

Date: 05<sup>th</sup> May 2017

To,

The Chief Executive Officer

Greater Noida Industrial Development Authority

Chitwan Estate, Greater Noida (U.P)

**Subject: - Submission of Proposal to complete and Handover the project in all respect phase wise for Amrapali Leisure Valley Pvt. Ltd. (Villas & Verona Heights Phase 1 to 7)**

Dear Sir,

With due respect this is to state that, we want to express our intent to complete the balance work for Amrapali Leisure Valley Pvt. Ltd. (Villas & Verona Heights Phase 1 to 7) project regarding balance work. We have cleared road map to complete the work in revised given timeframe. As attached Annexure-A

To complete the balance work is a "Hercules task" which may not be possible without your support, kindly draw your attention and guide us in this regard. Points are as below,

1. We are planning to complete the project in phases, and every phase will be treated as single project to hand over.

If we go for all the 3 phases together for completion then we are in loss of Rs.38.69 Crores against Villas, Phase-1, 2 & 3 with a burden of land payment of Rs.490.69 Crores. If we go for land payment to Authority then we have to reschedule the land payment as per attached detailed sheet as (Annexure-A) \* Fig. are in Crores

Description of Fund flow	Villa	Phase-1	Phase-2	Phase-3	Total
Actual Payment to Authority	115.78	152.72	125.96	96.18	490.64
Proposed Land Payment to Authority	5.00	70.00	150.00	130.00	355.00
Short fall to Authority by Developer	-110.78	-82.72	24.04	33.82	-135.64

Seeking your approval as per above and require further two phases (Phase-4 & 5) for development and repay the balance land amount in two phases.

**AMRAPALI LEISURE VALLEY PVT. LTD.**

Amrapali Engineering & Construction Pvt. Ltd. (Villas & Verona Heights) Centre, Kankardooma, Delhi-110061 of 3

Corporate Office : C-36/40, Sector-62, Noida. | Site Office : GH-02, Sector-7, Greater Noida, Ph. : 0120-4083365

Tax : 0120-4293336 | Email : [nlt@amrapali.in](mailto:nlt@amrapali.in) | Website : [www.amrapali.in](http://www.amrapali.in) | SMS "Amrapali" to 56677 | CIN No. : U70100DL2010PTC202507

Viability of project : If you allow us to start the work till Phase-5 then we have very clear fund flow to repay the authority land payment and recover the loss from initial phases from Villas , Phase-1,2 & 3. (Annexure-A) \*Fig. are in Crores

Phases	Villas	Phase-1	Phase-2	Phase-3	Phase-4	Phase-5	Profit
Revenue	-110.79	-54.68	48.14	78.59	220.14	137.46	318.86

2. Timely Completion: - As per above calculations we rest assure you and buyers that we will be able to achieve the target in given period of time. And there is a big positive sign that buyers are encouraging and supporting us, and entering in to "Escrow account" with complete day to day progress activities. So keeping all together we are sure that we will be able to deliver the project on time with complete transparency.

3. Consideration related to Farmer and legal issues: - So far we have not much achieved due to many reasons in which major reason was farmer's protest related to acquired land which authority allotted to us. A request letter has already been given to authority on 3rd May'2017 in this regard. (attached for your kind reference)

We are hopeful that you will consider our old farmer related history which gave us huge negative impact during the construction.

4. Request for Conclusion:-

Points related to Authority:

- Support is required in proper cash flow for land payment as per attached proposal
- Approval for future phase – 4 & 5, you can reserve the rest vacant land as security. (Annexure-A)

Points related to buyers:

- As we are already in process to sign the "Escrow account" and buyers are showing interest in this, so as a team this is the best way to complete the work with complete transparency/clarity for future activities.

We have provided all the details and other necessary information buyers association related to the project.

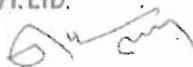
For AMRAPALI LEISURE VALLEY PVT. LTD.

  
Authorised Signatory

In view of above facts, we again humbly request you to kindly consider our proposal and allow us for hassle-free working so that we can achieve the completion timelines and will hand over the possession to our respective buyers.

Thanking You,

M/s Amrapali Leisure Valley Pvt. Ltd.



Authorised Signatory

Authorised Signatory

Enclosure- Villas & Verona Heights (Phase1 to 7)

1. Summary project feasibility phase wise.
2. Land details with land cost and distribution of land phase wise.
3. Annexure A (As suggested by you we tried to fulfil the complete details)
4. Project Matrix-Fact Sheet phase wise (Land cost, Construction cost, sales & marketing Cost and revenue profit & loss)
5. Backup of balance cost to complete (Balance Construction cost for Towers, Non Towers, External Development, High Side, Commercial etc.)
6. Construction Status
7. Construction Photographs

Note: - Land cost calculation is on basic land cost plus other expenses like interest rescheduling etc., it can vary after the actual land calculation so land data can be changed in attached calculations, but rest of data will remain unchanged.

2		3-Land Details					4-Construction Start & Booking date		5-Booking Details			6-Progress details			7-Details of Construction			8-Details of Revenue			9-Details of Profit		10-Details of Handover			
o	Construction Plan	Land Area	Balance Saleable Area	% Use of Land	FAR Area	Land Cost	Date of Start of Construction	Date of Start of Booking	Total Approved Units	Total No of Flats Booked Till Date	Balance Units till date	Promised Date of Possession	Construction Stage in %	Remarks	Construction Towers in all respect	Sales marketing & OH Expenses 2% of Inflow Value	Commercial	Total Construction Cost	Balance Revenue from Sold Units	Average Sale rate for Balance Units	Balance Revenue from Unsold Units	Balance Revenue from Commercial	Total Revenue	Net Profit for Hand Over	Promised date of Construction As Per Revised Schedule	Promised date Handing Over to Buyers
														Handover in progress	30.00		-	30.00	35.00		-	-	35.00	-110.79	Sep-17	Oct-17
	Leisure Valley-Villas	211,607		53%	182,470	115.79	May-10	25/May/10	887	885		Nov-12	90%													
	Phase-1-Approved	40,014	396,595	10%	240,700	152.74	Sep-13	23/Sep/12	2584	2293	291	Aug-17	20%	Structure Work in progress	462.74	11.65	10.20	484.60	398.68	3,000	118.98	65.00	582.66	-54.68	Nov-19	Dec-19
	Phase-2-Approved	27,389	579,230	7%	198,522	125.98	Feb-14	14/Oct/12	2380	1875	505	Jan-18	12%	Structure Work in progress	399.53	11.96	12.60	424.10	352.44	3,000	173.77	72.00	598.21	48.14	Jan-20	Feb-20
	Phase-3-Approved	17,494	315,485	4%	151,581	96.19	Oct-15	08/Dec/15	1904	1602	302	Sep-19	1%	Piling Work in Progress	376.38	11.39	7.11	394.88	432.51	3,000	94.65	42.50	569.66	78.59	Sep-20	Oct-20
	Phase-4	29,085	2,504,440	7%	181,237	115.01	Approval Required		2108						413.43	15.28		428.71		3,050	763.85		763.85	220.14		
	Phase-5	16,782	1,756,000	4%	125,964	79.93	Approval Required		1496						316.08	10.89		326.97		3,100	544.36		544.36	137.46		
	Phase-6	10,135	821,769	3%	56,817	62.23	Approval Required		1632						147.92	5.18		153.10		3,150	258.86		258.86	43.54		
							JV with Maurya Udyog																			
	Phase-7	43,618	3,325,271	11%	221,377	242.45			1360		1098				598.55	21.28	29.91	619.83		3,200	1,064.09		1,064.09	201.81		
	Gross Total	396,124	9,698,790	100%	1,358,669	990.31			14351	6655					2,744.63	87.63		2,862.17	1218.63		3,018.55	179.50	4,416.68	564.20		

Decription of Fund flow	Villa	Phase-1	Phase-2	Phase-3	Phase-4	Phase-5	Phase-6	Phase-7	Total
Actual Payment to Authority	115.79	152.74	125.98	96.19	115.01	79.93	62.23	242.45	990.31
<b>Proposed Land Payment to Authority</b>	<b>5.00</b>	<b>70.07</b>	<b>150.00</b>	<b>130.00</b>	<b>205.56</b>	<b>125.00</b>	<b>62.23</b>	<b>242.45</b>	<b>990.31</b>
Expenses	30.00	484.60	424.10	394.88	428.71	326.97	153.10	619.83	2,862.17
Total OutFlow	35.00	554.67	574.10	524.88	634.27	451.97	215.32	862.28	3,852.48
Total Inflow-Revenue	35.00	582.66	598.21	569.66	763.85	544.36	258.86	1,064.09	4,416.68
Profit	-	27.99	24.11	44.78	129.58	92.39	43.54	201.81	564.20

\*Fig are in Crores

Amrapali Leisure Valley Pvt. Ltd. (Verona Heights)									
Description	Villa	Phase-1	Phase-2	Phase-3	Phase-4	Phase-5	Phase-6	Phase-7	
Project		Verona Heights	Verona Heights	Verona Heights	Under Planning	Under Planning	Under Planning	Maurya Udyog	Total
Status of Approval	Approved	Approved	Approved	Approved	Not Approved	Not Approved	Not Approved	Not Approved	
Land Area	2,11,607	40,014	27,389	17,494	29,085	16,782	10,135	43,618	3,96,124
Consumed FAR	1,82,470	2,40,700	1,98,522	1,51,581	1,81,237	1,25,964	56,817	2,21,377	13,58,669
Apprvd FAR@2.75						10,80,474.00			10,80,474
Balance FAR @5.35 with Purchasable FAR								2,78,194.55	2,78,195
FAR Consumed	0.46	0.61	0.50	0.38	0.46	0.32	0.14	0.56	
FAR Consumed @2.75						2.73			2.73
EffectiveFAR @5.35 with Purchasable 0.75 FAR								0.70	0.70
Total Consumed FAR						2.73		0.70	3.43
Saleable Area	19,50,600	33,17,380	26,77,160	20,70,260	25,04,440	17,56,000	8,21,769	33,25,271	1,84,22,880
Out Flow									
Balance Land Cost (A)	115.79	152.74	125.98	96.19	115.01	79.93	62.23	242.45	990.31
Balance Const Cost									-
Towers & Other Const.	30.00	462.74	399.53	376.38	413.43	316.08	147.92	598.55	2,744.63
Sales & Marketing & OH Expenses 2% of Inflow Value		11.65	11.96	11.39	15.28	10.89	5.18	21.28	87.63
Commercial		10.20	12.60	7.11					29.91
Sub Total Const Cost. (B)	30.00	484.60	424.10	394.88	428.71	326.97	153.10	619.83	2,862.17
Gross OutFlow C=(A+B)	145.79	637.34	550.07	491.07	543.72	406.90	215.32	862.28	3,852.48
Inflow									
Old Revenue in hand (D)	35.00	398.68	352.44	432.51					1,218.63
Shortfall due to existing revenue E= (D-C)	-110.79	-238.66	-197.63	-58.56	-543.72	-406.90	-215.32	-862.28	-2,633.85
Revenue from New Sales from unsold units	-	118.98	173.77	94.65	763.85	544.36	258.86	1,064.09	3,018.55
Revenue from Commercial		65.00	72.00	42.50					179.50
Gross Revenue from new sales (F)	-	183.98	245.77	137.15	763.85	544.36	258.86	1,064.09	3,198.05
Gross Total G=(F+E)	-110.79	-54.68	48.14	78.59	220.14	137.46	43.54	201.81	564.20

