

**BEFORE THE NATIONAL COMPANY LAW
APPELLATE TRIBUNAL AT NEW DELHI
COMPANY APPEAL (AT) (INS) NO. 406 OF 2022**

IN THE MATTER OF:

MR. RAM KISHOR ARORA
SUSPENDED DIRECTOR OF
M/S SUPERTECH LIMITED

...APPELLANT

VERSUS

UNION BANK OF INDIA & ANR.

...RESPONDENTS

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Through

Adv. Niharika

**COUNSELS FOR THE
INTERIM RESOLUTION PROFESSIONAL
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SOLICITORS AND ADVOCATES
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**Place: New Delhi
Date: July 13, 2023**

BEFORE THE NATIONAL COMPANY LAW APPELLATE TRIBUNAL,
AT NEW DELHI
COMPANY APPEAL (AT) (INS) NO. 406 OF 2022

IN THE MATTER OF:

RAM KISHOR ARORA,
SUSPENDED DIRECTOR OF SUPERTECH LIMITED ...APPELLANT

VERSUS

UNION BANK OF INDIA & ANR. ...RESPONDENTS

REPORT ON BEHALF OF THE INTERIM RESOLUTION PROFESSIONAL OF SUPERTECH LIMITED, THE RESPONDENT NO. 2 HEREIN, IN COMPLIANCE OF THE ORDER DATED JULY 5, 2023, PASSED BY THIS HON'BLE APPELLATE TRIBUNAL IN THE CAPTIONED COMPANY APPEAL.

Most Respectfully Showeth:

I. Background

This report on the Corporate Debtor has been prepared by the IRP in Company Appeal (AT) (Ins) No. 406 of 2022. Prior to this report, status reports dated May 31, 2022, July 25, 2022, September 27, 2022, November 14, 2022, December 09, 2022, January 03, 2023, January 07, 2023, January 30, 2023, and July 04, 2023, of Supertech Limited ("**Corporate Debtor**") have already been filed by the IRP stating the status of Corporate Insolvency Resolution Process ("**CIRP**") of the Corporate Debtor since March 25, 2022 ("**Insolvency Commencement Date**").

The Insolvency Admission Order was subsequently challenged before this Hon'ble Appellate Tribunal by Mr. R.K. Arora, one of the members of the suspended board of directors of the Corporate Debtor, by filing the captioned Company Appeal (AT) (Ins) No. 406 of 2022.

By order of April 12, 2022, this Hon'ble Appellate Tribunal directed the IRP not to constitute the committee of creditors ("CoC") of the Corporate Debtor. By a subsequent order of June 10, 2022 ("Modification Order"), this Hon'ble Appellate Tribunal modified the stay on the CoC of the Corporate Debtor by allowing the IRP to constitute the CoC for Project Eco Village II of the Corporate Debtor ("EV-II CoC"). The IRP convened the first meeting of the EV-II CoC on July 13, 2022, wherein he was duly appointed as the Resolution Professional ("RP") for Project Eco Village II of the Corporate Debtor.

In furtherance to the order passed by Hon'ble Supreme Court on May 11, 2023, IRP circulated notice and meeting invites with the promoters of Supertech Limited and Lenders/Financial institutions who have directly lent money in the Non-Eco Village II projects of the Supertech Limited i.e., Corporate Debtor and convened a Joint Lenders Meeting on July 03, 2023. In the said meeting IRP discussed the Interim finance and status of due diligence exercises. Subsequently, IRP filed a status update report before this Hon'ble Appellate Tribunal on July 04, 2023.

In continuation to the status update filed on July 04, 2023, and in accordance with the Hon'ble NCLAT order dated July 05, 2023, the IRP is filing the updated status report with below mentioned issues.

II. Construction Status of Non-Eco Village II projects of Supertech Limited

The cash flow from the Non-Eco Village II Projects of the Corporate Debtor is experiencing a decline. Over the past five months (January 2023 to May 2023), the Corporate Debtor has managed to collect only INR 34 Cr approx.. from the allottees of Non-Eco Village II Projects. Further, due to a lack of willingness from the allottees to settle their dues, the amount collected is not sufficient to maintain the desired pace of construction activities. As a result, construction activities are slowing down, creating a problematic loop where delayed construction discourages allottees from settling their dues. The IRP has already presented the cashflow situation in status update report filed on July 04, 2023.

Further, there is a significant amount of construction work that remains unfinished across the Non-Eco Village II projects of the Corporate Debtor. In order to evaluate the scale of pending construction work, compilation of the data and other relevant facts related to construction activities, project lenders of Non-Eco Village II projects of Supertech Limited had requested the IRP to carry on the due diligence independently. Subsequently, this Hon'ble Appellate Tribunal, through its order dated September 28, 2022, read with further order dated October 14, 2022 directed the IRP to carry on the due diligence on the Corporate Debtor. In accordance with this directive, the IRP has engaged AECOM, an agency, to carry out the Technical Due Diligence. The draft report provided by the agency offers comprehensive information on project details, construction progress, stage of construction, estimated costs required to complete the projects, safety concerns etc. Please refer to **Annexures 1 to 14** for tower-specific construction details for each Non-Eco Village II Project of the Corporate Debtor.

Additionally, the IRP has also submitted an IA bearing Diary No. 46247 of 2023 seeking certain necessary directions with regard to ensuring the safety of residents residing at Non-Eco Village II Projects of the Corporate Debtor to be taken up along with IA 2387/2023 (hereinafter, referred to as '**the Revival Application**') which is scheduled to be taken up before this Hon'ble NCLAT on July 14, 2023.

