94	53.94
		Total Cost =	**2,697.05**	**-**	**2,697.05**															

Tower	% of Completion till the date of application	Particulars	Total Estimated Cost (In lakh)	Total Incurred Cost (In lakh) till June-26	Total Balance Cost (In Lakh)	Tentative start date	Tentative Completion Date	July-Sep26	Oct-Dec26	Jan-March27	Apr- June27	July-Sep27	Oct-Dec27	Jan-March28	Apr- June28	July-Sep28	Oct-Dec28	Jan-March29	Apr- June29	July-Aug29
Community Centre	0%	Sub Structure	6.62		6.62	1-Jul-26	31-Mar-27	30.00%	30.00%	40.00%										
							Quaterly Exp (In Lacs)	1.99	1.99	2.65										
	0%	Super Structure	17.66		17.66	1-Mar-27	30-Sep-27			30.00%	30.00%	40.00%								
							Quaterly Exp (In Lacs)			5.30	5.30	7.06								
	0%	MEP	11.04		11.04	1-Jul-27	31-Dec-28					20.00%	20.00%	20.00%	20.00%	10.00%	10.00%			
							Quaterly Exp (In Lacs)					2.21	2.21	2.21	2.21	1.10	1.10			
	0%	Finishing	8.83		8.83	1-Apr-28	31-Aug-29								20.00%	20.00%	20.00%	20.00%	10.00%	10.00%
							Quaterly Exp (In Lacs)								1.77	1.77	1.77	1.77	0.88	0.88
		Total Cost =	**44.15**	**-**	**44.15**															

								July-Sep26	Oct-Dec26	Jan-March27	Apr- June27	July-Sep27	Oct-Dec27	Jan-March28	Apr- June28	July-Sep28	Oct-Dec28	Jan-March29	Apr- June29	July-Aug29
			15,559.12	**8,033.66**	**7,525.44**		Quarter Wise Total =	235.33	235.33	1018.08	704.32	998.15	475.78	332.60	917.66	692.86	692.86	611.24	305.62	305.62

Project "Aster Avenue 36" being developed by 4S Developers Pvt. Ltd., Sector - 36, Sohna, Distt - Gururgam

Pert Chart and Quaterly Expenditure for Non-Construction cost (Figures in % and Lacs)

Sr. No.	Particulars	Estimated Cost (in lakh)	Expenditures Incurred till date (in lakh)	Balance Cost to be Incurred (in lakh)	Tentative start date	Tentative Completion Date
1	Land Cost	5,402.83	5,402.83	-	FULLY PAID	
2	Conversion charges(as per LOI)	74.22	74.22	-	FULLY PAID	
3	License fee (as per LOI)	-	-	-	Not Applicable	
4	External Development Charges (EDC)	940.07	236.54	703.53		31-12-2028
5	Infrastructure Development Charges (IDC)	-	-	-	Not Applicable	
6	Administrative cost	600.00	-	600.00	01-08-2024	31-12-2030
7	Interest to financial institutions	5,862.49	1,682.14	4,180.35	01-08-2024	31-12-2030
8	Taxes	1,422.00	-	1,422.00	01-08-2024	31-12-2030
9	Marketing cost	150.00	-	150.00	01-08-2024	31-12-2030
10	Any other	500.00	-	500.00	01-08-2024	31-12-2030
	TOTAL	14,951.61	7,395.73	7,555.88		

