DETAILED PROJECT REPORT

AISWARYA ARCADE

Commercial Cum Residential Building Project

Promoter

Mr. Jose Antony

XXI/863, Kadicheeni Complex

Chalakudy, Thrissur- Kerala-680307

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GSTIN: 32ADXPJ6174G2Z6

1. EXECUTIVE SUMMARY

Aiswarya Arcade is a proposed commercial-cum-residential development promoted by Mr. Jose Antony on a parcel of land measuring 20 cents owned by the promoter. The project proposes construction of a modern mixed-use building having a total built-up area of approximately 30,000 square feet comprising commercial shops, residential apartments, basement parking and modern infrastructure facilities.

The project has been designed to meet the growing demand for quality residential accommodation and organized commercial space in the locality. The proposed development offers a balanced mix of commercial and residential units, thereby reducing market concentration risk and creating diversified revenue streams.

The total construction cost of the project is estimated at Rs.9.00 Crores. The project is proposed to be financed through promoter contribution, customer advances and institutional term finance. The promoter has already invested in the land having a cost of Rs. 0.42 Crores and an estimated current market value of approximately Rs.2.10 Crores.

The project is expected to generate estimated sales realization of approximately Rs.13.24 Crores and an estimated project surplus of approximately Rs.2.50 Crores.

The construction period is estimated at eighteen months from August 2026.

2. PROFILE OF THE PROMOTER

The project is promoted by Mr. Jose Antony having Indian PAN **ADXPJ6174G** and Aadhar Number 6452 2107 7557 residing at Thottathil, Kottat, Chalakudi, Thrissur – 680307 who owns the project land and proposes to develop the same into a modern commercial-cum-residential complex.

Mr. Jose Antony is an Electrical Engineer by profession and holds a "A Grade Supervisor License" He was part of the Rolly Royce Power Group as their Service Engineer and has worked in 380 - 420KVA Substations, Middle east and UK.

Mr. Jose Antony along with his bothers had constituted a partnership firm " Thotathil Builders and had undertaken numerous successful construction projects. Mr. Jose Antony as the Managing Partner of Thottathil Builders, has received Gold Card from Kerala Financial Corporation based on his transactions.

The Project "Aiswarya Arcade" is a Project of Mr. Jose Antony as a Sole Proprietor.

The promoter proposes to contribute Rs.1.00 Crore towards the project in addition to the land already owned by him. The ownership of land and promoter participation significantly strengthens the financial viability of the project and demonstrate long-term commitment towards successful completion.

The promoter undertakes to provide additional support, if required, to ensure timely completion of the project and fulfillment of all obligations towards stakeholders and lenders.

3. LAND DETAILS

Land Particulars

Particulars	**Details**
Land Area	20 Cents
Ownership	Mr. Jose Antony
Historical Cost	Rs.42,90,000
Estimated Market Value	Rs.2,10,00,000

The land is strategically located at Survey No. 26/4&5, Opposite SH College, Railway Station Road, Chalakudy and suitable for development of the proposed commercial-cum-residential project. The promoter's ownership of the land substantially reduces project implementation risk and enhances the security available to the lender.

4. PROJECT BACKGROUND

Urbanization, increasing commercial activity, changing lifestyle patterns and growing demand for organized housing have resulted in sustained demand for integrated developments that combine commercial and residential facilities.

Aiswarya Arcade has been conceived as a modern mixed-use project providing commercial shops and residential apartments within a single development. The project is expected to cater to business establishments, professionals, investors and residential occupants seeking quality infrastructure and convenient location advantages.

5. LOCATION ADVANTAGES

The project location enjoys excellent accessibility and connectivity to key facilities including:

- Railway Station, Chalakudy
- Educational institutions.
- Healthcare facilities.
- Banking establishments.
- Commercial centres.
- Public transportation facilities.
- Residential neighbourhoods.

The locality has witnessed steady growth in residential and commercial activities and is expected to continue attracting investments and development.

6. PROJECT DESCRIPTION

The proposed building consists of Basement, Ground Floor and Four Upper Floors.

Basement Floor

• Nine covered car parking spaces.

• Electrical room.

• Generator room.

• LT panel room.