However, during the interim phase, while waiting for Interim Funding from the proposed investor, it is vital to address the cash-strapped situation and protect the going concern status of the Corporate Debtor. To achieve this, it is crucial to initiate the sale of unsold inventory from Non-Eco Village II Projects of the Corporate Debtor. This step is necessary to secure funds that will maintain the construction momentum and enable the delivery of properties/assets to the allottees. The proceeds from selling the fresh inventory will also facilitate the completion of construction of the units from which the amount is receivable. By doing so, the Corporate Debtor can sustain its working capital while simultaneously keeping construction progress on track, meeting the delivery timelines for the properties to the respective buyers. In furtherance to that, the IRP is in the process of filing an application seeking necessary directions with regard to the sale of unsold units to protect the going concern status of the Corporate Debtor.

The below table exhibits project-specific construction details based on the draft Technical Due Diligence report shared by the agency.

Name of Project	Total Cost*	Cost Incurred *	Balance Cost *	% Completed	Annexure
Araville	2,067,765,484	1,585,700,000	432,065,484	76.69%	Annexure 1
Capetown	1,608,469,017	834,041,578	774,427,440	51.85%	Annexure 2
Czar	3,429,445,833	3,113,173,587	316,272,245	90.78%	Annexure 3
Doon Square	1,048,882,267	441,652,228	607,230,039	42.11%	Annexure 4

Eco-city [^]	Not available	Not available	94,236,986		
EV1	14,458,513,328	11,739,433,086	2,719,080,241	81.19%	Annexure 5
Eco-Village 3	7,394,403,486	4,015,803,486	3,378,600,000	54.31%	Annexure 6
Green Village Meerut	2,933,028,297	1,661,401,791	1,271,626,506	56.64%	Annexure 7
Hill Town	8,103,800,000	990,000,000	7,113,800,000	12.22%	Annexure 8
MICASA	620,540,238	472,860,000	147,680,238	76.20%	Annexure 9
Meerut Sports City	2,524,523,569	1,147,123,569	1,377,400,000	45.44%	Annexure 10
Northeye	7,726,661,441	4,159,620,000	3,567,041,441	53.83%	Annexure 11
Rivercrest	1,872,523,431	248,021,584	1,624,501,847	13.25%	Annexure 12
Romano	8,141,893,474	2,427,958,330	5,713,935,143	29.82%	Annexure 13
Sports Village [#]	14,609,787,897	212,991,641	14,396,796,256	1.46%	
Upcountry	11,963,438,750	5,041,098,534	6,922,340,216	42.14%	Annexure 14
Total	88,503,676,511	38,090,879,416	50,507,034,082		

**The cost doesn't include GST & applicable taxes. It has been assumed that the same shall be offset by the sale.*

[^]Eco-city project is completed and delivered. The balance cost pertains to minor pending finishing work in a few units.

[#] Tower-wise details awaited

III. Progress/ Update on the Interim Finance and due diligence exercise

A. Due Diligence exercise to be conducted by Corporate Debtor

In the meetings held on January 19, 2023, and January 27, 2023, after detailed discussions and deliberations upon all the terms sheets placed before them, the financial institutions, namely, L&T Financial Services, Union Bank of India and Punjab and Sindh Bank vide their email correspondences mutually decided and finalized the offer made by Oaktree Capital.

Accordingly, it was decided that Oaktree Capital will fund the construction activities to complete the Non-Eco Village II projects of Supertech Limited. Further, as per the terms discussed, Oaktree Capital will also be given exclusivity to complete the necessary due diligence exercise such as Financial & Tax Due Diligence, Legal Due Diligence, Title Search etc., within a period of 4-6 weeks from the date of finalization of its proposal by the appropriate forum and submit the binding term sheet within the stipulated timeline. In furtherance to that, the promoters will share the revised settlement proposal in accordance with the binding term sheet and due diligence report.

After the Hon'ble Supreme Court's interim order dated May 11, 2023, the Insolvency Resolution Professional (IRP) requested Oaktree to conclude the exercise by June 16, 2023, in order to maintain exclusivity. We would like to bring to your attention that the IRP had notified Oaktree Capital about the exclusivity period through an email dated May 17, 2023, which was sent to all the lenders and Oaktree. In the said email, Oaktree Capital was requested to complete the diligence exercise by June 16, 2023, and submit their binding offer for interim project finance by June 20, 2023. Additionally, the proposed investor was asked to confirm their ability to finalize the binding term sheet by the aforementioned date to maintain the exclusivity currently granted to them.

Furthermore, based on multiple discussions with the Due Diligence agencies, it has come to our notice that such agencies are unwilling to make the due diligence reports available to the lenders, promoters, IRP, and the Corporate Debtor, i.e. they will share such reports only with the proposed investor who is the employer with restrictions on further circulation of such reports. Since this goes against the grain of what had been decided earlier, the lenders have expressed their disagreement regarding this matter.

In an email dated June 19, 2023, sent to the IRP by a representative of L&T Finance and copied to all the lenders, it was stated that the Due Diligence reports must be submitted to the IRP and subsequently provided by the IRP to the lenders. Moreover, in the event that Oaktree does not proceed with the investment transaction, the reports should be made available to any subsequent priority investor. It was also emphasized that no release letter would be required from Oaktree for sharing the reports, as the Engagement Letter (EL) needs to be signed by the IRP as the payment is made from the project's cash flows of Corporate debtor.

Pursuant to the multiple requests regarding report sharing, negotiations on commercial aspects, and the sharing of reports from reliance agencies, which posed difficulties for Oaktree to conduct due diligence, the lenders also emphasized the need for the IRP to perform due diligence on behalf of the corporate debtor, considering the substantial delay in commencing the exercise. This was to ensure that the reports would be available to various stakeholders, including promoters, to make informed decisions.

Considering the above-mentioned issues, a Joint Lenders Meeting (JLM) was organized by the IRP on July 3, 2023, to discuss the status of the interim finance, due diligence process, and any other matters relating to interim finance. In the said lenders' meeting, IRP informed the members of the meeting that Oaktree has also expressed its preliminary approval to consider the due diligence exercise conducted by the corporate debtor when submitting the binding terms sheet.