Sr. No. / Row	July-Sep24 (July, Aug, Sep)	Oct-Dec24 (Oct, Nov, Dec)	Jan-Mar25 (Jan, Feb, March)	Apr- June25 (Apr, May, June)	July-Sep25 (July, Aug, Sep)	Oct-Dec25 (Oct, Nov, Dec)	Jan-Mar26 (Jan, Feb, March)	Apr- June26 (Apr, May, June)	July-Sep26 (July, Aug, Sep)	Oct-Dec26 (Oct, Nov, Dec)	Jan-March27 (Jan, Feb, March)	Apr- June27 (Apr, May, June)	July-Sep27 (July, Aug, Sep)	Oct-Dec27 (Oct, Nov, Dec)
1 FULLY PAID														
1 Quaterly Exp (In Lacs)														
2 FULLY PAID														
2 Quaterly Exp (In Lacs)														
3 Not Applicable														
3 Quaterly Exp (In Lacs)														
4 (31-12-2028)	6.00%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	6.00%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
4 Quaterly Exp (In Lacs)	42.21	38.69	38.69	38.69	38.69	38.69	38.69	42.21	38.69	38.69	38.69	38.69	38.69	38.69
5 Not Applicable														
5 Quaterly Exp (In Lacs)														
6 (01-08-2024 – 31-12-2030)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
6 Quaterly Exp (In Lacs)	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00
7 (01-08-2024 – 31-12-2030)	3	8.33%	8.33%	8.33%	8.33%	8.33%	8.33%	8.33%	8.33%	8.33%	8.33%	8.37%		
7 Quaterly Exp (In Lacs)	348.22	348.22	348.22	348.22	348.22	348.22	348.22	348.22	348.22	348.22	348.22	349.90		
8 (01-08-2024 – 31-12-2030)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
8 Quaterly Exp (In Lacs)	56.88	56.88	56.88	56.88	56.88	56.88	56.88	56.88	56.88	56.88	56.88	56.88	56.88	56.88
9 (01-08-2024 – 31-12-2030)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
9 Quaterly Exp (In Lacs)	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00
10 (01-08-2024 – 31-12-2030)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
10 Quaterly Exp (In Lacs)	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00

Sr. No. / Row	Jan-March28 (Jan, Feb, March)	Apr- June28 (Apr, May, June)	July-Sep28 (July, Aug, Sep)	Oct-Dec28 (Oct, Nov, Dec)	Jan-March29 (Jan, Feb, March)	Apr- June29 (Apr, May, June)	July-Sep29 (July, Aug, Sep)	Oct-Dec29 (Oct, Nov, Dec)	Jan-March30 (Jan, Feb, March)	Apr- June30 (Apr, May, June)	July-Sep30 (July, Aug, Sep)	Oct-Dec30 (Oct, Nov, Dec)
1 FULLY PAID												
1 Quaterly Exp (In Lacs)												
2 FULLY PAID												
2 Quaterly Exp (In Lacs)												
3 Not Applicable												
3 Quaterly Exp (In Lacs)												
4 (31-12-2028)	5.50%	5.50%	5.50%	5.50%								
4 Quaterly Exp (In Lacs)	38.69	38.69	38.69	38.69								
5 Not Applicable												
5 Quaterly Exp (In Lacs)												
6 (01-08-2024 – 31-12-2030)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%
6 Quaterly Exp (In Lacs)	24.00	24.00	24.00	24.00	24.00	24.00	24.00	24.00	18.00	18.00	18.00	18.00
7 (01-08-2024 – 31-12-2030)												
7 Quaterly Exp (In Lacs)												
8 (01-08-2024 – 31-12-2030)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%
8 Quaterly Exp (In Lacs)	56.88	56.88	56.88	56.88	56.88	56.88	56.88	56.88	42.66	42.66	42.66	42.66
9 (01-08-2024 – 31-12-2030)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%
9 Quaterly Exp (In Lacs)	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	4.50	4.50	4.50	4.50
10 (01-08-2024 – 31-12-2030)	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%
10 Quaterly Exp (In Lacs)	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	15.00	15.00	15.00	15.00

Aug-Sep24	Oct-Dec24	Jan-Mar25	Apr- June25	July-Sep25	Oct-Dec25	Jan-Mar26	Apr- June26	July-Sep26	Oct-Dec26	Jan-March27	Apr- June27	July-Sep27
497.31	493.80	493.80	493.80	493.80	493.80	493.80	497.31	493.80	493.80	493.80	495.47	145.57

Oct-Dec27	Jan-March28	Apr- June28	July-Sep28	Oct-Dec28	Jan-March29	Apr- June29	July-Sep29	Oct-Dec29	Jan-March30	Apr- June30	July-Sep30	Oct-Dec30
145.57	145.57	145.57	145.57	145.57	106.88	106.88	106.88	106.88	80.16	80.16	80.16	80.16

Project "Aster Avenue 36" being developed by 4S Developers Pvt. Ltd., Sector - 36, Sohna, Distt - Gururgam

