

PROJECT REPORT FOR NEW PROJECT
Ultratech Township Developers Pvt. Ltd.

COST OF PROJECT
AMOUNT IN LAKHS

APPLICATION OF FUNDS

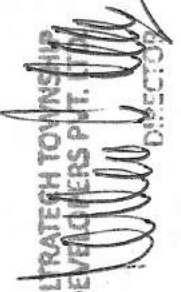
	<u>PROPOSED</u>	<u>TERM LOAN</u>	<u>OWN</u>	<u>ADVANCES</u>	<u>Total</u>
WORKING CAPITAL REQUIREMENT					
WORKS IN PROGRESS	2947.00	380.88	600.00	1966.12	2947.00
	<u>2947.00</u>	<u>380.88</u>	<u>600.00</u>	<u>1966.12</u>	<u>2947.00</u>
		0			

SOURCES OF FUNDS:-

	<u>PROPOSED</u>	<u>Total</u>
1 CAPITAL	100.00	100.00
2 RESERVE & SURPLUS	0.00	0.00
3 UNSECURED LOAN	500.00	500.00
4 TERM LOAN FROM BANK	380.88	380.88
5 ADVANCES FROM CUSTOMERS	1966.12	1966.12
6 NON CURRENT LIABILITIES	0.00	0.00
	<u>2947.00</u>	<u>2947.00</u>

DEBT/EQUITY RATIO

0.15

ULTRATECH TOWNSHIP
DEVELOPERS PVT. LTD.

DIRECTOR

Ultratech Township Developers Pvt. Ltd.
Project Report
PROJECTED PROFITABILITY STATEMENT

YEAR	2021-22 PROJ.	2022-23 PROJ.	2023-24 PROJ.	2024-25 PROJ.
<u>SALES</u>	0.00	0.00	0.00	15700.00
OTHER INCOME (INTEREST)	84.27	223.70	333.08	270.16
TOTAL SALES (A)	84.27	223.70	333.08	15970.16
<u>COST OF MATERIAL</u>				
COST OF PURCHASES	0.00	0.00	0.00	8257.53
EMPLOYEE BENEFIT EXPENSES	0.00	0.00	0.00	36.00
ADMINISTRATIVE OVERHEADS	0.00	0.00	0.00	24.00
DEPRECIATION	0.00	0.00	0.00	0.00
TOTAL OPERATING COST(B)	0.00	0.00	0.00	8317.53
CHANGES IN INVENTORY	0.00	0.00	0.00	0.00
GPIT	84.27	223.70	333.08	7652.63
INTEREST ON TERM LOAN	29.68	18.89	8.09	8.09
PBT	54.59	204.81	324.99	7644.54
TAX (Assumed Rate 25%)	13.65	51.20	81.25	1911.13
PAT	40.94	153.61	243.74	5733.40


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PROJECTED BALANCE SHEET

<u>ASSETS</u>	<u>2021-22</u>	<u>2022-23</u>	<u>2023-24</u>	<u>2024-25</u>
	<u>PROJ.</u>	<u>PROJ.</u>	<u>PROJ.</u>	<u>PROJ.</u>
<u>CURRENT ASSETS</u>				
WORKS IN PROGRESS	2947.00	6394.00	8257.52	-0.01
ADVANCE TO CONTRACTORS				0.00
MISC. EXPENDITURE NOT W/OFF	50.00	125.00	275.00	0.00
				0.00
CASH & CASH EQUIVALENT	2106.82	5597.98	8332.74	6771.71
	5103.82	12116.98	16865.26	6771.70
<u>LIABILITIES</u>				
<u>PROPRIETOR'S CAPITAL</u>				
SHARE CAPITAL	100.00	100.00	100.00	100.00
RESERVE & SURPLUS	0.00	40.94	194.56	438.30
PROFIT & LOSS A/C	40.94	153.61	243.74	5733.40
<u>UNSECURED LOAN</u>	500.00	500.00	500.00	500.00
<u>SECURED LOAN</u>				
TERM LOAN	380.88	253.92	126.96	0.00
<u>CURRENT LIABILITIES</u>				
ADVANCES FROM PARTIES	4082.00	11068.50	15700.00	0.00
OTHER CURRENT LIABILITIES	0.00	0.00	0.00	0.00
<u>SHORT TERM PROVISIONS</u>	0	0.00	0.00	0.00
	5103.82	12116.98	16865.26	6771.70
	0.00	0.00	0.00	0.00
CURRENT ASSETS	5103.82	12116.98	16865.26	6771.70
CURRENT LIABILITIES	4082.00	11068.50	15700.00	0.00
CURRENT RATIO	1.25	1.09	1.07	0.00