Subsequently, a steering committee is being formed to supervise the overall due diligence process and complete the process of raising interim finance for Non-Eco Village II projects of Supertech Limited. It was decided in the meeting that the Steering Committee will be responsible for the completion of due diligence exercises within the stipulated timeframe and the Corporate debtor will conduct the due diligence process through IRP.

B. Formation of Steering Committee

In the same Joint Lenders meeting, which was scheduled on July 03, 2023, it was also discussed by the Lenders that there will be a Steering Committee/ Group (hereinafter referred to as "SteerCo" or "Committee") which will monitor and drive the due diligence process and keep an overall track of the process with regard to the due diligence processes required for interim finance. The committee quorum comprises of two (2) members of Lenders, one (1) member from promoters and the IRP and his team. The SteerCo will also provide a comprehensive update regarding the same to all the project lenders of Non-Eco Village II projects of Supertech Limited on a fortnightly basis.

In order to overcome the challenges being faced with regard to the interim funding exercise, including but not limited to the report sharing mechanism, fee for the due diligence, as well as to expedite the entire process, the IRP, promoters, and project lenders mutually agreed upon the formation of a Steering Committee. The Steering Committee will be allowed to take important decisions with respect to interim finance and due diligence exercise. The Steering Committee will consist of representatives from project lenders, promoters, IRP, and dedicated members from his team will also be a part of the steering committee. The Steering Committee will communicate with Oaktree for better coordination and to take regular updates thereby ensuring adherence to the proposed timelines.

Accordingly, the names of the following representatives were proposed:

Representative Body	Name of Representative	Organization
Interim Resolution Professional	Mr. Hitesh Goel	Corporate Debtor – Supertech Ltd
Project Lenders of Non-Eco Village II Projects of Supertech Limited	Mr. Praveen Nijhawan	L&T Finance
	Mr. Prashant Sahu	Union Bank of India
	Mr. Amit Kumar Sinha	

Promoters of Supertech Limited	Mr. Manish Goel	Advisor to Promoters
IRP Support Team	Mr. Prachish Vasudeva	Alvarez and Marsal India
	Mr. Mukul Dalmia	Professionals Services LLP – IPE
	Mr. Somdutta Bhattacharyya	Argus Partners – IRP’s Legal Counsel

C. Finalization of Scope of Work

Pursuant to the hearing before this Hon’ble Appellate tribunal, the Interim Resolution Professional informed the SteerCo about the order and requested the members of the SteerCo and Oaktree Team to expedite the process for completion of due diligence and timeline for submission of binding term sheet by Oaktree Capital. In furtherance of the meeting of SteerCo on 05.07.2023 regarding the proposed due diligence exercises, it has been agreed that the due diligence engagement letter shall be signed by Corporate debtor through IRP. The agencies and scope of work shall be as per the requirements of the investor i.e., Oaktree Capital. In addition to this, the due diligence reports shall be shared with corporate debtors, promoters as well as lenders of projects on a reliance basis as well as with Oaktree for taking necessary steps to conclude the interim funding exercise.

Subsequently, IRP reviewed the Scope of Work (“SoW”) as shared by the agencies proposed by and finalized by Oaktree. IRP proposed certain minor modifications in the scope and terms and conditions of the engagement letter and scope of work to make the exercise more comprehensive. The details of the modifications are summarized below:

I. *Legal and Corporate Due Diligence:*

- a. Since commercials are not finalized, IRP has reached out to other agencies and obtained competitive price quotes.
- b. The modified scope of work for legal due diligence which is in line with the earlier SoW.
- c. The mandatory timeline to complete the Legal and Corporate Due diligence shall be 4 – 5 weeks.

II. *Financial and Tax Due Diligence:*

- a. The instructing/engaging party will be the corporate debtor (i.e., Supertech Limited) through IRP.
- b. The target company for the respective due diligence will be "Supertech Limited (Except Eco Village II project)".
- c. The reports shall be shared on a reliance basis, subject to execution of release letter, to Corporate Debtor/IRP, promoters of Corporate debtor, project lenders of Supertech Limited, as and when requested by the aforementioned stakeholders.
- d. The mandatory timeline to complete the Financial and Tax due diligence shall be 4 – 5 weeks.

III. *Valuation and Market Due Diligence:*

- a. The instructing/engaging party will be corporate debtor (i.e., Supertech Limited) through IRP as signatory authority.
- b. The target company for the respective due diligence will be "Supertech Limited (Except Eco Village II projects)".
- c. The reports shall be shared on a reliance basis, subject to execution of release letter, to Corporate Debtor/IRP, promoters of Corporate debtor, project lenders of Supertech Limited and any Investors.
- d. It is pertinent to note that complete due diligence is required to be conducted for specific projects and for all other projects, asset-based desktop analysis can be performed.

All the abovementioned points have been informed to the SteerCo and Oaktree and requested them to share their confirmation or comments. Subsequently, IRP informed all the agencies about the changes in their engagement structure and changes in their respective engagement letters. IRP also requested the agencies to confirm the date by which they will be able to complete the due diligence exercise and submit the reports to relevant parties. The agencies as proposed for conducting the due diligence exercise confirmed the timelines by which they will be able to submit the report of their respective due diligences and the same is tabulated below:

Agency(s)	Due Diligence Type	Timeline*	Report Sharing
CBRE	Valuation & Market Due Diligence	4-5 Weeks	Yes
Khaitan & Co.	Legal & Corporate Due Diligence	4-5 Weeks	Yes
EY	Financial & Tax Due Diligence	4-5 Weeks	Yes

**Note: The timeline will start from the signing of the engagement letter and subject to data facilitation.*

D. Timeline for completion of due diligence and submission of binding term-sheet

In furtherance to the confirmation received from all the due diligence agencies, it has been agreed by the respective due diligence agencies that all the due diligence exercises will get completed in 5-to-6-week timeframe i.e., 31st August 2023.

It is pertinent to note that the above timeline is tentative and subject to change based on the date of signing of engagement letter and sharing of data with the help of ex-management of Supertech Limited. The utmost priority is to ensure that a thorough due diligence process is carried out, and the binding term sheet is submitted accurately to protect the interests of all parties involved.