<b>Total Land for the project</b>	3,96,124	Sqm	<b>Amrapali Leisure Valley Pvt. Ltd. (Verona Heights)</b>						
<b>Bifurcation of Land in Phases</b>	<b>Land Area</b>	<b>Unit</b>	<b>Utilized Land</b>	<b>FAR @2.75</b>	<b>FAR Cost/sqm</b>	<b>Land Cost in Crores</b>	<b>Saleable Area</b>	<b>Remarks</b>	<b>Status of Approvals</b>
VILLA PART	2,11,607	Sqm	2,11,607.00	1,82,470.00	6,345.67	115.79	19,50,600	FAR Utilized @ 2.75	Approved
VERONA PHASE-1	40,014	Sqm	40,014.00	2,40,700.00	6,345.67	152.74	33,17,380		Approved
VERONA PHASE-2	27,389	Sqm	27,389.00	1,98,522.00	6,345.67	125.98	26,77,160		Approved
VERONA PHASE-3	17,494	Sqm	17,494.00	1,51,581.00	6,345.67	96.19	20,70,260		Approved
VERONA PHASE-4	29,085	Sqm	29,085.00	1,81,237.00	6,345.67	115.01	25,04,440		Not Approved
VERONA PHASE-5	16,782	Sqm	16,782.00	1,25,964.00	6,345.67	79.93	17,56,000		Not Approved
<b>Sub Total</b>	<b>3,42,371</b>	<b>Sqm</b>	<b>3,42,371.00</b>	<b>10,80,474.00</b>	<b>20,026.03</b>	<b>685.63</b>	<b>1,42,75,840</b>		
<b>Bifurcation of Land in Phases</b>	<b>Land Area</b>	<b>Unit</b>	<b>Utilized Land</b>	<b>Purchaseble FAR @0.75 &amp; balance FAR</b>	<b>FAR Cost/sqm (6345.01+4621)</b>	<b>Land Cost in Crores</b>	<b>Saleable Area</b>	<b>Remarks</b>	<b>Status of Approvals</b>
VERONA PHASE-6	10,135	Sqm	10,135.00	56,817.15	10,951.93	62.23	8,21,769	FAR Utilized @ 0.75 in Future	Not Approved
PHASE-7									
MAURYA UDYOG (JV)	43,618	Sqm	43,618.00	2,21,377.40	10,951.93	242.45	33,25,271		Not Approved
<b>Sub Total</b>	<b>53,753</b>	<b>Sqm</b>	<b>53,753</b>	<b>2,78,194.55</b>		<b>304.68</b>	<b>41,47,040</b>		
<b>Gross Total</b>	<b>3,96,124</b>		<b>3,96,124.00</b>	<b>13,58,668.55</b>		<b>990.31</b>	<b>1,84,22,880</b>		

## Project time-lines tower wise phase wise –Phase-1

S.No.	Tower No.	Heights/ Floors	Saleable Area	Total Nos of Units	Revised Possession Date	Sold Units	Unsold Units
A	VILLAS						
I	VERONA-I						
1	Tower-A	B+2P+G+33	3,07,020	272	Oct-19	242	30
2	Tower-B	B+2P+G+33	3,07,020	272	Oct-19	243	29
3	Tower-C	B+2P+G+33	1,67,280	136	Oct-19	115	21
4	Tower-D	B+2P+G+33	2,24,400	204	Dec-19	187	17
5	Tower-E	B+2P+G+33	2,75,400	204	Jan-20	185	19
6	Tower-F	B+2P+G+33	2,75,400	204	Jan-20	184	20
7	Tower-G	B+2P+G+33	2,24,400	204	Oct-19	189	15
8	Tower-H	B+2P+G+33	2,75,400	272	Oct-19	241	31
9	Tower-J	B+2P+G+33	2,12,500	204	Jul-19	185	19
10	Tower-K	B+2P+G+33	2,75,400	204	Aug-19	188	16
11	Tower-L	B+2P+G+33	2,57,720	136	Oct-19	120	16
12	Tower-M	B+2P+G+33	2,57,720	136	Sep-19	100	36
13	Tower-N	B+2P+G+33	2,57,720	136	Oct-19	98	38
TOTAL-I			33,17,380	2,584		2,277	307

## Project time-lines tower wise phase wise –Phase-2

S.No.	Tower No.	Heights/ Floors	Saleable Area	Total Nos of Units	Revised Possession Date	Sold Units	Unsold Units
	<b>PHASE-II</b>						
1	Tower-P	B+2P+G+33	2,29,840	204	Jan-20	161	43
2	Tower-Q	B+2P+G+33	3,08,720	272	Jan-20	233	39
3	Tower-R	B+2P+G+33	2,10,800	204	Feb-20	168	36
4	Tower-S	B+2P+G+33	1,78,160	136	Jan-20	121	15
5	Tower-T	B+2P+G+33	2,10,800	204	Jan-20	145	59
6	Tower-U	B+2P+G+33	2,12,500	204	Dec-19	156	48
7	Tower-V	B+2P+G+33	2,12,500	204	Jan-20	165	39
8	Tower-W	B+2P+G+33	2,24,400	204	Nov-19	160	44
9	Tower-X	B+2P+G+33	3,07,020	272	Nov-19	195	77
10	Tower-Y	B+2P+G+33	3,07,020	272	Sept-19	206	66
11	Tower-Z	B+2P+G+33	2,75,400	204	Sept-19	193	11
<b>TOTAL-II</b>			<b>27,82,160</b>	<b>2,380</b>		<b>1,903</b>	<b>477</b>

## Project time-lines tower wise phase wise –Phase-3

S.N.	Tower No.	Heights/ Floors	Saleable Area	Total Nos of Units	Revised Possession Date	Sold Units	Unsold Units
	<b>PHASE-III</b>						
1	Tower-A1	B+2P+G+33	3,07,020	272	May-20	254	18
2	Tower-B1	B+2P+G+33	3,07,020	272	Jul-20	233	39
3	Tower-C1	B+2P+G+33	3,07,020	272	Aug-20	222	50
4	Tower-D1	B+2P+G+33	2,24,400	204	Apr-20	173	31
5	Tower-E1	B+2P+G+33	2,75,400	272	Apr-20	237	35
6	Tower-F1	B+2P+G+33	2,24,400	204	Oct-20	161	43
7	Tower-G1	B+2P+G+33	2,12,500	204	Oct-20	170	34
8	Tower-H1	B+2P+G+33	2,12,500	204	Oct-20	172	32
<b>TOTAL-III</b>			<b>20,70,260</b>	<b>1,904</b>		<b>1,622</b>	<b>282</b>

**ROJECT MATRIX FOR AMRAPALI LEISURE VALLEY PVT. LTD. (VERONA HEIGHTS)**

S.N	Description of Work	Nots	Units	Remarks
	Overall Plot Area	3,96,124		
S.N	Description of Work	Nots	Units	Remarks
A	AMRAPALI LEISURE VALLEY -VILLAS			
	Land area allocated towards Villas	2,11,607	sqm	
	FAR	1.00		
	Allowed FAR	2,11,607	Sqm	
	Actual FAR Consumed in Sqm	1,82,470	Sqm	
	FAR Utilized	0.46		
	Actual Saleable Area in Villas	19,50,600	sqft	
	Area Sold	19,50,600	sqft	
	Area Balance	-		
1	Net Out Flow			
a	Money to spent to complete the project	30.00	Crore	
b	Land Payment to Authority			
b1	Land Cost	115.79	Crore	
	Total Out Flow	145.79	Crore	
2	Net Inflow			
	Balance from old recovery	35.00	Crore	
	Net Profit for Villas	-110.79	Crore	

	<b>VERONA PHASE-1</b>			
1	Timeframe of handover	Dec-19		
	Number of Floors	B+2P+G+33	Floors	
	Land area allocated towards Verona Phase-I	40,014	sqm	
	FAR	2.75		
	Allowed FAR	1,10,039	Sqm	
	Consumed FAR	2,40,700	Sqm	
	FAR Utilized	0.61		
	Actual Saleable Area	33,17,380	sqft	
	Area Sold	29,20,785	sqft	
	Area Balance	3,96,595	Sft	
2	<b>Commercial</b>			
	Total Saleable area under commercial	85,000	Sft	
	Area Sold	20,000	Sft	
	Balance Saleable Area	65,000	sqft	
A	<b>Outflow</b>			
1	Overall achieved Progress in percentage at site	20%		Photographs attached
2	Balance Construction Cost/sqft on Saleable Area	1,394.91		
3	Cost to be incurred to complete the balance project towards Towers & External dev etc	462.74	Cröre	(Balance to Incurred)
4	Sales & Marketing & OH Expenses 2% of Inflow Value	11.65	Cröre	
5	Cost to be incurred to complete the Commercial	10.20	Cröre	
6	<b>Land Payment to Authority</b>			
5a	Land Cost	152.74	Cröre	
	<b>Total Outflow</b>	<b>637.34</b>	<b>Cröre</b>	
B	<b>Net Inflow</b>	<b>3,000.00</b>	<b>sale rate</b>	
1	Recivable from Unsold units @ 3000/sqft Average	118.98	Cröre	
2	Recivables from Commercial @9000/sqft	65.00	Cröre	
3	Amount to be received existing customer	398.68	Cröre	
	<b>Total Inflow</b>	<b>582.66</b>	<b>Cröre</b>	
	<b>Net Profit for Phase-1</b>	<b>-54.68</b>	<b>Cröre</b>	

