

09/03/2012 - Badlapur Development Project - with returns to investor		
Area Calculation		
Description	Sq. Meters	Sq. Feet
Plot Area	7,891.30	84,942.00
Less 15% for RG	1,183.70	12,741.30
Net Plot Area	6,707.61	72,200.70
Add TDR (80 % of Original Plot Area)	6,313.04	67,953.60
Total Base F.S.I.	13,020.65	140,154.30
Add Alternate Terraces	3,906.20	42,046.29
Add 30 % for ET	3,906.20	42,046.29
FSI including ET & Alternate Terraces	20,833.04	224,246.88
Add 45 % loading for Super Built Up	9,374.87	100,911.10
Total Super Built up Area for Sale	30,207.91	325,157.98
For Owner	5,574.14	60,000.00
For Developer	24,633.78	265,157.98
FINANCIAL CALCULATION		
Description	Rs. In Crores	
Cost of Construction	270,964,980.00	
Prof. Fees, OOP Expenses, Misc. Expenses, etc.	27,096,498.00	
N.A. Cost	1,274,130.00	
TDR Cost	45,189,144.00	
Interest @ 18% on Capital for 3 Years	27,000,000.00	
Total Cost for the Project	371,524,752.00	
Cost per Sq. Feet	1,401.14	
Estimated Sale @ Rs.2500.00 per Sq.Ft. S.B.U.	662,894,940.00	
Estimated Profit for Project	291,370,188.00	
Refundable Deposit	18,000,000.00	
Capital Required	50,000,000.00	

<b>Estimated Project Completion Time - 3 Years</b>		
<b>Interest @ 18% on Capital for 3 Years</b>	<b>27,000,000.00</b>	
<b>40% Profit for Finance Partner</b>	<b>116,548,075.20</b>	
<b>Total Returns to Investor in 3 Years</b>	<b>143,548,075.20</b>	
<b>Total Returns to Investor in Percentage</b>	<b>287.10</b>	
<b>Therefore Returns to Investor in Percentage per Year</b>	<b>95.70</b>	
<b>Therefore Returns to Investor in Percentage per Month</b>	<b>7.97</b>	



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