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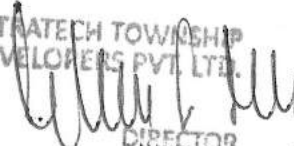
DEBT SERVICE COVERAGE RATIO

YEAR	2021-22 I	2022-23 II	2023-24 III	2024-25 IV
NET PROFIT AFTER TAX	40.94	153.61	243.74	5733.40
DEP.	0.00	0.00	0.00	0.00
INTEREST ON TERM LOAN BANK	0.00	29.68	18.89	8.09
TOTAL	40.94	153.61	243.74	5733.40
INTEREST ON TERM LOAN HSIIDC	0.00	29.68	18.89	8.09
INSTALMENT OF TERM LOAN	0.00	126.96	126.96	126.96
TOTAL	0.00	156.64	145.85	135.05
DSCR	0.00	0.98	1.67	42.45
AVERAGE DSCR	15.03			

Ultratech Township Developers Pvt. Ltd.

PROJECTED CASH FLOW STATEMENT

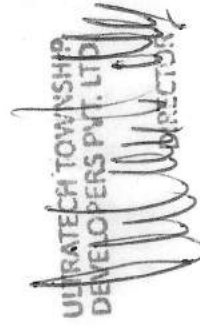
YEAR	2021-22 I	2022-23 II	2023-24 III	2024-25 IV
NET PROFIT AFTER TAX	40.94	153.61	243.74	5733.40
DEP.	0.00	0.00	0.00	0.00
CAPITAL INTRODUCED	100.00	0.00	0.00	0.00
TERM LOAN FROM BANK	380.88	0.00	0.00	0.00
ADVANCES FROM PARTIES	4082.00	6986.50	4631.50	-15700.00
OTHER CURRENT LIABILITIES	0.00	0.00	0.00	0.00
SHORT TERM PROVISIONS	0.00	0.00	0.00	0.00
UNSECURED LOANS	500.00	0.00	0.00	0.00
TOTAL	5103.82	7140.11	4875.24	-9966.60
WORKING CAPITAL REQUIREMENT				
WORKS IN PROGRESS	2947.00	3447.00	1863.52	-8257.53
0	50.00	75.00	150.00	-275.00
INCREASE IN ADVANCES	0.00	0.00	0.00	0.00
LOAN REPAYMENT BANK	0.00	126.96	126.96	126.96
TOTAL	2997.00	3648.96	2140.48	-8400.57
OPENING BALANCE	0.00	2106.82	5597.98	8332.74
SURPLUS	2106.82	3491.15	2734.76	-1561.03
CLOSING BALANCE	2106.82	5597.98	8332.74	6771.71


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TERM LOAN FROM BANK REPAYMENT CHART

	INTEREST @8.5%		
TERM LOAN	380.88		
<u>I YEAR(2022-23)</u>			
IST HALF YEARLY INST.	63.48	317.40	16.19
IIND HALF YEARLY INST.	63.48	253.92	13.49
			29.68
<u>IIIND YEAR(2023-24)</u>			
IST HALF YEARLY INST.	63.48	190.44	10.79
IIND HALF YEARLY INST.	63.48	126.96	8.09
			18.89
<u>IIIRD YEAR(2023-24)</u>			
IST HALF YEARLY INST.	63.48	63.48	5.40
IIND HALF YEARLY INST.	63.48	0.00	2.70
			8.09

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ADVANCES FROM PARTIES

TOTAL SALES PRICE OF UNITS TO BE REALISED

1: 15700.00 LACS

<u>ADVANCE BOOKING PERCENTAGE</u>	2021-22 40%	2022-23 50%	2023-24 10%	2024-25	2025-26
2021-22	65%				
2022-23	30%	65%			
2022-23	5%	35%	100%		
2024-25					
2025-26					