While we have made significant progress, it is essential to mention that due diligence is a meticulous process that requires careful evaluation. The complexity of the case, the volume of documents involved, and the need for expert opinions may influence the timeline to some extent. However, SteerCo along with Oaktree remain committed to expediting the process without compromising the quality and integrity of due diligence. IRP along with SteerCo is expecting that the report of all the due diligence will be available by 31 August 2023.

Further, as per the confirmation provided by the Oaktree during the Joint Lenders' meeting held on January 27, 2023. Oaktree confirmed that post finalization of report of due diligence, Oaktree will submit the final binding term-sheet within 2 weeks from the availability of due diligence report.

E. Conclusion

As per the directions of this Appellate Tribunal, all the documents are uploaded on the website of the Corporate Debtor. The same may be accessed at <https://www.supertechlimited.com/public-announcement.php> under a section titled "CIRP Non-Eco Village II Projects – IRP Status Updates, Applications and Court Orders".

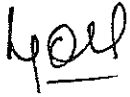
Further, the Due Diligence exercise for interim funding would be conducted by the Corporate Debtor and all the related engagement letters with due diligence agencies would be executed by Supertech Limited through IRP. Moreover, pursuant to the Joint Lenders Meeting ("JLM") held on July 03 2023, in order to overcome the challenges being faced with regard to the interim funding exercise, and to expedite the entire process, the IRP, promoters, and project lenders mutually

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agreed upon the formation of a Steering Committee ("SteerCo"), consist of representative from Lenders, Promoters of Supertech Limited, IRP and his team.

For completion of due diligence, a timeline of 4-5 weeks as proposed by IRP is confirmed by the respective due diligence agencies and is subject to signing of the Engagement Letters and provision of relevant data to such agencies by the erstwhile management of the Corporate Debtor.

The SteerCo will communicate regularly with the proposed interim investor and due diligence agencies for better coordination and to take regular updates thereby ensuring adherence to the proposed timelines. The IRP would continue to provide regular updates in connection with CIRP of the Corporate Debtor through filing Status Report as and when deemed necessary or as directed by this Appellate Tribunal.



Hitesh Goel

IBBI/PA-001/IP-P01405/2018-2019/12224

Hitesh Goel

Interim Resolution Professional of Supertech Limited (Non-Eco Village II Projects)

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Annexure 1- Araville

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Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
Tower A	Launched	38,21,53,956	30,88,07,567	7,33,46,389	80.81%
Tower B	Launched	27,43,46,374	25,68,83,883	1,74,62,491	93.63%
Tower C	Launched	27,43,46,374	25,68,83,883	1,74,62,491	93.63%
Tower D	Launched	25,61,55,963	22,00,77,776	3,60,78,187	85.92%
Tower E	Launched	25,61,40,709	21,99,77,776	3,61,62,933	85.88%
Tower F	Launched	34,15,22,525	28,62,11,486	5,53,11,039	83.80%
Commercial	Launched	53,59,346	52,26,082	1,33,265	97.51%
EWS	Launched	3,33,26,462	3,16,31,547	16,94,915	94.91%
Sub Total (A)		1,82,33,51,710	1,58,57,00,000	23,76,51,710	86.97%
Other infrastructural and common area cost (B)		24,44,13,774	-	24,44,13,774	0.00%
Total (A+B)		2,06,77,65,484	1,58,57,00,000	48,20,65,484	76.69%

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Annexure 2- Capetown

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Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
Cape Vista-08	Launched	35,06,39,682	26,06,45,285	8,99,94,398	74.33%
Cape Berry-04	Launched	29,90,43,947	17,67,44,086	12,22,99,861	59.10%
Cape Vista-09	Launched	35,90,35,526	15,83,32,094	20,07,03,432	44.10%
ORB-R	Launched	50,13,49,862	23,83,20,113	26,30,29,749	47.54%
Sub Total (A)		1,51,00,69,017	83,40,41,578	67,60,27,440	55.23%
Indirect cost (B)		9,84,00,000	-	9,84,00,000	
Total (A+B)		1,60,84,69,017	83,40,41,578	77,44,27,440	51.85%

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Annexure 3- Czar

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Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
Nicolas-3	Launched	27,68,74,666	27,19,41,191	49,33,475	98.22%
Nicolas-4	Launched	22,28,74,940	21,81,87,790	46,87,149	97.90%
Socrates 1 & 2	Launched	34,30,61,748	30,68,15,776	3,62,45,972	89.43%
Socrates 3	Launched	29,15,96,786	25,35,89,167	3,80,07,619	86.97%
Nicolas-1	Completed	24,21,54,596	24,16,88,909	4,65,687	99.81%
Nicolas-2	Completed	24,53,13,218	24,14,66,191	38,47,027	98.43%
Ceaser Royale	Completed	9,86,88,413	9,80,25,542	6,62,871	99.33%
Ceaser Tower	Launched	9,86,98,681	9,77,70,662	9,28,019	99.06%
Darius-5	Launched	13,51,98,479	13,05,33,321	46,65,158	96.55%
Darius-6	Launched	14,10,92,994	13,49,45,211	61,47,783	95.64%
Arther-1	Launched	12,41,93,108	11,87,25,596	54,67,512	95.60%
Arther-2	Launched	12,40,63,323	11,91,35,434	49,27,889	96.03%
Darius-7	Launched	13,30,52,020	12,97,31,710	33,20,310	97.50%
Darius-8	Launched	14,65,66,488	14,04,64,630	61,01,857	95.84%
120 sqyd villa	Launched	19,58,56,454	18,82,08,505	76,47,950	96.10%
150 sqyd villa	Launched	11,68,38,787	11,41,67,861	26,70,926	97.71%
Commercial	Launched	14,57,00,000	-	14,57,00,000	0.00%
Sub Total (A)		3,08,18,24,701	2,80,53,97,495	27,64,27,205	91.03%
Other infrastructural and common area cost (B)		30,77,76,092	30,77,76,092	-	
Indirect cost (C)		3,98,45,040		3,98,45,040	
Total (A+B+C)		3,42,94,45,833	3,11,31,73,587	31,62,72,245	90.78%

