

Vatika Limited, Project "HORIZON" , Area Measuring 8.009 Acres

Computation of Total Cost

Sl. No	Head Of Cost	Amount In Lakhs	Incurred	Balance
1	Land cost	40.11	40.11	-
2	EDC	956.23	785.10	171.13
3	IDC	178.29	137.95	40.34
4	Internal Development Works	379.54	-	379.54
5	Cost of construction	21.21	-	21.21
6	Miscellaneous cost			
	Administrative cost	50.00	-	50.00
	Renewale	-	-	-
	Interest to financial institutions	3,848.36	-	3,848.36
	Tax		-	-
	Marketing cost	50.00	-	50.00
	Any other	-	-	-
	License Fee	205.15	205.15	-
	Conversion Charges	68.24	68.24	-
	Scrutiny Fees WIP	3.35	3.35	-
	EDC Int	36.06	-	36.06
	IDC Int	3.63	-	3.63
	Composition Charges WIP	7.50	7.50	-
				-
	Total:-	5,847.67	1,247.40	4,600.27

For Vatika Limited

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Vatika Limited, Project "HORIZON" , Area Measuring 8.009 Acres

Details of Land Cost

Name of the Collaborator	Name of Developer	Bigha	Biswa	Bisw.	Area in Acre	Stamp duty	Registration Fee	Costing	Area Sharing
M/s Sahar Land & Housing Pvt. Ltd.	Vatika Limited	-	2.00	1.00	0.064			-	28-72
M/s Sahar Land & Housing Pvt. Ltd.	Vatika Limited	-	2.00	2.00	0.066			-	28-72
M/s Sahar Land & Housing Pvt. Ltd.	Vatika Limited	-	2.00	1.00	0.064			-	28-72
M/s Sahar Land & Housing Pvt. Ltd.	Vatika Limited	-	2.00	1.00	0.064			-	28-72
M/s Mendell Developers Pvt. Ltd.	Vatika Limited	-	3.00	15.00	0.117			-	28-72
M/s Mendell Developers Pvt. Ltd.	Vatika Limited	-	3.00	7.00	0.105			-	28-72
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	-	16.00	13.00	0.520			-	28-72
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	2.00	17.00	18.00	1.809			-	28-72
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	1.00	6.00	4.00	0.819			-	28-72
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	-	17.00	6.00	0.541			-	28-72
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	2.00	3.00	14.00	1.366			-	28-72
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	-	9.00	13.00	0.302			-	28-72
M/s Stanway Developers Pvt. Ltd.	Vatika Limited	-	8.00	5.00	0.258	3,961,000.000	50,003.000	4,011,003	28-72
M/s Crazy Properties Pvt. Ltd.	Vatika Limited	3.00	1.00	6.00	1.916	300.000		300	31-69
Grand Total									4,011,303

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Statement of quarterly estimated expenditure [inr (in lacs)]

Items of expenditure Quarter	Land cost expenditure	External development charges	Infrastructure development charges	Construction Cost	Internal development works	Others cost	Total expenditure during the quarter	Cumulative cost
	-1	-2	-3	-4	-5	-6	-7	-8
Up to date of submission of application for registration 31.3.2024	40.11	785.10	137.95	-	-	284.24	1,247.40	1,247.40
Apr 2024 - June 2024	-	-	-	7.00	1.60	6.98	15.58	1,262.99
July 2024 - Sep 2024	-	28.61	20.17	19.00	1.65	6.98	76.42	1,339.40
Oct 2024 - Dec 2024	-	-	-	32.00	1.70	6.98	40.68	1,380.09
Jan 2025 - Mar 2025	-	28.61	20.17	34.30	1.20	6.98	91.27	1,471.35
Apr 2025 - June 2025	-	-	-	34.70	1.30	6.98	42.98	1,514.34
July 2025 - Sep 2025	-	28.61	-	30.95	1.30	6.98	67.85	1,582.19
Oct 2025 - Dec 2025	-	-	-	29.00	1.20	6.98	37.18	1,619.37
Jan 2026 - Mar 2026	-	28.61	-	22.55	1.30	6.98	59.45	1,678.82
Apr 2026 - June 2026	-	-	-	22.45	1.30	229.43	253.18	1,932.00
July 2026 - Sep 2026	-	28.61	-	20.60	1.30	3,632.90	3,683.41	5,615.41
Oct 2026 - Dec 2026	-	-	-	19.00	1.00	6.98	26.98	5,642.40
Jan 2027 - Mar 2027	-	28.61	-	17.90	1.00	6.98	54.50	5,696.90
Apr 2027 - June 2027	-	-	-	16.05	0.80	6.98	23.83	5,720.73
July 2027 - Sep 2027	-	-	-	14.90	0.80	6.98	22.68	5,743.42
Oct 2027 - Dec 2027	-	-	-	16.60	0.90	6.98	24.48	5,767.90
Jan 2028 - Mar 2028	-	-	-	13.35	0.70	6.98	21.03	5,788.94
Apr 2028 - June 2028	-	-	-	11.40	0.70	6.98	19.08	5,808.02
July 2028 - Sep 2028	-	-	-	7.80	0.40	6.98	15.18	5,823.20
Oct 2028 - Dec 2028	-	-	-	6.28	0.55	6.98	13.81	5,837.02
Jan 2029 - Mar 2029	-	-	-	2.55	0.51	6.43	9.49	5,846.51
Apr 2029 - June 2029	-	-	-	1.16	-	-	1.16	5,847.67
July 2029 - Sep 2029	-	-	-	-	-	-	-	5,847.67
Oct 2029 - Dec 2029	-	-	-	-	-	-	-	5,847.67
Total	40.11	956.78	178.29	379.54	21.21	4,271.74	5,847.67	5,847.67