	VERONA PHASE-2			
1	Timeframe of handover	Feb-20		
	Number of Floors	B+2P+G+33	Floors	
	Land area allocated towards Verona Phase-I	27,389	sqm	
	FAR	2.75		
	Allowed FAR	75,320	Sqm	
	Consumed FAR	1,98,522	Sqm	
	FAR Utilized	0.50		
	Actual Saleable Area	26,77,160	sqft	
	Area Sold	20,97,930	sqft	
	Area Balance	5,79,230	Sft	
2	Commercial on Main Road			
	Total Saleable area under commercial	1,05,000	Sft	
	Area Sold	25,000	Sft	
	Balance Saleable Area	80,000	sqft	
A	Outflow			
1	Overall achieved Progress in percentage at site	12%		Photographs attached
2	Balance Construction Cost/sqft on Saleable Area	1,492.37		
	Cost to be incurred to complete the balance project towards			
3	Towers & External dev etc	399.53	Crore	(Balance to Incurred)
4	Sales & Marketing & OH Expenses 2% of Inflow Value	11.96	Crore	
5	Cost to be incurred to complete the Commercial	12.60	Crore	
6	Land Payment to Authority			
6a	Land Cost	125.98	Crore	
	Total Outflow	550.07	Crore	
B	Net Inflow	3,000.00	sales rate	
1	Recivable from Unsold units @ 3000/sqft Average	173.77	Crore	
2	Recivables from Commercial @9000/sqft	72.00	Crore	
3	Amount to be received existing customer	352.44	Crore	
	Total Inflow	598.21	Crore	
	Net Profit for Phase-2	48.14	Crore	

	VERONA PHASE-3			
1	Timeframe of handover	Oct-20		
	Number of Floors	B+2P+G+33	Floors	
	Land area allocated towards Verona Phase-I	17,494	sqm	
	FAR	2.75		
	Allowed FAR	48,109	Sqm	
	Consumed FAR	1,51,581	Sqm	
	FAR Utilized	0.38		
	Actual Saleable Area	20,70,260	sqft	
	Area Sold	17,54,775	sqft	
	Area Balance	3,15,485	Sft	
2	Commercial			
	Total Saleable area under commercial	59,224	Sft	
	Area Sold	12,000	Sft	
	Balance Saleable Area	47,224	sqft	
A	Outflow			
1	Overall achieved Progress in percentage at site	piling work		Photographs attached
2	Balance Construction Cost/sqft on Saleable Area	1,818.02		
	Cost to be incurred to complete the balance project towards			
3	Towers & External dev etc	376.38	Crore	(Balance to Incurred)
4	Sales & Marketing & OH Expenses 2% of Inflow Value	11.39	Crore	
5	Cost to be incurred to complete the Commercial	7.11	Crore	
6	Land Payment to Authority			
6a	Land Cost	96.19	Crore	
	Total Outflow	491.07	Crore	
B	Net Inflow	3,000.60		
1	Recivable from Unsold units @ 3000/sqft Average	94.65	Crore	
2	Recivables from Commercial @9000/sqft	42.50	Crore	
3	Amount to be received existing customer	432.51	Crore	
	Total Inflow	569.66	Crore	
	Net Profit for Phase-3	78.59	Crore	

	VERONA PHASE-4		2,108	
1	Timeframe of handover			
	Number of Floors	B+2P+G+33	Floors	
	Land area allocated towards Verona Phase-I	29,085	sqm	
	FAR	2.75		
	Allowed FAR	79,984	Sqm	
	Consumed FAR	1,81,237	Sqm	
	FAR Utilized	0.46		
	Actual Saleable Area	25,04,440	sqft	
	Area Sold		sqft	
	Area Balance	25,04,440	Sft	
2	Commercial			
	Total Saleable area under commercial		Sft	
	Area Sold		Sft	
	Balance Saleable Area	-	sqft	
A	Outflow			
1	Overall achieved Progress in percentage at site	piling work		Photographs attached
2	Balance Construction Cost/sqft on Saleable Area	1,650.80		
3	Cost to be incurred to complete the balance project towards Towers & External dev etc	413.43	Cröre	(Balance to Incurred)
4	Sales & Marketing & OH Expenses 2% of Inflow Value	15.28	Cröre	
5	Cost to be incurred to complete the Commercial	-	Cröre	
6	Land Payment to Authority			
6a	Land Cost	115.01	Cröre	
	Total Outflow	543.72	Cröre	
B	Net Inflow	3,050.00		
1	Recivable from Unsold units @ 3050/sqft Average	763.85	Cröre	
2	Recivables from Commercial	-	Cröre	
3	Amount to be received existing customer		Cröre	
	Total Inflow	763.85	Cröre	
	Net Profit for Phase-4	220.14	Cröre	

	VERONA PHASE-5			
1	Timeframe of handover			
	Number of Floors	B+2P+G+33	Floors	
	Land area allocated towards Verona Phase-I	16,782	sqm	
	FAR	2.75		
	Allowed FAR	46,151	Sqm	
	Consumed FAR	1,25,964	Sqm	
	FAR Utilized	0.32		
	Actual Saleable Area	17,56,000	sqft	
	Area Sold		sqft	
	Area Balance	17,56,000	Sft	
2	Commercial			
	Total Saleable area under commercial		Sft	
	Area Sold		Sft	
	Balance Saleable Area	-	sqft	
A	Outflow			
1	Overall achieved Progress in percentage at site			Photographs attached
2	Balance Construction Cost/sqft on Saleable Area	1,800.00		
	Cost to be incurred to complete the balance project towards			
3	Towers & External dev etc	316.08	Crore	(Balance to Incurred)
4	Sales & Marketing & OH Expenses 2% of Inflow Value	10.89	Crore	
5	Cost to be incurred to complete the Commercial	-	Crore	
6	Land Payment to Authority			
6a	Land Cost	79.93	Crore	
	Total Outflow	406.90	Crore	
B	Net Inflow	3,100.00		
1	Recivable from Unsold units @ 3100/sqft Average	544.36	Crore	
2	Recivables from Commercial	-	Crore	
3	Amount to be received existing customer		Crore	
	Total Inflow	544.36	Crore	
	Net Profit for Phase-5	137.46	Crore	

	VERONA PHASE-6			
1	Timeframe of handover			
	Number of Floors	B+2P+G+33	Floors	
	Land area allocated towards Verona Phase-I	10,135	sqm	
	FAR	5.35		
	Allowed FAR	54,222	Sqm	
	Consumed FAR	56,817	Sqm	
	FAR Utilized	0.14		
	Actual Saleable Area	8,21,769	sqft	
	Area Sold		sqft	
	Area Balance	8,21,769	Sft	
2	Commercial			
	Total Saleable area under commercial		Sft	
	Area Sold		Sft	
	Balance Saleable Area	-	sqft	
A	Outflow			
1	Overall achieved Progress in percentage at site			Photographs attached
2	Balance Construction Cost/sqft on Saleable Area	1,800.00		
	Cost to be incurred to complete the balance project towards			
3	Towers & External dev etc	147.92	Crore	(Balance to Incurred)
4	Sales & Marketing & OH Expenses 2% of Inflow Value	5.18	Crore	
5	Cost to be incurred to complete the Commercial	-	Crore	
6	Land Payment to Authority			
6a	Land Cost	62.23	Crore	
	Total Outflow	215.32	Crore	
B	Net Inflow	3,150.00		
1	Recivable from Unsold units @ 3150/sqft Average	258.86	Crore	
2	Recivables from Commercial	-	Crore	
3	Amount to be received existing customer		Crore	
	Total Inflow	258.86	Crore	
	Net Profit for Phase-6	43.54	Crore	

	VERONA PHASE-7			
1	Timeframe of handover			
	Number of Floors	B+2P+G+33	Floors	
	Land area allocated towards Verona Phase-I	43,618	sqm	
	FAR	5.35		
	Allowed FAR	2,33,356	Sqm	
	Consumed FAR	2,21,377	Sqm	
	FAR Utilized	0.56		
	Actual Saleable Area	33,25,271	sqft	
	Area Sold		sqft	
	Area Balance	33,25,271	Sft	
2	Commercial			
	Total Saleable area under commercial		Sft	
	Area Sold		Sft	
	Balance Saleable Area	-	sqft	
A	Outflow			
1	Overall achieved Progress in percentage at site			Photographs attached
2	Balance Construction Cost/sqft on Saleable Area	1,800.00		
	Cost to be incurred to complete the balance project towards			
3	Towers & External dev etc	598.55	Crore	(Balance to Incurred)
4	Sales & Marketing & OH Expenses 2% of Inflow Value	21.28	Crore	
5	Cost to be incurred to complete the Commercial	-	Crore	
6	Land Payment to Authority			
6a	Land Cost	242.45	Crore	
	Total Outflow	862.28	Crore	
B	Net Inflow	3,200.00		
1	Recivable from Unsold units @ 3200/sqft Average	1,064.09	Crore	
2	Recivables from Commercial	-	Crore	
3	Amount to be received existing customer		Crore	
	Total Inflow	1,064.09	Crore	
	Net Profit for Phase-7	201.81	Crore	

Built-up Area	Tower Area	N.T.Area	CONSTRUCTION COST
Basement & 2 Podium (in sq.ft.)	2,74,569	6,35,300	GRAND TOTAL
Ground Floor & Above (in sq.ft.)	32,08,051		AS ON 30.04.2017
<b>TOTAL AREA (in sq.ft.)</b>	<b>34,82,620</b>	<b>6,35,300</b>	