• Utility areas.

Ground Floor

• Four commercial shops aggregating approximately 1,600 sq.fts.

• Additional parking facilities.

• Common circulation areas.

First Floor

• Four commercial shops aggregating approximately 1,600 sq.fts.

• One Two-Bedroom Apartments.

• Three One-Bedroom Apartment.

Second Floor

• Four Two-Bedroom Apartments.

• Two One-Bedroom Apartments.

Third Floor

• Four Two-Bedroom Apartments.

• Two One-Bedroom Apartments.

Fourth Floor

• Four Two-Bedroom Apartments.

• Two One-Bedroom Apartments.

Total Units

Category	Units
Commercial Shops	8
Two Bedroom Apartments	10
One Bedroom Apartments	12

7. PROJECT AMENITIES

The project shall be equipped with the following facilities:

Lift Facility

One automatic passenger lift having cabin dimensions of approximately 6 feet × 4 feet with carrying capacity of approximately 12 passengers.

Electrical Infrastructure

• Dedicated transformer installation.

• Generator backup.

• Separate meter panels.

• Electrical room and LT panel room.

Water & Waste Management

• Underground and overhead water storage facilities.

• Sewage Treatment Plant (STP).

• Modern plumbing and drainage systems.

Safety & Security

• Fire safety provisions.

• Emergency lighting.

• CCTV surveillance provisions.

Parking Facilities

• Basement parking.

• Ground floor parking.

8. TECHNICAL DETAILS

Particulars	Details
Land Area	20 Cents
Built-up Area	30,000 Sq.Ft.
Construction Type	RCC Framed Structure
Floors	Basement + Ground + 4 Floors
Lift	6' × 4' Passenger Lift
Generator	Proposed
Transformer	Proposed
STP	Proposed
Construction Period	18 Months

9. MARKET FEASIBILITY

The proposed selling prices are considered competitive and achievable based on prevailing market conditions.

Category	Proposed Selling Price
Ground Floor Commercial Space	Rs.15,000 per Sq.Ft.
First Floor Commercial Space	Rs.6,000 per Sq.Ft.
Residential Apartments	Rs.5,000 per Sq.Ft.

The project is expected to attract both end users and investors due to its location, amenities and pricing structure.

10. PROJECT COST

Construction Cost

Particulars	**Amount (Rs.)**
Civil Construction	7,00,00,000
Lift Installation	20,00,000
Transformer & Electrical Infrastructure	20,00,000
Generator Installation	15,00,000
STP & Plumbing Infrastructure	30,00,000
Approvals, Consultancy & Contingencies	40,00,000
Interest During Construction	54,00,000
Total Construction Cost	8,79,00,000

Land Contribution

The land owned by the promoter is not included in the project cost and is treated as promoter's contribution in kind. The Cost of the Land as per the purchase document is Rs. 42,90,000/- whereas the Market value estimated by the Promoter is Rs. 2.10 Crores.

Particulars	**Amount**
Market Value of Land	Rs.2.10 Crores

11. MEANS OF FINANCE

Particulars	Amount (Rs.)
Promoter Cash Contribution	1,00,00,000
Customer Advances	4,79,00,000
Term Loan	3,00,00,000
Total	8,79,00,000

Effective Promoter Stake

Particulars	Amount
Land Market Value	2.10 Crores
Cash Contribution	1.00 Crores
Total Effective Promoter Contribution	**3.10 Crores**

12. SALES REALISATION

Particulars	Revenue (Rs. Crores)
Ground Floor Commercial Shops	2.40
First Floor Commercial Shops	0.96
Residential Apartments	9.88
Total Sales Realizations	13.24

13. STRATIFIED SALES REALISATION

Five-Year Sales Projection

Year	Commercial (Cr.)	Residential (Cr.)	Total Sales (Cr.)	Cumulative Sales (Cr.)
Year 1	1.50	1.81	3.31	3.31
Year 2	1.50	3.13	4.63	7.94
Year 3	0.36	2.41	2.77	10.71
Year 4	-	1.59	1.59	12.30
Year 5	-	0.94	0.94	13.24
Total	3.36	9.88	13.24	13.24