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Annexure 4- Doon Square

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Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
Retail + Service Apartments	Launched	63,33,39,924	44,16,52,228	19,16,87,696	69.73%
Hotel	To be Launched	31,67,48,421	-	31,67,48,421	0.00%
Other infrastructural and common area cost		73,00,000	-	73,00,000	
Other Indirect Costs		9,14,93,922	-	9,14,93,922	
Total		1,04,88,82,267	44,16,52,228	60,72,30,039	42.11%

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Annexure 5- Eco Village I

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Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
A4	Completed	16,33,75,165	16,33,39,582	35,583	99.98%
A1P	Completed	10,38,47,655	10,38,01,443	46,211	99.96%
A1Q	Completed	10,37,94,397	10,37,63,589	30,808	99.97%
A1R	Completed	12,58,22,777	12,57,14,950	1,07,827	99.91%
B5	Completed	19,24,80,355	19,24,18,066	62,288	99.97%
D3	Completed	13,39,54,184	13,39,12,485	41,699	99.97%
B4	Completed	19,22,03,360	19,21,39,885	63,475	99.97%
C4	Completed	29,79,26,856	29,78,62,110	64,746	99.98%
B6	Completed	19,24,80,141	19,24,16,666	63,475	99.97%
C5	Completed	29,79,26,856	29,78,62,110	64,746	99.98%
D4	Completed	13,41,15,085	13,41,15,085	-	100.00%
E5	Launched	21,23,14,218	21,22,09,067	1,05,151	99.95%
B1	Launched	26,23,86,910	25,71,62,352	52,24,558	98.01%
B2	Launched	26,23,02,261	25,50,41,792	72,60,470	97.23%
A2X	Launched	17,03,43,970	15,11,93,941	1,91,50,028	88.76%
A2Y	Launched	8,01,43,486	6,94,10,015	1,07,33,470	86.61%
A2Z	Launched	16,87,08,496	14,84,98,750	2,02,09,746	88.02%
A3M	Launched	22,71,80,822	19,85,42,740	2,86,38,082	87.39%
A3N	Launched	18,50,61,450	16,33,05,057	2,17,56,393	88.24%
C2	Launched	27,56,85,060	25,75,09,553	1,81,75,507	93.41%
C3	Launched	28,60,82,972	25,31,49,625	3,29,33,348	88.49%
B11	Launched	22,54,83,523	21,67,73,688	87,09,835	96.14%
B12	Launched	22,54,89,316	19,66,66,374	2,88,22,942	87.22%
B12A	Launched	22,89,63,849	20,22,10,245	2,67,53,604	88.32%
E4	Launched	20,22,26,137	19,92,85,178	29,40,959	98.55%
D2	Launched	17,90,79,136	16,83,27,388	1,07,51,748	94.00%
B3	Launched	25,10,42,176	23,05,04,166	2,05,38,010	91.82%
B14	Launched	23,10,94,520	21,51,47,414	1,59,47,106	93.10%
B18	Launched	21,38,28,642	18,92,53,711	2,45,74,931	88.51%
B15	Launched	21,56,62,752	21,06,64,501	49,98,251	97.68%
B16	Launched	21,63,52,363	20,78,42,323	85,10,040	96.07%
B8	Launched	32,31,82,339	30,65,06,103	1,66,76,236	94.84%
B17	Launched	21,63,83,791	20,59,54,935	1,04,28,856	95.18%
N1	Launched	25,22,94,684	24,35,88,709	87,05,975	96.55%
N2	Launched	25,37,08,492	23,04,92,157	2,32,16,336	90.85%
N3	Launched	22,99,41,435	20,26,91,108	2,72,50,327	88.15%
G5	Launched	31,47,33,589	30,44,37,370	1,02,96,219	96.73%
S1	Launched	16,59,70,551	15,27,43,391	1,32,27,160	92.03%
S2	Launched	18,56,88,556	17,90,81,861	66,06,695	96.44%
S3A	Launched	22,06,32,871	20,44,54,639	1,61,78,232	92.67%
S3B	Launched	18,72,76,999	17,13,08,981	1,59,68,018	91.47%
B9	Launched	22,00,43,818	20,99,70,247	1,00,73,570	95.42%
B10	Launched	21,81,50,694	20,86,47,105	95,03,589	95.64%
H1	Launched	47,16,47,452	28,71,28,681	18,45,18,771	60.88%
H2	Launched	47,16,47,452	28,71,28,681	18,45,18,771	60.88%
F5	Launched	22,76,26,140	22,04,14,136	72,12,004	96.83%
F7	Launched	17,01,89,546	16,36,57,410	65,32,136	96.16%
D5	Launched	17,65,60,104	17,07,98,162	57,61,942	96.74%
E6	Launched	20,24,06,905	18,98,24,091	1,25,82,814	93.78%
E7	Launched	20,07,60,587	19,12,98,108	94,62,478	95.29%
C6	Launched	28,51,18,984	25,18,33,971	3,32,85,012	88.33%
E1	Launched	21,13,86,709	16,66,52,463	4,47,34,246	78.84%

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Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
F1	Launched	21,51,47,779	20,61,99,517	89,48,262	95.84%
G1	Launched	21,60,71,104	20,65,75,066	94,96,039	95.61%
K1	Launched	26,13,75,409	23,93,85,127	2,19,90,281	91.59%
K2	Launched	25,07,22,715	22,21,81,242	2,85,41,472	88.62%
J	Launched	34,74,03,658	29,88,75,988	4,85,27,670	86.03%
Courtyard (Garden Homes)	Launched	48,66,99,482	-	48,66,99,482	0.00%
Sub Total (A)		13,24,01,30,734	11,66,18,73,103	1,57,82,57,630	88.08%
Infrastructure, Common Area and Indirect Cost (B)		1,21,83,82,594	7,75,59,983	1,14,08,22,611	6.37%
Total (A+B)		14,45,85,13,328	11,73,94,33,086	2,71,90,80,241	81.19%