S. No.	Activity Description	Unit	BUDGETED COST			
			Total Qty	Rate/ Unit	Amount	Rate/ Sq.Ft. on BUA
<b>A</b>	<b>TOTAL CONSTRUCTION COST</b>				<b>4,62,53,16,791</b>	<b>1,328.11</b>
<b>A</b>	<b>EARTH WORK</b>				<b>24,12,465</b>	<b>0.69</b>
	Excavation	Cum	-	-	-	-
	Dressing	Sqm	-	-	-	-
	Earth Filling	Cum	21,349.25	113.00	24,12,465	0.69
<b>B</b>	<b>TOTAL COST OF TOWER</b>				<b>2,61,97,96,546</b>	<b>752.25</b>
	<b>STRUCTURE WORK</b>				<b>1,88,28,52,049</b>	<b>540.64</b>
	<b>PILING</b>	<b>Rm</b>	<b>8,109.98</b>	<b>-</b>	<b>-</b>	<b>-</b>
	Steel Reinforcement	MT	-	-	-	-
	RMC (M-35)	Cum	-	-	-	-
	Labour Cost & Testing	Rm	-	-	-	-
	<b>RAFT</b>	<b>Sft</b>	<b>42,810.56</b>	<b>-</b>	<b>-</b>	<b>-</b>
	Steel Reinforcement	MT	-	-	-	-
	RMC (M-40)	Cum	-	-	-	-
	PCC (M-10)	Cum	-	-	-	-
	Centering & Shuttering	Sqm	-	-	-	-
	Brick Work-115mm	Sqm	-	-	-	-
	<b>BASEMENT</b>	<b>Sft</b>	<b>71,213</b>	<b>73.20</b>	<b>52,12,701</b>	<b>1.50</b>
	<b>Structure Work</b>	<b>Sft</b>	<b>71,213</b>	<b>-</b>	<b>-</b>	<b>-</b>
	Steel Reinforcement	MT	-	48,000.00	-	-
	RMC (M-50)	Cum	-	5,108.00	-	-
	RMC (M-35)	Cum	-	4,504.00	-	-
	Precast Concrete	Cum	-	-	-	-
	Centering & Shuttering	Sqm	-	299.00	-	-
	<b>Masonry Work</b>	<b>Sft</b>	<b>71,213</b>	<b>11.30</b>	<b>8,04,824</b>	<b>0.23</b>
	-230mm thick Brick Work	Cum	18.43	4,586.00	84,539	0.02
	-200mm thick Block Work	Cum	149.20	4,600.00	6,86,330	0.20
	-115mm thick Brick Work	Sqm	16.17	650.00	10,514	0.00
	-100mm thick Block Work	Sqm	46.98	499.00	23,442	0.01
	Staircase Steps	Cum	-	6,000.00	-	-
	Cement	Bags	-	320.00	-	-
	<b>Internal Plaster-15mm Avg. thick</b>	<b>Sqm</b>	<b>1,779.67</b>	<b>180.00</b>	<b>3,20,341</b>	<b>0.09</b>
	<b>Trimix Flooring</b>	<b>Sqm</b>	<b>6,812.56</b>	<b>600.00</b>	<b>40,87,536</b>	<b>1.17</b>
	<b>White Wash</b>	<b>Sqm</b>	<b>-</b>	<b>20.00</b>	<b>-</b>	<b>-</b>
	<b>Misc. Labour Cost for Structure Work</b>	<b>Sft</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
	<b>PODIUM</b>	<b>Sft</b>	<b>1,44,879</b>	<b>55.50</b>	<b>80,41,100</b>	<b>2.31</b>
	<b>Structure Work</b>	<b>Sft</b>	<b>1,44,879</b>	<b>-</b>	<b>-</b>	<b>-</b>
	Steel Reinforcement	MT	-	48,000.00	-	-
	RMC (M-50)	Cum	-	5,108.00	-	-
	RMC (M-35)	Cum	-	4,504.00	-	-

S. No.	Activity Description	Unit	Total Qty	Rate/ Unit	Amount	Rate/ Sq.Ft. on BUA
	Centering & Shuttering	Sqm	-	299.00	-	-
	<b>Masonry Work</b>		<b>1,44,879</b>	<b>8.39</b>	<b>12,15,318</b>	<b>0.35</b>
	-230mm thick Brick Work	Cum	30.58	4,586	1,40,225	0.04
	-200mm thick Block Work	Cum	224.01	4,345	9,73,418	0.28
	-115mm thick Brick Work	Sqm	47.02	650	30,561	0.01
	-100mm thick Block Work	Sqm	142.51	499	71,113	0.02
	Staircase Steps	Cum	-	6,000	-	-
	Cement	Bags	-	320	-	-
	<b>Internal Plaster-18mm Avg. thick</b>	<b>Sqm</b>	<b>3,614.00</b>	<b>180</b>	<b>6,50,520</b>	<b>0.19</b>
	<b>Trimix Flooring</b>	<b>Sqm</b>	<b>10,292.10</b>	<b>600</b>	<b>61,75,262</b>	<b>1.77</b>
	<b>White Wash</b>	<b>Sqm</b>	<b>-</b>	<b>20</b>	<b>-</b>	<b>-</b>
	<b>Misc. Labour Cost</b>	<b>Sft</b>	<b>-</b>	<b>2</b>	<b>-</b>	<b>-</b>
	<b>SUPER-STRUCTURE</b>	<b>Sft</b>	<b>27,24,411</b>		<b>1,86,95,98,248</b>	<b>537</b>
	<b>STRUCTURE WORK</b>	<b>Sft</b>	<b>27,24,411</b>	<b>529.40</b>	<b>1,44,23,09,619</b>	<b>414.14</b>
	Steel Reinforcement	MT	13,111.07	51,900.00	68,04,64,533	195.39
	RMC (M-50)	Cum	-	5,770.08	-	-
	RMC (M-45)	Cum	-	5,661.08	-	-
	RMC (M-40)	Cum	85,172.27	5,391.08	45,91,70,521	131.85
	RMC (M-35)	Cum	-	5,166.08	-	-
	Centering & Shuttering	Sqm	5,31,975.51	554.53	29,49,96,380	84.71
	Precast Element	Cum	551.00	13,935.00	76,78,185	2.20
	<b>MASONRY WORK</b>	<b>Sft</b>	<b>27,24,411</b>	<b>50.47</b>	<b>13,74,87,439</b>	<b>39.48</b>
	-230mm thick Brick Work	Cum	4,128.77	4,917.50	2,03,03,229	5.83
	-200mm thick Block Work	Cum	12,047.12	4,345.43	5,23,49,965	15.03
	-115mm thick Brick Work	Sqm	11,565.33	652.75	75,49,268	2.17
	-100mm thick Block Work	Sqm	1,04,154.50	550.00	5,72,84,976	16.45
	-75mm thick Ledge Wall	Sqm	-	-	-	-
	Staircase Steps	Cum	-	4,917.50	-	-
	Cement	Bags	-	250.00	-	-
	<b>PLASTER WORK</b>	<b>Sqm</b>	<b>32,08,051</b>	<b>61.95</b>	<b>19,87,27,535</b>	<b>57.06</b>
	Internal Plaster	Sqm	6,39,419.70	194	12,39,83,481	35.60
	External Plaster	Sqm	1,52,694.70	490	7,47,44,055	21.46
	Waterproof Plaster in Shaft	Sqm	-	-	-	-
	<b>MILD STEEL WORK</b>	<b>Kgs</b>	<b>4,82,268</b>	<b>73</b>	<b>3,52,05,536</b>	<b>10.11</b>
	Balcony Railing/ Staircase	Kgs	4,82,267.61	73	3,52,05,536	10.11
	Labour Cost for fabrication & installation	Kgs	4,82,267.61	-	-	-
	<b>DOOR FRAMES</b>	<b>Rmtr</b>	<b>89,957</b>	<b>394</b>	<b>3,54,80,469</b>	<b>10.19</b>
	Wooden Door Frame-150x62mm- MAIN DOOR	Rmtr	13,576.76	453	61,50,272	1.77
	Wooden Door Frame-100x50mm- INTERNAL DOOR	Rmtr	76,380.72	384	2,93,30,196	8.42
	<b>WATERPROOFING</b>		<b>42,309</b>	<b>482</b>	<b>2,03,87,650</b>	<b>5.85</b>
	Waterproofing-URP- Toilets	Sqm	31,028.12	341	1,05,80,589	3.04
	Waterproofing-URP- OHT	Sqm	2,086.03	341	7,11,336	0.20
	Injection Grouting	Sqm	2,086.03	150	3,12,905	0.09
	Brick Bats Coba on Terrace	Sqm	7,108.76	927	65,89,821	1.89
	Khurra (450x450mm)	No.	8,772.00	250	21,93,000	0.63
	Cement	Bags	-	250	-	-
	<b>Misc. Labour Cost</b>	<b>Sft</b>	<b>-</b>	<b>2</b>	<b>-</b>	<b>-</b>

No.	Activity Description	Unit	Total Qty	Rate/ Unit	Amount	Rate/ Sq.Ft. on BUA
<b>b)</b>	<b>FINISHING WORK</b>				<b>73,69,44,497</b>	<b>211.61</b>
	<b>TILE WORK</b>	<b>Sqm</b>	<b>3,25,174</b>	<b>772</b>	<b>25,11,79,281</b>	<b>72.12</b>
	Vitrified Tile Flooring	Sqm	1,53,302.12	886	13,58,25,681	39.00
	Antiskid Tile Flooring	Sqm	75,972.16	648	4,92,65,393	14.15
	Ceramic Wall Tile	Sqm	93,813.58	690	6,47,75,122	18.60
	OHT Tile	Sqm	2,086.03	629	13,13,086	0.38
	<b>STONE WORK</b>	<b>Sqm</b>	<b>58,241</b>	<b>1,239</b>	<b>7,21,87,039</b>	<b>20.73</b>
	Granite Counter	Sqm	9,281.05	2,496.19	2,31,67,272	6.65
	Staircase Flooring- Kota Stone	Sqm	21,829.24	1,042.92	2,27,66,141	6.54
	Lift Cladding	Sqm	3,192.80	841.46	26,86,600	0.77
	Corridor Flooring-TILE	Sqm	23,937.81	936.46	2,24,16,722	6.44
	Entrance Lobby Flooring	Sqm	575.15	2,000.00	11,50,304	0.33
	<b>DOOR &amp; WINDOW SHUTTERS</b>	<b>Sqm</b>	<b>79,041</b>	<b>2,373</b>	<b>18,75,96,198</b>	<b>53.87</b>
	Main Door Shutters	Sqm	5,709.61	1,800	1,02,77,297	2.95
	Bedroom Shutters	Sqm	12,984.87	1,800	2,33,72,766	6.71
	Toilet Shutters	Sqm	11,170.76	1,800	2,01,07,370	5.77
	uPVC Door, Window & DW	Sqm	45,430.89	2,798	12,70,97,466	36.49
	Fire Rated Door	Sqm	3,351.90	1,800	60,33,424	1.73
	Common Area Flush Door-LV/ELEC.	Sqm	393.26	1,800	7,07,875	0.20
	<b>WOOD WORK</b>	<b>Sqm</b>	<b>7,367</b>	<b>6,600</b>	<b>4,86,22,992</b>	<b>13.96</b>
	Semi Modular Kitchen Cabinet	Sqm	7,367.12	6,600	4,86,22,992	13.96
	<b>POP/PAINTING</b>	<b>Sqm</b>	<b>13,11,147</b>	<b>113.94</b>	<b>14,93,95,789</b>	<b>42.90</b>
	POP on Ceiling	Sqm	1,60,814.47	160.00	2,57,30,315	7.39
	Oil Bound Distemper	Sqm	7,83,234.45	95.00	7,44,07,272	21.37
	External Painting	Sqm	1,78,443.15	175.00	3,12,27,552	8.97
	Enamel Paint on MS & Wood Work	Sqm	1,02,595.87	100.00	1,02,59,587	2.95
	Cement Paint (Snowcem)	Sqm	-	55.00	-	-
	Lecquor Polish	Sqm	14,627.33	375.00	54,85,247	1.58
	Whitewash	Sqm	71,431.73	32.00	22,85,815	0.66
	<b>MISCELLANEOUS WORK</b>	<b>Sqm</b>	<b>20,713</b>	<b>1,350</b>	<b>2,79,63,198</b>	<b>8.03</b>
	Grid False Ceiling	Sqm	20,713.48	1,350	2,79,63,198	8.03
<b>c)</b>	<b>NON TOWER</b>	<b>Sft</b>	<b>6,35,299.54</b>	<b>681.49</b>	<b>43,29,51,635</b>	<b>124.32</b>
	<b>Structure Work</b>	<b>Sft</b>	<b>6,35,300</b>	<b>586.86</b>	<b>37,28,29,543</b>	<b>107.05</b>
	Steel Reinforcement	MT	4,735.95	39,606.00	18,75,72,065	53.86
	RMC (M-35)	Cum	30,146.63	4,504.00	13,57,80,428	38.99
	PCC (M-10)	Cum	1,969.52	3,609.00	71,08,003	2.04
	Centering & Shuttering	Sqm	1,41,702.50	299.00	4,23,69,047	12.17
	<b>Masonry Work</b>				<b>56,32,455</b>	<b>1.62</b>
	-230mm thick Brick Work	Cum	724.25	4,586	33,21,394	0.95
	-200mm thick Block Work	Cum	335.81	4,050	13,60,017	0.39
	-115mm thick Brick Work	Sqm	-	589	-	-
	-100mm thick Block Work	Sqm	1,905.90	499	9,51,043	0.27
	Internal Plaster-18mm Avg. thick	Sqm	16,161	138	22,30,244	0.64
	MS Grating	Kg	95,295	73	69,56,530	2.00
	Trimix Flooring	Sqm	47,234	571	2,69,70,709	7.74
	Waterproofing-Membrane	Sqm	16,869	579	97,67,351	2.80
	Labour Cost incl. Shuttering & Machinery	Sft	-	2	-	-