14. PROFITABILITY

Particulars	Amount
Total Sales Realization	13.24 Crores
Construction Cost	8.79 Crores
Land Cost	0.43 Crores
Finance Cost	0.74 Crores
Other Expenses	0.76 Crores
Estimated Surplus	2.52 Crores

15. TERM - LOAN PROPOSAL

Particulars	**Details**
Loan Amount	Rs.3.00 Crores
Interest Rate	9% p.a.
Moratorium	2 Years
Repayment Period	5 Years
Total Tenure	7 Years

16. SECURITY COVERAGE

Particulars	**Amount**
Land Market Value	2.10 Crores
Construction Cost	8.79 Crores
Total Asset Value	10.89 Crores
Proposed Loan	3.00 Crores

Asset Coverage Ratio

3.63 Times

The proposed term loan is supported by substantial asset coverage and collateral strength.

17. EMPLOYMENT GENERATION

Construction Phase

40 to 60 people.

Operational Phase

20 to 30 people.

18. ENVIRONMENTAL & SUSTAINABILITY MEASURES

• Sewage Treatment Plant.

• Proper waste disposal.

• Water conservation measures.

• Energy-efficient lighting.

• Adequate natural ventilation.

19. RISK MITIGATION

• Advance booking strategy.

• Continuous project monitoring.

• Qualified consultants and contractors.

• Adequate contingency provisions.

• Additional promoter support, if required.

• Customer advances utilised exclusively for project construction.

20. SENSITIVITY ANALYSIS

10% Reduction in Sales Value

Revenue: Rs.11.92 Crores

Project Surplus: Rs.1.20 Crores

15% Reduction in Sales Value

Revenue: Rs.11.25 Crores

Project Surplus: Rs.0.53 Crores

10% Increase in Construction Cost

Project Cost: Rs.10.14 Crores

Project Surplus: Rs.1.6 Crores

The project remains financially viable under all the above scenarios.

21. PROJECT STRENGTHS

• Promoter-owned land measuring 20 cents.

• Market value of land approximately Rs.2.10 Crores.

• Effective promoter contribution of Rs.3.10 Crores.

• Moderate debt exposure.

• Strong asset coverage ratio.

• Mixed-use development reducing market risk.

• Basement parking and modern amenities.

• Strong projected profitability.

• Multiple repayment sources.

• Good long-term appreciation potential.

22. CONCLUSION

Aiswarya Arcade is a technically feasible, commercially viable and financially sound commercial-cum-residential development project.

The project enjoys strong promoter support, ownership of land, diversified revenue streams, healthy profitability and substantial security coverage. The projected sales realization and phased absorption pattern indicate adequate repayment capability for the proposed term loan.

Seven years Projected Balance Sheet, Statement of Profit and Loss, Statement of Cash Flows and DSCR is attached herewith which proves that the project is commercially viable.

Considering the overall merits of the proposal, the project is considered suitable for financial assistance from Kerala Financial Corporation and other financial institutions.

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AISWARYA ARCADE

PROJECTED BALANCE SHEET FOR SEVEN YEARS

	Note No.	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
LIABILITIES								
OWNER'S FUNDS								
Capital Account	1	92,90,000.00	1,42,90,000.00	1,42,90,000.00	1,42,90,000.00	1,42,90,000.00	1,42,90,000.00	1,42,90,000.00
Reserves and Surplus	1	(19,40,000.00)	(39,20,000.00)	30,03,893.00	68,94,721.00	30,79,455.00	61,56,808.00	77,71,780.00
NON-CURRENT LIABLITIES								
Term Loan- Kerala Financial Corporation	2	3,00,00,000.00	3,00,00,000.00	2,50,25,099.00	1,95,83,519.00	1,36,31,480.00	71,21,099.00	0.00
CURRENT LIABLITIES								
Advance received		1,00,00,000.00	5,54,00,000.00	3,00,00,000.00	-	-	-	-
Current Liabilities	3	-	-	-	-	-	-	-
		4,73,50,000.00	**9,57,70,000.00**	**7,23,18,992.00**	**4,07,68,240.00**	**3,10,00,935.00**	**2,75,67,907.00**	**2,20,61,780.00**
ASSETS								
NON CURRENT ASSETS								
Property , Plant and Equipments	4	-	-	-	-	-	-	-
CURRENT ASSETS								
Asset Under Construction	5	3,94,60,000.00	9,22,00,000.00	-	-	-	-	-
Trade receivables	5		-	-	-	-	-	-
Other Current Assets	5		20,00,000.00	20,00,000.00	20,00,000.00	20,00,000.00	20,00,000.00	20,00,000.00
Inventories	5		-	6,91,50,000.00	3,69,07,855.00	1,76,18,278.00	65,45,922.00	-
Cash and Cash Equivalents	5	78,90,000.00	15,70,000.00	11,68,992.00	18,60,385.00	1,13,82,657.00	1,90,21,985.00	2,00,61,780.00
		4,73,50,000.00	**9,57,70,000.00**	**7,23,18,992.00**	**4,07,68,240.00**	**3,10,00,935.00**	**2,75,67,907.00**	**2,20,61,780.00**