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Annexure 6- Eco Village III

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Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
A1	Launched	19,73,24,395	19,72,71,902	52,493	99.97%
A2	Launched	19,77,73,883	19,76,16,406	1,57,478	99.92%
A10	Launched	25,05,04,701	24,98,49,310	6,55,391	99.74%
A5	Launched	29,27,74,393	21,28,30,607	7,99,43,786	72.69%
A9	Launched	32,05,89,267	24,58,40,877	7,47,48,391	76.68%
B2	Launched	19,92,35,041	19,90,89,826	1,45,215	99.93%
B24	Launched	20,02,84,748	20,00,47,683	2,37,065	99.88%
B25	Launched	21,67,31,098	14,00,52,053	7,66,79,046	64.62%
C1	Launched	20,26,77,472	13,67,39,448	6,59,38,024	67.47%
D	Launched	28,63,81,188	17,84,05,568	10,79,75,620	62.30%
E2	Launched	20,11,66,444	13,68,39,138	6,43,27,306	68.02%
E3	Launched	19,76,63,700	13,43,40,929	6,33,22,770	67.96%
O2	Launched	24,61,95,304	15,79,62,702	8,82,32,602	64.16%
D4	Launched	17,21,66,103	11,01,13,618	6,20,52,486	63.96%
D7	Launched	17,48,70,885	11,98,75,623	5,49,95,263	68.55%
D12A	Launched	17,38,28,691	16,46,04,518	92,24,173	94.69%
D14	Launched	17,23,37,702	15,83,59,608	1,39,78,094	91.89%
D16	Launched	17,41,10,627	11,58,30,417	5,82,80,209	66.53%
Eco loft	Launched	33,58,55,170	5,46,83,757	28,11,71,413	16.28%
Block E 154 Sqyd.	Completed	1,31,35,454	1,31,35,454	-	100.00%
Block E 125 Sqyd.	Completed	12,13,26,029	12,13,26,029	-	100.00%
Block B 180 Sqyd.	Completed	11,85,54,563	11,85,54,563	-	100.00%
Block F 154 Sqyd.	Completed	1,09,36,779	1,09,36,779	-	100.00%
Block F 125 Sqyd.	Completed	10,03,62,620	10,03,62,620	-	100.00%
Block G 125 Sqyd.	Completed	3,35,22,777	3,35,22,777	-	100.00%
G1	To be Launched	18,50,23,891	-	18,50,23,891.00	0.00%
G2	To be Launched	17,72,76,383	-	17,72,76,383.39	0.00%
G3	To be Launched	17,26,28,704	-	17,26,28,703.67	0.00%
G4	To be Launched	18,04,14,492	-	18,04,14,492.09	0.00%
G7	To be Launched	14,46,73,293	-	14,46,73,292.91	0.00%
G8	To be Launched	22,00,47,591	-	22,00,47,591.48	0.00%
Club EV-3 & Commercial	To be Launched	30,18,92,568	-	30,18,92,568.47	
Sub Total (A)		5,99,22,65,957	3,50,81,92,210	2,48,40,73,747	58.55%
Other infrastructural and common area cost (B)		1,03,42,37,530	50,76,11,276	52,66,26,253	49.08%
Other Indirect Costs (C)		36,79,00,000	-	36,79,00,000	0.00%
Total (A+B+C)		7,39,44,03,486	4,01,58,03,486	3,37,86,00,000	54.31%

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Annexure 7- Green Village Meerut

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Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
Tower E	Launched	12,23,68,917	12,00,51,516	23,17,401	98.11%
Tower F	Launched	20,33,15,419	20,09,72,258	23,43,161	98.85%
Tower G	Launched	19,54,37,458	19,40,78,491	13,58,967	99.30%
Tower H	Launched	18,38,47,103	17,60,74,192	77,72,910	95.77%
Tower NI	Launched	21,30,99,864	19,80,28,843	1,50,71,022	92.93%
Tower D	Launched	13,51,23,472	12,68,24,541	82,98,931	93.86%
Villa 1-3	Completed	90,42,382	90,42,382	-	100.00%
Villa 4-32	Launched	7,45,01,393	7,04,63,434	40,37,958	94.58%
Commercial complex	Launched	3,68,84,923	2,91,79,392	77,05,531	79.11%
Tower N2	Launched	25,27,08,752	14,14,41,516	11,12,67,236	55.97%
Tower M3	Launched	17,09,63,062	2,25,05,085	14,84,57,978	13.16%
Tower M4	Launched	27,81,74,354	11,45,28,433	16,36,45,921	41.17%
Tower A	To Be Launched	26,40,00,982	-	26,40,00,982	0.00%
Tower B	To Be Launched	28,71,10,624	-	28,71,10,624	0.00%
School	To Be Launched	3,02,72,918	-	3,02,72,918	0.00%
Sub Total (A)		2,45,68,51,624	1,40,31,90,084	1,05,36,61,540	57.11%
Other infrastructural and common area cost (B)		33,59,76,673	25,82,11,708	7,77,64,966	76.85%
Indirect Cost (C)		14,02,00,000	-	14,02,00,000	0.00%
Total (A+B+C)		2,93,30,28,297	1,66,14,01,791	1,27,16,26,506	56.64%