Vo.	Activity Description	Unit	Total Qty	Rate/ Unit	Amount	Rate/ Sq.Ft. on BUA
	Retaining Wall	Sqm	2,145	3,993	85,64,803	2.46
	Steel Reinforcement	MT	68.22	39,606	27,01,797	0.78
	RMC (M-40)	Cum	760.50	4,729	35,96,405	1.03
	PCC (M-10)	Cum	208.00	3,609	7,50,672	0.22
	Centering & Shuttering	Sqm	5,070.00	299	15,15,930	0.44
d)	<b>MEP WORK</b>		<b>34,82,620</b>		<b>1,10,58,36,329</b>	<b>317.53</b>
	<b>INTERNAL MEP WORK</b>		<b>34,82,620</b>		<b>76,45,39,569</b>	<b>219.53</b>
	<b>INTERNAL ELECTRICAL</b>		<b>34,82,620</b>		<b>27,34,90,149</b>	<b>78.53</b>
	Internal Electrical incl. Basement & Podium	Sft	34,82,620.00	48	16,71,65,760	48.00
	Fire Alarm & PA System	Sft	34,82,620.00	18	6,26,87,160	18.00
	Non Tower Basement Electrical Work with fittings	Sft	34,82,620.00	13	4,36,37,229	12.53
	<b>LIFTS</b>	<b>Sft</b>	<b>34,82,620</b>	<b>40</b>	<b>13,93,04,800</b>	<b>40.00</b>
	<b>INTERNAL PLUMBING WORK</b>	<b>Sft</b>	<b>34,82,620</b>	<b>75</b>	<b>26,11,96,500</b>	<b>75.00</b>
	Upvc & CpvC Piping & Fixture Installation	Sft	34,82,620	55	19,15,44,100	55.00
	Sanitary Fixture & C.P. Fittings	Sft	34,82,620	20	6,96,52,400	20.00
	<b>INTERNAL FIRE FIGHTING</b>	<b>Sft</b>	<b>34,82,620</b>	<b>26</b>	<b>9,05,48,120</b>	<b>26.00</b>
	<b>EXTERNAL MEP WORK</b>		<b>34,82,620</b>		<b>34,12,96,760</b>	<b>98.00</b>
	<b>EXTERNAL ELECTRICAL</b>		<b>34,82,620</b>	<b>50</b>	<b>17,41,31,000</b>	<b>50.00</b>
	Substation/Panels/ Transformer etc.	Sft	34,82,620	45	15,67,17,900	45.00
	External Lighting with Fittings	Sft	34,82,620	5	1,74,13,100	5.00
	<b>EXTERNAL PLUMBING &amp; FIRE FIGHTING</b>		<b>34,82,620</b>	<b>48</b>	<b>16,71,65,760</b>	<b>48.00</b>
	Sewerage & Drainage System	Sft				
	External Fire Fighting Work	Sft	34,82,620	45.00	15,67,17,900	45.00
	Pump House	Sft				
	Rain Water Harvesting System	Sft				
	STP	Sft	34,82,620	3	1,04,47,860	3.00
e)	<b>EXTERNAL DEVELOPMENT</b>	<b>Sft</b>	<b>34,82,620</b>	<b>42</b>	<b>14,62,70,040</b>	<b>42.00</b>
	Road Work	Sft				
	UG Tank	Sft				
	STP/ WTP	Sft				
	Softscape/ Hardscape	Sft				
	Pump Room	Sft				
	Substation	Sft				
	DG Foundation	Sft				
	Rain water Harvesting	Sft				
	Park	Sft				
	Swimming Pool	Sft				
	Boundry Wall	Sft				
	Club House	Sft				
	Entrance Gate	Sft				
f)	<b>MISC. OVERHEADS</b>	<b>Sft</b>	<b>34,82,620</b>	<b>91</b>	<b>31,80,49,775</b>	<b>91.32</b>
	Electricity & Fuel Charges-1%	Sft	34,82,620	13	4,58,79,266	13.17
	Water Charges-1%	Sft	34,82,620	13	4,58,79,266	13.17
	Machinery Hire Charges-1.33%	Sft	34,82,620	13	4,52,58,248	13.00
	Administrative Overheads-4%	Sft	34,82,620	52	18,10,32,994	51.98

# AMRAPALI VERONA HEIGHTS (Phase-II)

Built-up Area	Tower Area	N.T.Area	CONSTRUCTION COST
Basement & 2 Podium (in sq.ft.)	2,10,185	6,84,815	GRAND TOTAL
Ground Floor & Above (in sq.ft.)	26,16,243		AS ON 30.04.2017
<b>TOTAL AREA (in sq.ft.)</b>	<b>28,26,428</b>	<b>6,84,815</b>	

S. No.	Activity Description	Unit	BUDGETED COST			
			Total Qty	Rate/ Unit	Amount	Rate/ Sq.Ft. on BUA
<b>A</b>	<b>TOTAL CONSTRUCTION COST</b>				<b>3,99,59,39,413</b>	<b>1,414</b>
<b>A</b>	<b>EARTH WORK</b>				<b>20,41,317</b>	<b>0.72</b>
	Excavation	Cum	-		-	-
	Dresssing	Sqm	-		-	-
	Earth Filling	Cum	18,064.75	113	20,41,317	0.72
<b>B</b>	<b>TOTAL COST OF TOWER</b>				<b>2,29,33,94,620</b>	<b>811.41</b>
<b>a)</b>	<b>STRUCTURE WORK</b>				<b>1,68,04,41,528</b>	<b>594.55</b>
	<b>PILING</b>	<b>Rm</b>	<b>8,109.98</b>	<b>-</b>	<b>-</b>	<b>-</b>
	Steel Reinforcement	MT	-	35,606.00	-	-
	RMC (M-35)	Cum	-	4,118	-	-
	Labour Cost & Testing	Rm	-	3,750	-	-
	<b>RAFT</b>	<b>Sft</b>	<b>42,810.56</b>	<b>-</b>	<b>-</b>	<b>-</b>
	Steel Reinforcement	MT	-	44,606.00	-	-
	RMC (M-40)	Cum	-	4,940.00	-	-
	PCC (M-10)	Cum	-	3,583.00	-	-
	Centering & Shuttering	Sqm	-	315.00	-	-
	Brick Work-115mm	Sqm	-	802.00	-	-
	<b>BASEMENT</b>	<b>Sft</b>	<b>68,774</b>	<b>90.66</b>	<b>62,35,197</b>	<b>2.21</b>
	<b>Structure Work</b>	<b>Sft</b>	<b>68,774</b>	<b>-</b>	<b>-</b>	<b>-</b>
	Steel Reinforcement	MT	-	44,606.00	-	-
	RMC (M-50)	Cum	-	5,866.00	-	-
	RMC (M-35)	Cum	-	5,268.00	-	-
	Precast Concrete	Cum	-	1,200.00	-	-
	Centering & Shuttering	Sqm	-	450.00	-	-
	<b>Masonry Work</b>	<b>Sft</b>	<b>68,774</b>	<b>14.01</b>	<b>9,63,199</b>	<b>0.34</b>
	-230mm thick Brick Work	Cum	72.64	4,623.33	3,35,820	0.12
	-200mm thick Block Work	Cum	90.35	4,933.70	4,45,741	0.16
	-115mm thick Brick Work	Sqm	22.89	736.95	16,870	0.01
	-100mm thick Block Work	Sqm	180.37	569.23	1,02,670	0.04
	Staircase Steps	Cum	6.77	5,607.80	37,967	0.01
	Cement	Bags	96.53	250.00	24,131	0.01
	<b>Internal Plaster-15mm Avg. thick</b>	<b>Sqm</b>	<b>1,729.86</b>	<b>185.00</b>	<b>3,14,734</b>	<b>0.11</b>

Trimix Flooring	Sqm	7,942.40	498.00	44,11,928	1.56
White Wash	Sqm	27,266.84	20.00	5,45,337	0.19
Misc. Labour Cost for Structure Work	Sft	-	-	-	-