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Vatika Limited, Project "HORIZON" , Area Measuring 8.009 Acres

Statement of quarterly estimated sources of funds for the project (if project is implemented in one go), otherwise, for the phase applied for registration – [INR (in Lacs)]						
Items of Sources of funds Quarter	Sale proceeds	Temporarily funding /loan disbursement from other sources	Loans disbursement from Banks & Financial Institutions	Others (Equity etc.)	Total estimated available funds during the quarter	Cumulative availability of funds
Up to date of submission of application for registration 31.3.2024	-		15,235.78		15,235.78	15,235.78
Apr 2024 - June 2024	595.14		(910.08)		(314.94)	14,920.84
July 2024 - Sep 2024	595.14		(930.76)		(335.63)	14,585.21
Oct 2024 - Dec 2024	595.14		(1,509.90)		(914.77)	13,670.44
Jan 2025 - Mar 2025	595.14		(1,985.63)		(1,390.49)	12,279.95
Apr 2025 - June 2025	595.14		(1,158.28)		(563.15)	11,716.81
July 2025 - Sep 2025	595.14		(1,116.91)		(521.78)	11,195.03
Oct 2025 - Dec 2025	595.14		(1,758.11)		(1,162.97)	10,032.06
Jan 2026 - Mar 2026	595.14		(2,399.30)		(1,804.16)	8,227.89
Apr 2026 - June 2026	595.14		(3,314.45)		(2,719.31)	5,508.58
July 2026 - Sep 2026	595.14		(152.36)		442.78	5,951.36
Oct 2026 - Dec 2026	70.00				70.00	6,021.36
Jan 2027 - Mar 2027	70.00				70.00	6,091.36
Apr 2027 - June 2027	70.00				70.00	6,161.36
July 2027 - Sep 2027	70.00				70.00	6,231.36
Oct 2027 - Dec 2027	70.00				70.00	6,301.36
Jan 2028 - Mar 2028	70.00				70.00	6,371.36
Apr 2028 - June 2028	70.00				70.00	6,441.36
July 2028 - Sep 2028	70.00				70.00	6,511.36
Oct 2028 - Dec 2028	70.00				70.00	6,581.36
Jan 2029 - Mar 2029	70.00				70.00	6,651.36
Apr 2029 - June 2029	70.00				70.00	6,721.36
July 2029 - Sep 2029	70.00				70.00	6,791.36
Oct 2029 - Dec 2029	52.70				52.70	6,844.06
Total	6844.06	0.00	0.00	0.00	6844.06	6844.06

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Vatika Limited, Project "HORIZON" , Area Measuring 8.009 Acres

Statement of net cash flow (for the project if project is implemented in one go, otherwise, for the phase applied for registration)- [INR (In Lacs)]							
Particulars	Total estimated expenditure during the quarter	Sale proceeds	Loans disbursement from Banks & Financial Institutions	Others (Equity etc.)	Net cash flow during the quarter	Cumulative cash flow till end of the quarter	
Up to date of submission of application for registration 31.3.2024	1,247.40	-	15,235.78	-	13,988.38	13,988.38	
Apr 2024 - June 2024	15.58	595.14	(910.08)	-	(330.53)	13,657.85	
July 2024 - Sep 2024	76.42	595.14	(930.76)	-	(412.04)	13,245.81	
Oct 2024 - Dec 2024	40.68	595.14	(1,509.90)	-	(955.45)	12,290.35	
Jan 2025 - Mar 2025	91.27	595.14	(1,985.63)	-	(1,481.76)	10,808.60	
Apr 2025 - June 2025	42.98	595.14	(1,158.28)	-	(606.13)	10,202.47	
July 2025 - Sep 2025	67.85	595.14	(1,116.91)	-	(589.63)	9,612.84	
Oct 2025 - Dec 2025	37.18	595.14	(1,758.11)	-	(1,200.16)	8,412.69	
Jan 2026 - Mar 2026	59.45	595.14	(2,399.30)	-	(1,863.61)	6,549.07	
Apr 2026 - June 2026	253.18	595.14	(3,314.45)	-	(2,972.50)	3,576.58	
July 2026 - Sep 2026	3,683.41	595.14	(152.36)	-	(3,240.64)	335.94	
Oct 2026 - Dec 2026	26.98	70.00	-	-	43.02	378.96	
Jan 2027 - Mar 2027	54.50	70.00	-	-	15.50	394.46	
Apr 2027 - June 2027	23.83	70.00	-	-	46.17	440.63	
July 2027 - Sep 2027	22.68	70.00	-	-	47.32	487.94	
Oct 2027 - Dec 2027	24.48	70.00	-	-	45.52	533.46	
Jan 2028 - Mar 2028	21.03	70.00	-	-	48.97	582.42	
Apr 2028 - June 2028	19.08	70.00	-	-	50.92	633.34	
July 2028 - Sep 2028	15.18	70.00	-	-	54.82	688.15	
Oct 2028 - Dec 2028	13.81	70.00	-	-	56.19	744.34	
Jan 2029 - Mar 2029	9.49	70.00	-	-	60.51	804.84	
Apr 2029 - June 2029	1.16	70.00	-	-	68.84	873.68	
July 2029 - Sep 2029	-	70.00	-	-	70.00	943.68	
Oct 2029 - Dec 2029	-	52.70	-	-	52.70	996.38	
Total	5,847.67	6,844.06	0.00	-	996.38		