Pert Chart and Quaterly Expenditure for Services (Figures in %)

Sr. No.	Particulars	Total Estimated Cost (in lakh)	Expenditures Incurred till date (in lakh)	Balance Cost to be Incurred (in lakh)	Tentative start date	Tentative Completion Date	Oct-Dec26			Jan-Mar27			Apr- June27			July-Sep27			Oct-Dec27			Jan-Mar28			Apr- June28			July-Sep28			Oct-Dec28			Jan-Mar29			Apr- June29		
							Oct	Nov	Dec	Jan	Feb	March	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	March	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	March	Apr	May	June
	Total Expenditure =	5974.14	0	5974.14																																		
1	Internal roads and Pavements	215.57	0.00	215.57	01-10-2028	31-05-2029																										41.00%			41.00%			18.00%		
					Quaterly Exp (In Lacs)																											88.38			88.38			38.80		
2	WATER SUPPLY System	451.60	0.00	451.60	01-11-2026	30-04-2027		40.00%			50.00%		10.00%																										
					Quaterly Exp (In Lacs)			180.64			225.80		45.16																											
3	Storm water drainage	131.4	0.00	131.40	01-09-2027	31-05-2028												10.00%	35.00%			35.00%			20.00%														
					Quaterly Exp (In Lacs)													13.14	45.99			45.99			26.28														
4	Sewerage system	292.88	0.00	292.88	01-09-2027	31-05-2028												10.00%	35.00%			35.00%			20.00%														
					Quaterly Exp (In Lacs)													29.29	102.51			102.51			58.58														
5	Street Lighting	43.16	0.00	43.16	01-09-2027	29-02-2028												10.00%	45.00%			45.00%																	
					Quaterly Exp (In Lacs)													4.32	19.42			19.42																	
6	Play grounds and Parks	5.90	0.00	5.90	01-06-2028	31-05-2029																					8.00%	24.00%			24.00%			24.00%			20.00%		
					Quaterly Exp (In Lacs)																						0.47	1.42			1.42			1.42			1.18		
7	Electricity supply system	310.00	0.00	310.00	01-09-2027	31-05-2028												10.00%	30.00%			30.00%			30.00%														
					Quaterly Exp (In Lacs)													31.00	93.00			93.00			93.00														
8	Security and fire-fighting	75	0.00	75.00	01-06-2027	31-05-2028									15.00%	25.00%			20.00%			20.00%			20.00%														
					Quaterly Exp (In Lacs)										11.25	18.75			15.00			15.00			15.00														
9	Renewable energy system	62.50	0.00	62.50	01-01-2028	30-06-2028																50.00%			50.00%														
					Quaterly Exp (In Lacs)																	31.25			31.25														
10	Parking	110.00	0.00	110.00	01-12-2028	31-03-2029																										20.00%			80.00%					
					Quaterly Exp (In Lacs)																											22.00			88.00					
11	STP	1687.50	0.00	1687.50	01-07-2028	28-02-2029																						45.00%			45.00%			10.00%					
					Quaterly Exp (In Lacs)																							759.38			759.38			168.75					
12	Underground water tank	957.38	0.00	957.38	01-07-2028	31-12-2028																						50.00%			50.00%								
					Quaterly Exp (In Lacs)																							478.69			478.69								
13	Rain water harvesting	562.5	0.00	562.50	01-07-2028	31-12-2028																						50.00%			50.00%								
					Quaterly Exp (In Lacs)																							281.25			281.25								
14	Electrical Sub Station	900.00	0.00	900.00	01-07-2028	31-12-2028																						50.00%			50.00%								
					Quaterly Exp (In Lacs)																							450.00			450.00								
15	Cosntruction of circulation road	168.75	0.00	168.75	01-03-2029	31-05-2029																															20.00%	80.00%	
					Quaterly Exp (In Lacs)																																	33.75	135.00	

Oct-Dec26	Jan-Mar27	Apr- June27	July-Sep27	Oct-Dec27	Jan-Mar28	Apr- June28	July-Sep28	Oct-Dec28	Jan-Mar29	Apr- June29
180.64	225.80	56.41	96.49	275.92	307.17	224.11	1969.32	2079.70	378.88	173.80