

RESOLUTION PLAN- KEY FACTORS**1. PROPOSED RESOLUTION OF CORPORATE DEBTOR - FINANCIAL PROPOSAL AND TERM OF PLAN****Capital Infusion**

In order to keep the company as going concern, the Promoter proposes to infuse Rs. 5 Cr. interim funding in Golf Country Project to continue construction work at site till co-developer start infusion of fund as per term sheet. The Co-developer shall infuse Rs. 50 Crore immediately upon the approval of the final resolution plan by the NCLAT. Further, the co-developer will secure financing of up to Rs. 500 Crore for the project's construction, lender repayment and payment of land authority dues.

Proposal for Financial creditors

Company has planned out a financial proposal of estimated total amount for Rs. 230.21 Crore to be paid to the financial creditors. The expected repayment term shall be over by 2026-27. Year-wise payment plan to the financial creditors are tabulated below.

	Total Forecast Value (Rs. in Cr.)	2024-25	2025-26	2026-27
Total	230.21	34.43	104.75	91.03

In addition to outstanding ledger balance of Rs. 230.21 Cr., simple interest @ 8% p.a. on the outstanding ledger balance, post approval from NCLAT till repayment shall also proposed to be paid to the financial creditors.

Projected construction cost/land cost

The total amount of construction cost is Rs. 469 Crore and land dues to land authorities is projected to be Rs. 205 Crore proposed to be settled as under:-

Consolidated Cash Flow		Forecast	Forecast	Forecast
(INR Cr.)	Total Forecast Value	2024-25	2025-26	2026-27
Construction	469	80	305	84
Land	205.33	18	69	118.33

Proposal for Land Authorities

Yamuna Expressway Authority shall grant the renewals /approvals for construction of projects after approval of resolution plan by the Hon'ble NCLAT. Land Authorities shall allow required approvals from time to time including Map revisions, issue OC/ CC and allow registration [sub-lease] in favour of homebuyers and will not withhold any approvals during the currency of settlement plan period. Payment of land dues will be made out of 20% of the receipt from homebuyers through escrow account.

Operational Creditors

The amount proposed to be paid to the operational creditors Rs. 10.77 Crore during the year 2024-25

Summary Proposal for Homebuyers/ allottees

Project construction completion plan has been prepared including funds planning and its utilization primarily for completion of construction of Golf Country project and further towards repayment to all the lenders/ stakeholders in phases. The projected planning shall endeavour to complete the construction and deliver all sold units under Golf Country project in a phase wise manner within three year(s).

Quarter wise estimated timelines for delivery of Units

S.N O	Name of Tower	Quarterwise planning for balance units to be handed over to the customers													
		Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q1 0	Q1 1	Q1 2	Total	
1	A1										87	87	87	87	348
2	A2										31	31	31	29	122
3	A3										76	76	76	77	305
4	C-1	20	25	30	11										86
5	C-2	15	22	30	9										76
6	C-3	10	15	18	20	25	23								111
7	C-4	12	15	20	25	10									82
8	C-5	20	25	25											70
9	D-1										30	30	30	30	120
10	E-1										40	40	40	39	159
11	E-2										30	30	30	29	119
12	W							30	50	60	50	41	40	40	311
13	W1									40	40	40	40	200	
14	W2							30	50	60	60	43	40	40	323
15	B1A	40	50	48	40	40	40								258
16	B1B	10	15	15	20	20	30	30	30	19					189
17	F	10	10	10	10	10	11								61
18	G	5	5	5	5	5	5	3							33
19	C	4	4	4	4	4	2								22
20	K						6	6							12
21	Plots	25 0	24 4						10 0	10 0					694
22	Tower A (TBL)												43	73	116
23	Schools (TBL)	6								1					7
24	Dispensary (TBL)	1													1
25	Milk & Vegetable (TBL)	1													1
26	Nursing Home (TBL)	1													1
27	Commercial 3													1	1
28	Commercial 2&4												1	1	2
29	Commercial 1													1	1
	Total	40 5	43 0	20 5	14 4	12 0	17 7	23 3	29 1	46 3	418	458	487	3826	