AISWARYA ARCADE

PROJECTED STATEMENT OF INCOME FOR SEVEN YEARS

	PARTICULARS	Note No.	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
	Turnover		-	-	3,31,00,000.00	4,63,00,000.00	2,77,00,000.00	1,59,00,000.00	94,00,000.00
	Other Income								
I	**Total Income**		**-**	**-**	**3,31,00,000.00**	**4,63,00,000.00**	**2,77,00,000.00**	**1,59,00,000.00**	**94,00,000.00**
	Expenses								
	Cost		-	-	2,30,50,000.00	3,22,42,145.00	1,92,89,577.00	1,10,72,356.00	65,45,921.00
	Employee benefits Expense		2,40,000.00	2,40,000.00	2,40,000.00	2,40,000.00	2,40,000.00	2,40,000.00	2,40,000.00
	Financial Costs				24,98,107.00	20,31,427.00	15,20,969.00	9,62,627.00	3,51,909.00
	Advertising & Marketing		15,00,000.00	15,00,000.00	1,00,000.00	50,000.00	50,000.00	50,000.00	50,000.00
	Other Expense		2,00,000.00	2,40,000.00	2,88,000.00	3,45,600.00	4,14,720.00	4,97,664.00	5,97,197.00
II	**Total Expenses**		**19,40,000.00**	**19,80,000.00**	**2,61,76,107.00**	**3,49,09,172.00**	**2,15,15,266.00**	**1,28,22,647.00**	**77,85,027.00**
	Net Profit(I-II)		**(19,40,000.00)**	**(19,80,000.00)**	**69,23,893.00**	**1,13,90,828.00**	**61,84,734.00**	**30,77,353.00**	**16,14,973.00**