<b>PODIUM</b>	<b>Sft</b>	<b>1,41,412</b>	<b>112.64</b>	<b>1,59,28,682</b>	<b>5.64</b>
<b>Structure Work</b>	<b>Sft</b>	<b>1,41,412</b>	<b>8.66</b>	<b>12,24,606</b>	<b>0.43</b>
Steel Reinforcement	MT	11.01	48,000.00	5,28,330	0.19
RMC (M-50)	Cum	17.65	5,066.00	89,397	0.03
RMC (M-35)	Cum	100.87	4,468.00	4,50,666	0.16
Centering & Shuttering	Sqm	531.34	294.00	1,56,214	0.06
<b>Masonry Work</b>		<b>1,41,412</b>	<b>26.33</b>	<b>37,23,557</b>	<b>1.32</b>
-230mm thick Brick Work	Cum	113.69	4,624	5,25,661	0.19
-200mm thick Block Work	Cum	415.15	4,966	20,61,757	0.73
-115mm thick Brick Work	Sqm	41.12	802	32,975	0.01
-100mm thick Block Work	Sqm	1,523.14	580	8,83,679	0.31
Staircase Steps	Cum	22.13	5,610	1,24,130	0.04
Cement	Bags	381.42	250	95,354	0.03
<b>Internal Plaster-18mm Avg. thick</b>	<b>Sqm</b>	<b>7,708.04</b>	<b>182</b>	<b>14,04,474</b>	<b>0.50</b>
Trimix Flooring	Sqm	15,317.87	559	85,57,954	3.03
White Wash	Sqm	50,904.55	20	10,18,091	0.36
Misc. Labour Cost	Sft	-	2	-	-
<b>SUPER-STRUCTURE</b>	<b>Sft</b>	<b>26,16,243</b>		<b>1,65,82,77,649</b>	<b>586.70</b>
<b>STRUCTURE WORK</b>	<b>Sft</b>	<b>26,16,243</b>	<b>460.71</b>	<b>1,20,53,36,720</b>	<b>426.45</b>
Steel Reinforcement	MT	10,313.19	51,900.00	53,52,54,379	189.37
RMC (M-50)	Cum	260.29	5,770.00	15,01,897	0.53
RMC (M-45)	Cum	3,388.89	5,661.00	1,91,84,499	6.79
RMC (M-40)	Cum	4,560.28	5,391.00	2,45,84,450	8.70
RMC (M-35)	Cum	70,959.85	5,196.56	36,87,46,817	130.46
Centering & Shuttering	Sqm	5,69,032.62	450.00	25,60,64,679	90.60
<b>MASONRY WORK</b>	<b>Sft</b>	<b>26,16,243</b>	<b>64.74</b>	<b>16,93,82,395</b>	<b>59.93</b>
-230mm thick Brick Work	Cum	5,185.92	4,863.53	2,52,21,896	8.92
-200mm thick Block Work	Cum	7,736.44	4,720.37	3,65,18,833	12.92
-115mm thick Brick Work	Sqm	20,338.64	731.17	1,48,71,021	5.26
-100mm thick Block Work	Sqm	1,27,074.97	623.95	7,92,88,839	28.05
-75mm thick Ledge Wall	Sqm	6,606.38	247.67	16,36,215	0.58
Staircase Steps	Cum	435.40	5,694.81	24,79,545	0.88
Cement	Bags	37,464.18	250.00	93,66,046	3.31
<b>PLASTER WORK</b>	<b>Sqm</b>	<b>26,16,243</b>	<b>73.62</b>	<b>19,26,07,155</b>	<b>68.15</b>
Internal Plaster	Sqm	6,19,651.22	190	11,79,84,154	41.74
External Plaster	Sqm	1,79,406.99	404	7,24,12,069	25.62
Waterproof Plaster in Shaft	Sqm	7,757.66	285	22,10,933	0.78

<b>MILD STEEL WORK</b>	<b>Kgs</b>	<b>4,41,131</b>	<b>86</b>	<b>3,78,04,278</b>	<b>13.38</b>
Balcony Railing/ Staircase	Kgs	4,41,131.35	86	3,78,04,278	13.38
Labour Cost for fabrication & installation	Kgs	4,41,131.35	-	-	-
<b>DOOR FRAMES</b>	<b>Rmtr</b>	<b>81,927</b>	<b>422</b>	<b>3,45,79,716</b>	<b>12.23</b>
Wooden Door Frame- 150x62mm- MAIN DOOR	Rmtr	12,460.44	455	56,75,566	2.01
Wooden Door Frame- 100x50mm- INTERNAL DOOR	Rmtr	69,466.19	416	2,89,04,149	10.23
<b>WATERPROOFING</b>		<b>33,673</b>	<b>551</b>	<b>1,85,67,385</b>	<b>6.57</b>
Waterproofing-URP- Toilets	Sqm	23,630.89	343	80,96,925	2.86
Waterproofing-URP- OHT	Sqm	1,899.43	420	7,97,778	0.28
Injection Grouting	Sqm	1,899.43	150	2,84,915	0.10
Brick Bats Coba on Terrace	Sqm	6,243.60	827	51,60,947	1.83
Khurra (450x450mm)	No.	9,976.60	290	28,93,149	1.02
Cement	Bags	5,334.68	250	13,33,671	0.47
<b>Misc. Labour Cost</b>	<b>Sft</b>	<b>-</b>	<b>2</b>	<b>-</b>	<b>-</b>
<b>b) FINISHING WORK</b>				<b>61,29,53,092</b>	<b>216.86</b>
<b>TILE WORK</b>	<b>Sqm</b>	<b>2,63,093</b>	<b>775</b>	<b>20,37,91,690</b>	<b>72.10</b>
Vitrified Tile Flooring	Sqm	1,27,097.95	886	11,26,08,781	39.84
Antiskid Tile Flooring	Sqm	60,418.04	648	3,91,50,892	13.85
Ceramic Wall Tile	Sqm	73,677.21	690	5,08,37,275	17.99
OHT Tile	Sqm	1,899.43	629	11,94,742	0.42
<b>STONE WORK</b>	<b>Sqm</b>	<b>54,552</b>	<b>1,607</b>	<b>8,76,39,797</b>	<b>31.01</b>
Granite Counter	Sqm	10,712.98	2,496.19	2,67,41,632	9.46
Staircase Flooring- Kota Stone	Sqm	14,766.89	1,042.00	1,53,87,096	5.44
Lift Cladding	Sqm	6,859.46	2,400.00	1,64,62,697	5.82
Corridor Flooring-TILE	Sqm	22,213.16	936.46	2,08,01,732	7.36
Entrance Lobby Flooring	Sqm	4,123.32	2,000.00	82,46,639	2.92
<b>DOOR &amp; WINDOW SHUTTERS</b>	<b>Sqm</b>	<b>63,313</b>	<b>2,389</b>	<b>15,12,69,910</b>	<b>53.52</b>
Main Door Shutters	Sqm	4,655.23	1,800	83,79,422	2.96
Bedroom Shutters	Sqm	10,626.98	1,800	1,91,28,559	6.77
Toilet Shutters	Sqm	8,776.87	1,800	1,57,98,369	5.59
uPVC Door, Window & DW	Sqm	34,351.72	2,886	9,91,39,109	35.08
Fire Rated Door	Sqm	4,288.31	1,800	77,18,958	2.73
Common Area Flush Door- LV/ELEC.	Sqm	614.16	1,800	11,05,493	0.39
<b>WOOD WORK</b>	<b>Sqm</b>	<b>6,476</b>	<b>5,574</b>	<b>3,60,94,379</b>	<b>12.77</b>
Semi Modular Kitchen Cabinet	Sqm	6,475.54	5,574	3,60,94,379	12.77
<b>POP/PAINTING</b>	<b>Sqm</b>	<b>11,08,465</b>	<b>106.59</b>	<b>11,81,48,463</b>	<b>41.80</b>
POP on Ceiling	Sqm	1,29,330.69	147.74	1,91,07,199	6.76

	Oil Bound Distemper	Sqm	7,11,029.28	88.83	6,31,59,741	22.35
	External Painting	Sqm	1,37,501.85	175.00	2,40,62,824	8.51
	Enamel Paint on MS & Wood					
	Work	Sqm	62,215.77	100.00	62,21,577	2.20
	Cement Paint (Snowcem)	Sqm	-	50.00	-	-
	Lecquor Polish	Sqm	13,103.16	311.07	40,76,047	1.44
	Whitewash	Sqm	55,283.88	27.51	15,21,075	0.54
	<b>MISCELLANEOUS WORK</b>	<b>Sqm</b>	<b>16,332</b>	<b>980</b>	<b>1,60,08,853</b>	<b>5.66</b>
	Grid False Ceiling	Sqm	16,331.90	980	1,60,08,853	5.66
<b>c)</b>	<b>NON TOWER</b>	<b>Sft</b>	<b>6,84,815.24</b>	<b>716.59</b>	<b>49,07,35,155</b>	<b>173.62</b>
	<b>Structure Work</b>	<b>Sft</b>	<b>6,84,815</b>	<b>625.11</b>	<b>42,80,84,473</b>	<b>151.46</b>
	Steel Reinforcement	MT	5,136.16	44,385.87	22,79,72,815	80.66
	RMC (M-35)	Cum	32,459.94	4,489.66	14,57,34,033	51.56
	PCC (M-10)	Cum	2,207.63	3,598.85	79,44,919	2.81
	Centering & Shuttering	Sqm	1,56,331.30	297.01	4,64,32,707	16.43
	<b>Masonry Work</b>				<b>89,90,269</b>	<b>3.18</b>
	-230mm thick Brick Work	Cum	1,369.63	4,232	57,96,379	2.05
	-200mm thick Block Work	Cum	547.85	3,989	21,85,415	0.77
	-115mm thick Brick Work	Sqm	-	487	-	-
	-100mm thick Block Work	Sqm	2,054.45	491	10,08,475	0.36
	<b>Internal Plaster-18mm Avg. thick</b>	<b>Sqm</b>	<b>19,878</b>	<b>128</b>	<b>25,48,475</b>	<b>0.90</b>
	<b>MS Grating</b>	<b>Kg</b>	<b>1,02,722</b>	<b>69</b>	<b>70,81,305</b>	<b>2.51</b>
	<b>Trimix Flooring</b>	<b>Sqm</b>	<b>50,916</b>	<b>541</b>	<b>2,75,62,450</b>	<b>9.75</b>
	<b>Waterproofing-Membrane</b>	<b>Sqm</b>	<b>18,184</b>	<b>579</b>	<b>1,05,28,625</b>	<b>3.73</b>
	<b>Labour Cost incl. Shuttering &amp; Machinery</b>	<b>Sft</b>	<b>-</b>	<b>2</b>	<b>-</b>	<b>-</b>
	<b>Retaining Wall</b>	<b>Sqm</b>	<b>2,145</b>	<b>2,769</b>	<b>59,39,557</b>	<b>2.10</b>
	Steel Reinforcement	MT	58	48,000	9,97,141	0.35
	RMC (M-40)	Cum	644	4,715	30,33,986	1.07
	PCC (M-10)	Cum	176	3,600	6,33,520	0.22
	Centering & Shuttering	Sqm	4,290	297	12,74,910	0.45
<b>d)</b>	<b>MEP WORK</b>		<b>28,26,428</b>		<b>85,91,80,502</b>	<b>303.98</b>
	<b>INTERNAL MEP WORK</b>		<b>28,26,428</b>		<b>58,21,90,558</b>	<b>205.98</b>
	<b>INTERNAL ELECTRICAL</b>		<b>28,26,428</b>		<b>18,36,64,210</b>	<b>64.98</b>
	Internal Electrical incl. Basement & Podium	Sft	28,26,428	40	11,40,73,666	40.36
	Fire Alarm & PA System	Sft	28,26,428	15	4,31,49,108	15.27
	Non Tower Basement Electrical Work with fittings	Sft	28,26,428	9	2,64,41,436	9.36
	<b>LIFTS</b>	<b>Sft</b>	<b>28,26,428</b>	<b>40</b>	<b>11,30,57,120</b>	<b>40.00</b>