<u>YEAR</u>	2021-22	2022-23	2023-24	TOTAL	CUMULATIVE TOTAL
TOTAL ADVANCE BOOKING	6280.00	7850.00	1570.00	15700.00	
RECOVERY OF AMOUNT					
2021-22	4082			4082	4082
2022-23	1884	5102.5		6986.5	11068.5
2023-24	314	2747.5	1570	4631.5	15700
2024-25		0	0	0	0 15700.00
				0	
2026-27					
TOTAL				15700.00	15700.00

POSSESSION & SALES BOOKING DETAILS

<u>FLAT BOOKING-> SALES BOOKED YEAR</u>	2021-22	2022-23	2023-24	TOTAL
2024-25	15700.00			15700.00
2025-26		0.00		0.00
2026-27			0.00	0.00
	15700.00	0.00	0.00	15700.00

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COST OF CONSTRUCTION & CONSEQUENT BOOKING

PERIOD	EST. COST		TOTAL COST
	1ST YEAR 2021-22	IIND YEAR IIRD YEAR 2022-23 2023-24	
FOUNDATION		1385.00	
SLAB ALLOCATIONS		1562.00	
PLASTER		1635.00	
MARBLE , FLOORING, ELEVATION, PAINT ETC.		1812.00	1863.53
ESTIMATED COST OF CONSTRUCTION (BOOKED IN WIP)	2947.00	3447.00	1863.53
			8257.53

ESTIMATED COST OF CONSTRUCTION BOOKING YEAR WISE
TOTAL COST OF CONSTRUCTION

8257.53 LACS

2024-25

8257.53

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FLAT WISE AND TOWER WISE DETAILS OF SALES PRICE

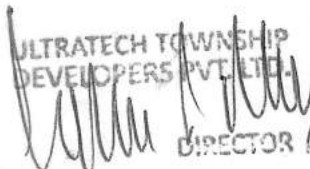
TOWER NO.	NO. OF FLATS	SALE PRICE OF FLAT	TOTAL SALES PRICE	
T1	32.00	100.00	3200.00	3200.00
T5	40.00	50.00	2000.00	3200.00
	20.00	60.00	1200.00	
T6	40.00	50.00	2000.00	
T6	20.00	60.00	1200.00	3200.00
T9	14.00	200.00	2800.00	
	1.00	250.00	250.00	3050.00
T10	14.00	200.00	2800.00	3050.00
	1.00	250.00	250.00	
<u>GRAND TOTAL</u>			15700.00	

NOTE: PRICE OF FLAT INCLUDES CHARGES FOR PARKING RS. 2 LACS ,CLUB MEMBERSHIP RS. 2 LAC PER FLAT BUT ED/IDC CHARGES LEVIED BY TOWN & COUNTRY PLANNING ARE NOT INCLUDED IN PRICE OF FLAT.

BACK UP CHARGES AND MAINTANANCE CHARGES ARE NOT INCLUDED IN THE COST OF FLAT.

COST OF FLAT TOWER WISE

<u>TOWER DETAILS</u>	<u>SQ. FOOT AREA</u>	<u>NO. OF FLATS</u>	<u>TOTAL AREA</u>	<u>COST PER SQ. FEET</u>	<u>TOTAL COST</u>	<u>TOTAL AGGR. COST</u>
T1	2478.46	32	79310.62	1859.04	147441622	147441622.4
T5	1267.571	40	50702.84	1859.04	94258608	
	1638.32	20	32766.4	1859.04	60914048	155172655.9
			83469.24			
T6	1264.93	40	50597.2	1859.04	94062219	
	1634.92	20	32698.4	1859.04	60787634	154849852.2
			83295.6			
T9	4204.23	14	58859.22	1859.04	109421644	
	7440.91	1	7440.91	1859.04	13832949	123254593.7
			66300.13			
T10	4204.23	14	58859.22	1859.04	109421644	
	7440.91	1	7440.91	1859.04	13832949	123254593.7
			66300.13			
Basment			65506.81	1859.04	121779780	121779780.1
						825753098
ROUNDED OFF IN LACS						8257.53


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