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Annexure 8- Hill Town

Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
T1	Launched	17,43,63,925	4,38,68,229	13,04,95,696	25.16%
T2	Launched	21,42,55,049	8,16,52,780	13,26,03,269	38.11%
T3	Launched	16,20,61,853	7,61,94,188	8,58,67,665	47.02%
T4	Launched	16,20,44,213	2,17,72,613	14,02,71,600	13.44%
T5	Launched	23,09,29,114	5,56,58,886	17,52,70,228	24.10%
T6	Launched	23,09,29,114	11,06,13,038	12,03,16,076	47.90%
T7	Launched	23,09,29,114	11,02,40,267	12,06,88,847	47.74%
Sub Total (A)		1,40,55,13,381	50,00,00,000	90,55,13,381	35.57%
B-3		1,95,16,41,271	41,00,00,000	1,54,16,41,271	21.01%
B-4		8,00,00,000	5,10,00,000	2,90,00,000	63.75%
B-7		4,22,00,000	2,90,00,000	1,32,00,000	68.72%
Sub Total (B)		2,07,38,41,271	49,00,00,000	1,58,38,41,271	23.63%
Other infrastructural and common area cost (C)		4,62,44,45,348	-	4,62,44,45,348	0.00%
Total (A+B+C)		8,10,38,00,000	99,00,00,000	7,11,38,00,000	12.22%

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Annexure 9- MICASA

17

Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
Tower A	Launched	11,20,78,280	10,56,60,000	64,18,280	94.27%
Tower B	Launched	9,38,26,544	7,86,00,000	1,52,26,544	83.77%
Tower C	Launched	9,31,79,286	7,52,00,000	1,79,79,286	80.70%
Tower D	Launched	9,40,80,386	7,33,00,000	2,07,80,386	77.91%
Sub Total (A)		39,31,64,496	33,27,60,000	6,04,04,496	84.64%
Infrastructure, Common Area and Indirect Cost (B)		22,73,75,742	14,01,00,000	8,72,75,742	61.62%
Total (A+B)		62,05,40,238	47,28,60,000	14,76,80,238	76.20%

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Annexure 10- Meerut Sports City

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Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
B4	Launched	13,01,60,848	12,63,49,444	38,11,404	97.07%
C1	Launched	10,93,89,771	10,78,76,104	15,13,667	98.62%
E1	Launched	14,89,69,553	14,59,46,153	30,23,400	97.97%
F1	Launched	19,33,43,035	18,37,39,707	96,03,328	95.03%
D1	Launched	17,44,77,520	11,16,49,946	6,28,27,574	63.99%
Villa (1-12)	Launched	3,43,17,990	3,19,08,823	24,09,167	92.98%
Villa (48-55)	Launched	2,37,53,601	1,70,10,736	67,42,865	71.61%
A3	Launched	13,31,05,298	6,55,61,967	6,75,43,331	49.26%
C2	Launched	14,33,93,244	6,48,69,452	7,85,23,792	45.24%
C6	Launched	15,88,26,550	2,80,21,243	13,08,05,307	17.64%
G1	Launched	21,60,20,443	9,62,18,088	11,98,02,355	44.54%
H1	Launched	8,90,03,762	2,55,46,858	6,34,56,904	28.70%
Local Shopping Complex	Launched	5,82,25,174	2,83,71,500	2,98,53,674	48.73%
Villa (13-23)	Launched	3,45,38,240	1,71,47,622	1,73,90,618	49.65%
Villa (56-63)	Launched	2,91,04,861	35,91,461	2,55,13,400	12.34%
Villa (24-30)	To Be Launched	4,21,42,977	-	4,21,42,977	0.00%
Residential Plots	To Be Launched	22,58,02,067	-	22,58,02,067	0.00%
Commercial Plots	To Be Launched	5,61,21,024	-	5,61,21,024	0.00%
Facility Area(Only Plots Area)	To Be Launched	17,47,33,933	-	17,47,33,933	0.00%
Sub Total (A)		2,17,54,29,890	1,05,38,09,104	1,12,16,20,786	48.44%
Other infrastructural and common area cost (B)		18,96,93,679	9,33,14,465	9,63,79,214	49.19%
Indirect Cost (C)		15,94,00,000	-	15,94,00,000	0.00%
Total (A+B+C)		2,52,45,23,569	1,14,71,23,569	1,37,74,00,000	45.44%

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Annexure 11- Northeye

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Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
CENTRAL WING (2B+G+51+ TERRACE)	Launched	4,00,15,32,881	2,58,41,60,000	1,41,73,72,881	64.58%
NORTH WING (2B+G+46U+ TERRACE)	Launched	1,58,32,44,407	95,47,00,000	62,85,44,407	60.30%
EAST & WEST WING (2B+G+08+ TERRACE)	Launched	51,72,77,373	44,55,60,000	7,17,17,373	86.14%
Sub Total (A)		6,10,20,54,661	3,98,44,20,000	2,11,76,34,661	65.30%
Other infrastructure and common area cost (B)		1,62,46,06,780	17,52,00,000	1,44,94,06,780	10.78%
Total (A+B)		7,72,66,61,441	4,15,96,20,000	3,56,70,41,441	53.83%

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Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
Tower F	Launched	6,77,39,299	5,60,76,552	1,16,62,746	82.78%
Plots	Launched	12,92,00,000	8,97,00,000	3,95,00,000	69.43%
Tower E	Launched	5,66,72,863	4,71,61,512	95,11,351	83.22%
Villa	Launched	4,59,11,269	4,00,83,519	58,27,750	87.31%
Tower A	To Be Launched	14,52,91,838	-	14,52,91,838	0.00%
Tower B	To Be Launched	10,31,43,744	-	10,31,43,744	0.00%
Tower C	To Be Launched	22,59,14,319	-	22,59,14,319	0.00%
Tower D	To Be Launched	19,21,66,882	-	19,21,66,882	0.00%
Tower G	To Be Launched	13,74,82,669	-	13,74,82,669	0.00%
Tower H	To Be Launched	10,92,44,464	-	10,92,44,464	0.00%
Tower I	To Be Launched	14,53,35,978	-	14,53,35,978	0.00%
Tower J	To Be Launched	13,74,82,669	-	13,74,82,669	0.00%
Sub Total (A)		1,49,55,85,994	23,30,21,584	1,26,25,64,410	15.58%
Other infrastructural and common area cost (B)		13,29,37,437	1,50,00,000	11,79,37,437	11.28%
Indirect Cost (C)		24,40,00,000	-	24,40,00,000	0.00%
Total (A+B+C)		1,87,25,23,431	24,80,21,584	1,62,45,01,847	13.25%