	<b>INTERNAL PLUMBING WORK</b>	<b>Sft</b>	<b>28,26,428</b>	<b>75</b>	<b>21,19,82,100</b>	<b>75.00</b>
	Upvc & Cpvc Piping & Fixture Installation	Sft	28,26,428	55	15,54,53,540	55.00
	Sanitary Fixture & C.P. Fittings	Sft	28,26,428	20	5,65,28,560	20.00
	<b>INTERNAL FIRE FIGHTING</b>	<b>Sft</b>	<b>28,26,428</b>	<b>26</b>	<b>7,34,87,128</b>	<b>26.00</b>
	<b>EXTERNAL MEP WORK</b>		<b>28,26,428</b>		<b>27,69,89,944</b>	<b>98.00</b>
	<b>EXTERNAL ELECTRICAL</b>		<b>28,26,428</b>	<b>50</b>	<b>14,13,21,400</b>	<b>50.00</b>
	Substation/Panels/ Transformer etc.	Sft	28,26,428	45	12,71,89,260	45.00
	External Lighting with Fittings	Sft	28,26,428	5	1,41,32,140	5.00
	<b>EXTERNAL PLUMBING &amp; FIRE FIGHTING</b>		<b>28,26,428</b>	<b>48</b>	<b>13,56,68,544</b>	<b>48.00</b>
	Sewerage & Drainage System	Sft				
	External Fire Fighting Work	Sft				
	Pump House	Sft	28,26,428	45.00	12,71,89,260	45.00
	Rain Water Harvesting System	Sft				
	STP	Sft	28,26,428	3	84,79,284	3.00
<b>e)</b>	<b>EXTERNAL DEVELOPMENT</b>	<b>Sft</b>	<b>28,26,428</b>	<b>42</b>	<b>11,87,09,976</b>	<b>42.00</b>
	Road Work	Sft				
	UG Tank	Sft				
	STP/ WTP	Sft				
	Softscape/ Hardscape	Sft				
	Pump Room	Sft				
	Substation	Sft				
	DG Foundation	Sft				
	Rain water Harvesting	Sft				
	Park	Sft				
	Swimming Pool	Sft				
	Boundry Wall	Sft				
	Club House	Sft				
	Entrance Gate	Sft				
<b>f)</b>	<b>MISC. OVERHEADS</b>	<b>Sft</b>	<b>28,26,428</b>	<b>82</b>	<b>23,18,77,843</b>	<b>82.04</b>
	Electricity & Fuel Charges-1%	Sft	28,26,428	11	2,97,85,078	10.54
	Water Charges-1%	Sft	28,26,428	13	3,55,27,813	12.57
	Machinery Hire Charges-1.33%	Sft	28,26,428	10	2,85,92,937	10.12
	Administrative Overheads-4%	Sft	28,26,428	49	13,79,72,015	48.81

# Photo Album of

## AMRAPALI VERONA HEIGHTS PHASE-1,2 & 3



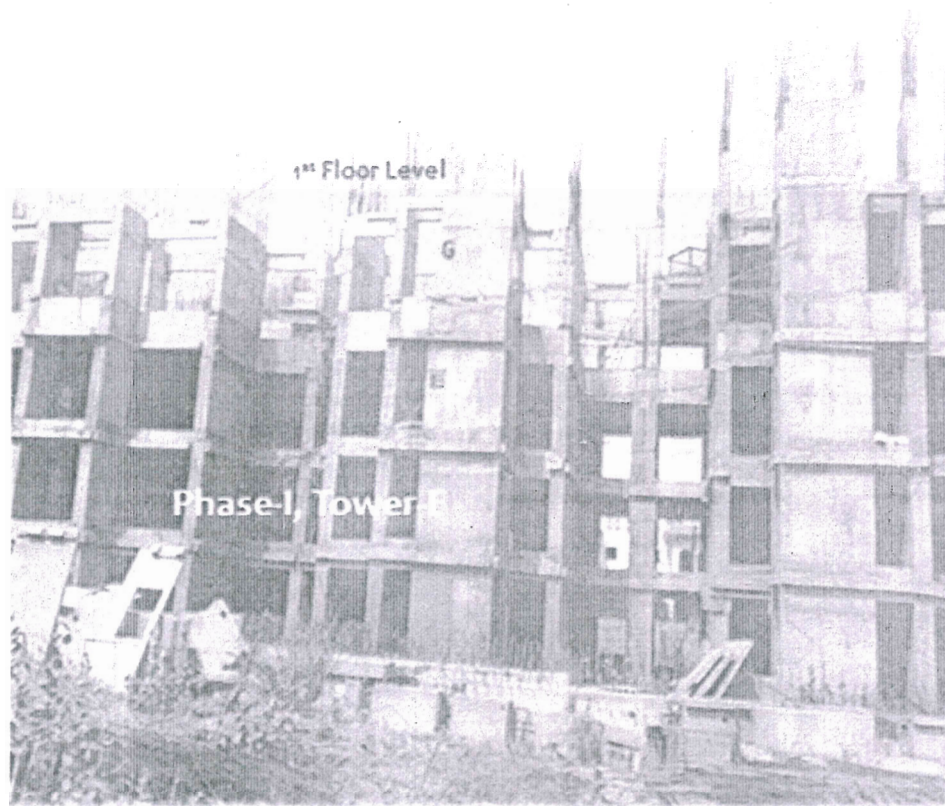
Verona Heights



Verona Heights



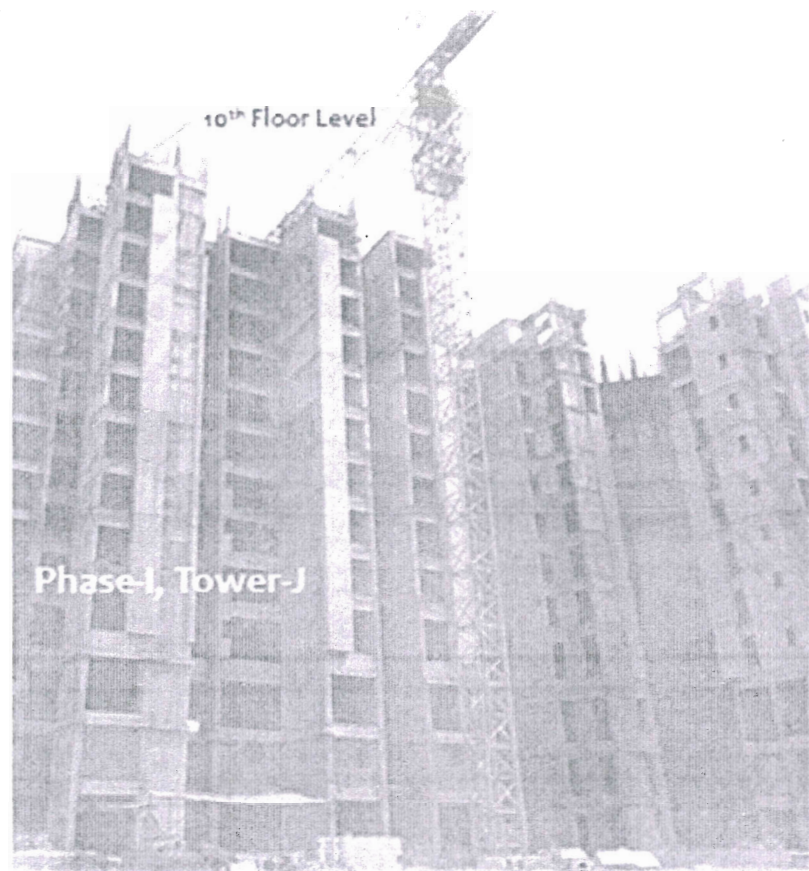
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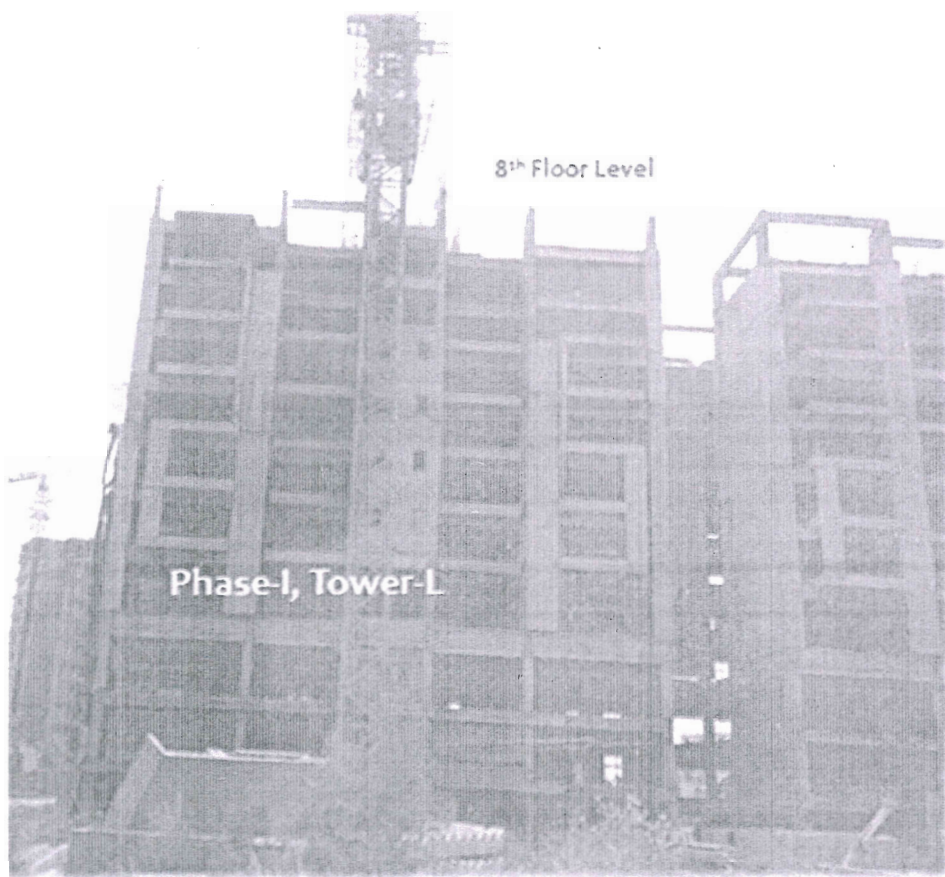