For Vatika Limited


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Vatika Limited, Project "HORIZON" , Area Measuring 8.009 Acres

Statutory Charges of Plotted Colony (DDJAY), Gurugram									
Total Area applied for License		8.009 Acres							
	Area in Sq. M.	32411.02	Sq.mt		Commercial Component (4%)			0.321	Acres
	Area in Sq. ft.	348872.04	Sq. ft		F.A.R			3.50	FAR
	Plotted Area (96%)	7.69			Area in Sq. M			2271.42	Sq.mt
	Area in Sq M.	31114.47	Sq.mt		Area in Sq. ft.			24439.41	Sq. ft
SI. No.	Description	Rate (Rs. in Lacs)	Amount (Rs. in Lacs)	Amount Already Paid	Payment Made at the time of Application	Amt payable within two months from LOI	Balance Amount Payable (Rs.)	Bal. Amt. payable in 6 half yearly Instalments with intt. days of license	Balance amount payable in Instalments
1	License Fee (Rs. per Acre)								
a)	Plotted Area	25.00	96.10	-	-	-	-	-	-
b)	Commercial Component	680.00	109.04	-	-	-	-	-	-
			205.15	84.04	24.59	145.69			
2	Scrutiny fee (Rs per sq.m of FAR Area)								
a)	Plotted Area	0.00	3.11	-	3.11	-	-	-	-
b)	Commercial Component	0.00	0.23	-	0.23	-	-	-	-
			3.34	-	3.34	-	-	-	-
3	Conversion Charges (Rs. per sq.mt. Area)								
a)	Plotted Area	0.00	49.16	-	-	-	-	-	-
b)	Commercial Component	0.03	19.08	-	-	-	-	-	-
			68.24	40.32	-	27.92	-	-	-
4	External Dev. Charges (Rs. per Acre)								
a)	Plotted Area	208.19	800.32	-	-	-	-	-	-
b)	Commercial Component	972.26	155.91	-	-	-	-	-	-
			956.23	2,224.94	-	(1,268.71)	-	-	-
5	Infrastructure Dev. Charges (Rs per sq.m of FAR Area)								
a)	Plotted Area	0.01	155.57	-	-	-	-	-	-
b)	Commercial Component	0.02	22.71	-	-	-	-	-	-
			178.29	222.96	-	(44.67)	-	-	-
	Total		1,411.24	2,572.26	27.92	(1,139.78)	-	-	-

For Vatika Limited

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AS PER WATERFALL IN MASTER RESTRUCTURING AGREEMENT

Principal	Amount in Rs. 1,523,577,990
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Waterfall

- Reimbursement of cost and expenses, if any
- Principal upto 99%
- Future penal interest, if any
- Future interest
- Balance principal

0.51929

6.0930

Date	Effective Date Outstanding Amount	Interest rate	Interest accrued during the period	Total payment due	Outstanding amount	Allocation towards principal	Allocation towards interest
31-Dec-23	1,523,577,990				1,523,577,990		
31-Mar-24		12.0%	45,582,114	20,683,605	1,548,476,499	20,683,605	-
30-Jun-24		12.0%	46,327,023	70,324,258	1,524,479,264	70,324,258	-
30-Sep-24		12.0%	46,110,277	93,076,224	1,477,513,317	93,076,224	-
31-Dec-24		12.0%	44,689,718	150,990,318	1,371,212,717	150,990,318	-
31-Mar-25		12.0%	40,572,869	198,562,611	1,213,222,976	198,562,611	-
30-Jun-25		12.0%	36,296,972	115,828,189	1,133,691,759	115,828,189	-
30-Sep-25		12.0%	34,290,293	111,691,468	1,056,290,583	111,691,468	-
31-Dec-25		12.0%	31,949,173	175,810,645	912,429,111	175,810,645	-
31-Mar-26		12.0%	26,997,902	239,929,821	699,497,193	239,929,821	-
30-Jun-26		12.0%	20,927,423	353,689,650	366,734,965	331,445,071	22,244,579
30-Sep-26		12.0%	11,092,477	377,827,442	-	15,235,780	362,591,662
	Total		384,836,242	1,908,414,232		1,523,577,990	384,836,242

For Vatika Limited

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