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Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
B-2	Launched	26,95,38,385	25,48,89,714	1,46,48,671	94.57%
B-1	Launched	26,95,38,385	23,87,20,141	3,08,18,244	88.57%
A-3	Launched	24,03,65,064	18,60,73,782	5,42,91,283	77.41%
A-4	Launched	24,03,65,064	18,16,66,186	5,86,98,878	75.58%
Sub Total (A)		1,01,98,06,899	86,13,49,823	15,84,57,076	84.46%
B-3	Launched	27,00,07,804	13,44,11,921	13,55,95,883	49.78%
B-4	Launched	27,03,82,615	13,19,30,592	13,84,52,023	48.79%
B-7	Launched	27,09,72,485	14,00,29,766	13,09,42,719	51.68%
A-1	Launched	24,07,50,903	11,30,93,600	12,76,57,303	46.98%
A-2	Launched	24,07,50,903	11,40,69,805	12,66,81,098	47.38%
C-1	Launched	29,42,91,828	13,42,45,183	16,00,46,645	45.62%
C-2	Launched	29,42,91,828	17,46,15,147	11,96,76,681	59.33%
C-3	Launched	29,43,55,066	13,53,40,102	15,90,14,964	45.98%
E-1	Launched	24,75,87,248	12,61,29,672	12,14,57,576	50.94%
F-1	Launched	34,02,20,490	19,84,18,552	14,18,01,938	58.32%
Sub Total (B)		2,76,36,11,168	1,40,22,84,340	1,36,13,26,829	50.74%
D-1, 437165 @ 1500.00)	To Be Launched	76,81,98,076	-	76,81,98,076	0.00%
D-2, 437165 @ 1500.00)	To Be Launched	76,81,98,077	-	76,81,98,077	0.00%
H-1, 564777 @ 1500.00)	To Be Launched	76,81,98,077	-	76,81,98,077	0.00%
Sub Total (C)		2,30,45,94,230	-	2,30,45,94,230	0.00%
Other infrastructural and common area cost (D)		2,05,38,81,176	16,43,24,168	1,88,95,57,008	8.00%
Total (A + B + C + D)		8,14,18,93,474	2,42,79,58,330	5,71,39,35,143	29.82%

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Annexure 14- Upcountry

Below table exhibits tower-wise details of cost incurred and balance cost along with the % completion of the total project:

Tower Name	Status	Total Cost of Tower	Total Incurred Cost	Total Balance Cost	% Completion
Plots	Completed	29,95,92,300	29,95,92,300	-	100.00%
S1	Launched	40,52,75,585	40,15,54,572	37,21,013	99.08%
S3	Launched	22,43,41,359	22,15,18,345	28,23,014	98.74%
S6	Launched	43,55,80,546	43,09,20,874	46,59,672	98.93%
E1	Launched	23,57,89,499	23,04,07,567	53,81,932	97.72%
E2	Launched	23,54,74,273	22,94,74,283	59,99,990	97.45%
B1	Launched	21,57,55,097	18,94,25,541	2,63,29,556	87.80%
B2	Launched	20,98,92,525	18,68,15,303	2,30,77,222	89.01%
Commercial	Completed	1,14,72,920	1,14,72,920	-	100.00%
S4	Launched	39,28,80,280	24,67,91,594	14,60,88,686	62.82%
A1	Launched	20,35,48,340	13,07,09,711	7,28,38,629	64.22%
A2	Launched	20,43,00,360	12,59,83,681	7,83,16,679	61.67%
B3	Launched	20,35,50,765	15,21,80,866	5,13,69,899	74.76%
C3	Launched	31,45,41,527	19,73,74,820	11,71,66,707	62.75%
C4	Launched	31,00,28,333	20,02,19,500	10,98,08,833	64.58%
C5	Launched	30,70,27,834	20,20,04,890	10,50,22,944	65.79%
D	Launched	65,86,68,480	32,95,91,228	32,90,77,252	50.04%
E3	Launched	23,41,28,579	17,38,72,253	6,02,56,326	74.26%
F	Launched	41,73,03,774	20,91,11,218	20,81,92,556	50.11%
G	Launched	21,90,27,763	15,06,96,730	6,83,31,033	68.80%
H1	Launched	31,30,16,308	21,27,53,161	10,02,63,147	67.97%
H2	Launched	41,47,23,400	28,52,11,037	12,95,12,363	68.77%
C1	To Be Launched	25,70,16,825	-	25,70,16,825	0.00%
C6	To Be Launched	24,00,99,262	-	24,00,99,262	0.00%
E4	To Be Launched	25,31,29,039	-	25,31,29,039	0.00%
G2	To Be Launched	24,00,99,262	-	24,00,99,262	0.00%
R1	To Be Launched	54,98,12,670	-	54,98,12,670	0.00%
R2	To Be Launched	54,98,12,670	-	54,98,12,670	0.00%
R3	To Be Launched	40,21,66,264	-	40,21,66,264	0.00%
R4	To Be Launched	40,21,66,264	-	40,21,66,264	0.00%
Commercial	To Be Launched	63,11,55,242	-	63,11,55,242	0.00%
PA	To Be Launched	33,87,77,456	-	33,87,77,456	0.00%
Sub Total (A)		10,33,01,54,800	4,81,76,82,394	5,51,24,72,406	46.64%
Other infrastructural and common area cost (B)		75,99,83,950	22,34,16,140	53,65,67,810	29.40%
Indirect Cost (C)		87,33,00,000	-	87,33,00,000	0.00%
Total (A+B+C)		11,96,34,38,750	5,04,10,98,534	6,92,23,40,216	42.14%

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