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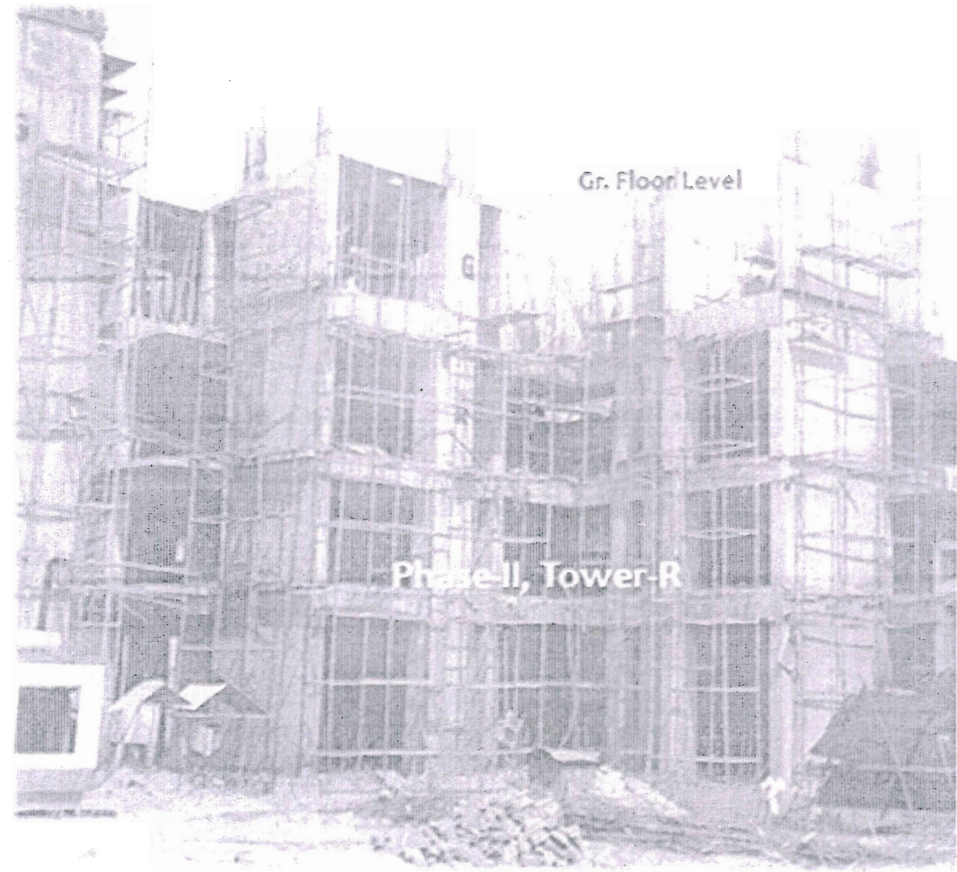




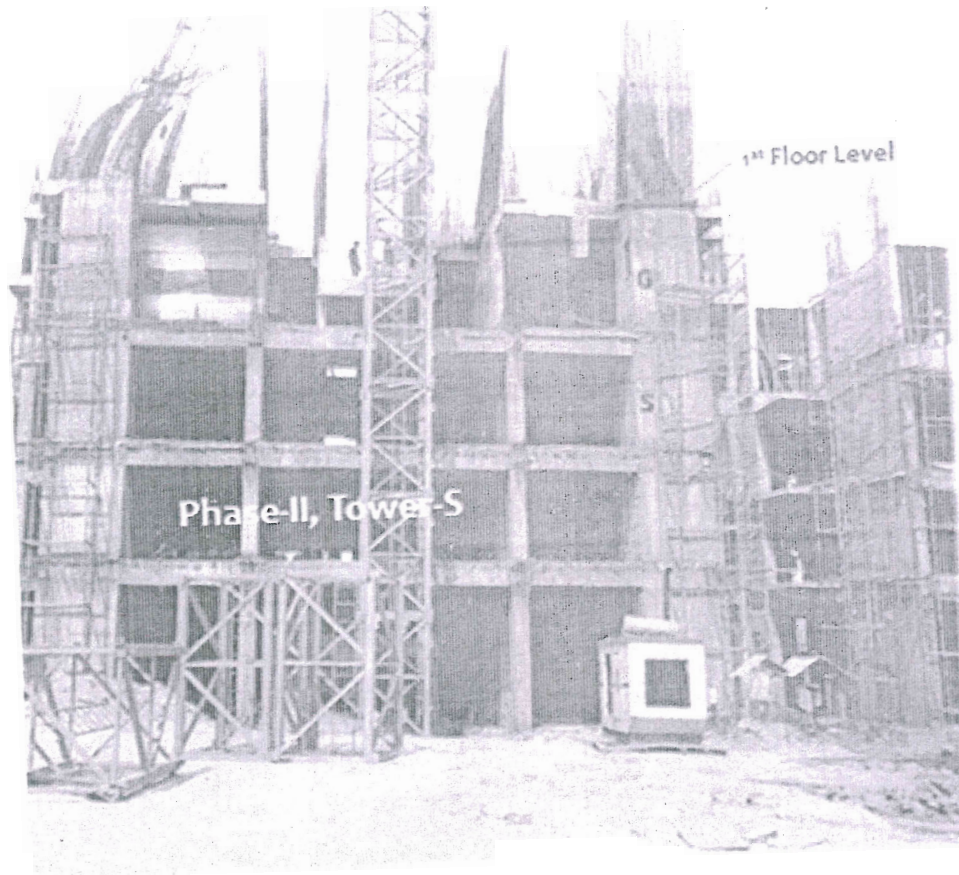
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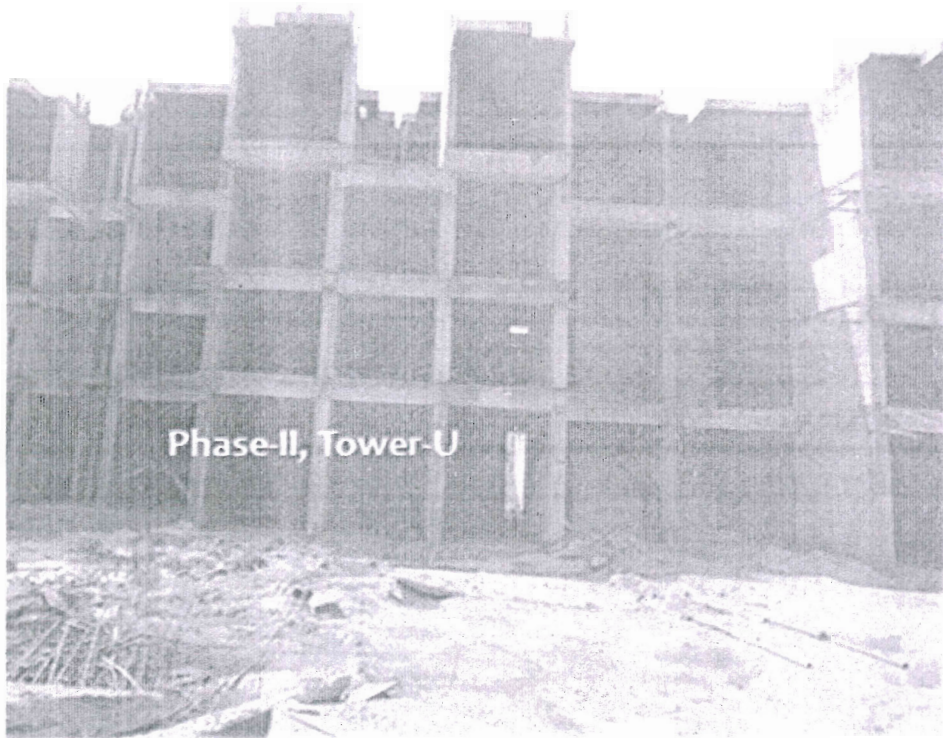


Verona Heights



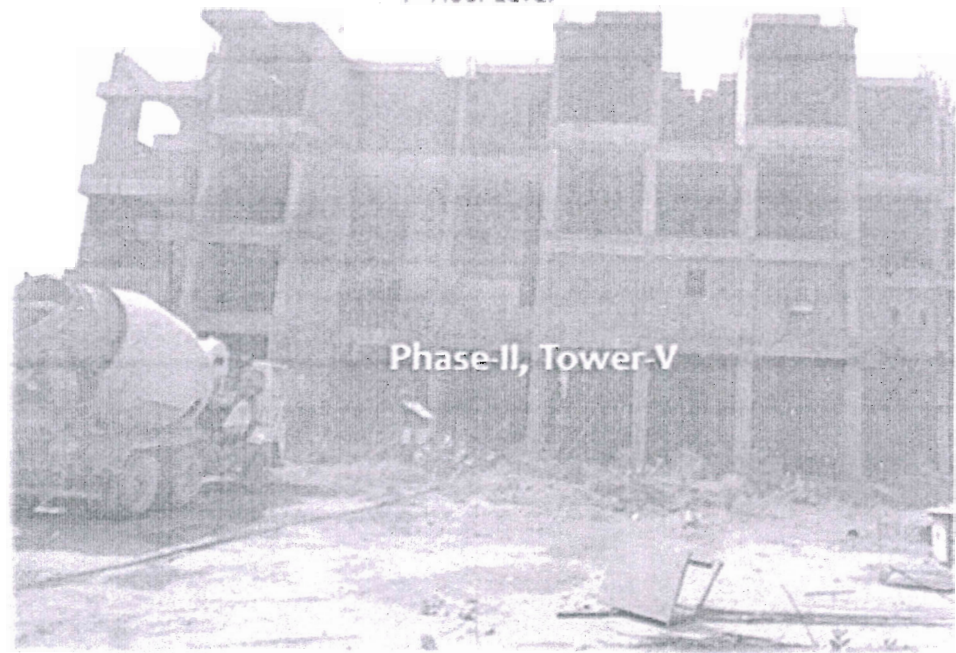
Verona Heights

1<sup>st</sup> Floor Level



Phase-II, Tower-U

1<sup>st</sup> Floor Level



Phase-II, Tower-V

Verona Heights



Verona Heights



16<sup>th</sup> Floor Level

Phase-II, Tower-Y



16<sup>th</sup> Floor Level

Phase-II, Tower-Z

Verona Heights



Verona Heights