AISWARYA ARCADE							
PROJECTED BALANCE SHEET FOR SEVEN YEARS							
NOTE NO. 1	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**	**YEAR 6**	**YEAR 7**
OWNER'S FUNDS							
OWNER'S FUNDS	92,90,000.00	1,42,90,000.00	1,42,90,000.00	1,42,90,000.00	1,42,90,000.00	1,42,90,000.00	1,42,90,000.00
Reserves and Surplus	(19,40,000.00)	(39,20,000.00)	30,03,893.00	1,43,94,721.00	1,30,79,455.00	61,56,808.00	77,71,780.00
Drawings				(75,00,000.00)	(1,00,00,000.00)		
TOTAL	**(19,40,000.00)**	**(39,20,000.00)**	**30,03,893.00**	**68,94,721.00**	**30,79,455.00**	**61,56,808.00**	**77,71,780.00**
NOTE NO . 2	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**	**YEAR 6**	**YEAR 7**
LONG TERM BORROWINGS							
Term Loan	3,00,00,000.00	3,00,00,000.00	2,50,25,099.00	1,95,83,519.00	1,36,31,480.00	71,21,099.00	0.00
TOTAL	**3,00,00,000.00**	**3,00,00,000.00**	**2,50,25,099.00**	**1,95,83,519.00**	**1,36,31,480.00**	**71,21,099.00**	**0.00**
NOTE NO. 3	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**	**YEAR 6**	**YEAR 7**
CURRENT LIABILITIES							
Trade payables							
Advance received on sale of Apartment/Shops	1,00,00,000.00	5,54,00,000.00	3,00,00,000.00				
Other Current Liabilities and advances							
TOTAL	**1,00,00,000.00**	**5,54,00,000.00**	**3,00,00,000.00**	**-**	**-**	**-**	**-**
NOTE NO. 4	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**	**YEAR 6**	**YEAR 7**
NON CURRENT ASSETS							
Property , Plant and Equipments							
Assets Under Construction	3,94,60,000.00	9,22,00,000.00					
TOTAL	**3,94,60,000.00**	**9,22,00,000.00**	**-**	**-**	**-**	**-**	**-**
NOTE NO. 5	**YEAR 1**	**YEAR 2**	**YEAR 3**	**YEAR 4**	**YEAR 5**	**YEAR 6**	**YEAR 7**
CURRENT ASSETS							
Short -term loans and advances							
Trade receivables							
Security Deposits	20,00,000.00	20,00,000.00	20,00,000.00	20,00,000.00	20,00,000.00	20,00,000.00	20,00,000.00
Inventories			6,91,50,000.00	3,69,07,855.00	1,76,18,278.00	65,45,922.00	-
Cash and Cash Equivalents	78,90,000.00	15,70,000.00	11,68,992.00	18,60,385.00	1,13,82,657.00	1,90,21,985.00	2,00,61,780.00
TOTAL	**98,90,000.00**	**35,70,000.00**	**7,23,18,992.00**	**4,07,68,240.00**	**3,10,00,935.00**	**2,75,67,907.00**	**2,20,61,780.00**

<u>**DETAILS OF TERM LOAN INTEREST PAYMENTS**</u>

Interest Rate 9.00%

<u>**TERMS OF LOAN**</u>

1. Total amount of the loan is Rs.3 Crores
2. Morotorium upto 24 months for instalments payments but interest is payable.
3. No. of instalments for repayment is 84 Months
4. Total term of the loan is 7 years.

Month	Opening Balance	Principal Repayment	Interest	Total Payment	Closing Balance
1	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
2	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
3	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
4	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
5	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
6	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
7	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
8	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
9	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
10	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
11	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
12	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
	Total	**-**	**27,00,000.00**	**27,00,000.00**	
13	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
14	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
15	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
16	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
17	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
18	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
19	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
20	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
21	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
22	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
23	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
24	3,00,00,000.00	-	2,25,000.00	2,25,000.00	3,00,00,000.00
	Total	**-**	**27,00,000.00**	**27,00,000.00**	
25	3,00,00,000.00	3,97,750.66	2,25,000.00	6,22,750.66	2,96,02,249.34
26	2,96,02,249.34	4,00,733.79	2,22,016.87	6,22,750.66	2,92,01,515.56
27	2,92,01,515.56	4,03,739.29	2,19,011.37	6,22,750.66	2,87,97,776.27
28	2,87,97,776.27	4,06,767.33	2,15,983.32	6,22,750.66	2,83,91,008.93
29	2,83,91,008.93	4,09,818.09	2,12,932.57	6,22,750.66	2,79,81,190.84
30	2,79,81,190.84	4,12,891.73	2,09,858.93	6,22,750.66	2,75,68,299.12
31	2,75,68,299.12	4,15,988.41	2,06,762.24	6,22,750.66	2,71,52,310.70
32	2,71,52,310.70	4,19,108.33	2,03,642.33	6,22,750.66	2,67,33,202.38
33	2,67,33,202.38	4,22,251.64	2,00,499.02	6,22,750.66	2,63,10,950.74
34	2,63,10,950.74	4,25,418.53	1,97,332.13	6,22,750.66	2,58,85,532.21
35	2,58,85,532.21	4,28,609.17	1,94,141.49	6,22,750.66	2,54,56,923.05
36	2,54,56,923.05	4,31,823.73	1,90,926.92	6,22,750.66	2,50,25,099.31
	Total	**49,74,900.69**	**24,98,107.19**	**74,73,007.88**	
37	2,50,25,099.31	4,35,062.41	1,87,688.24	6,22,750.66	2,45,90,036.90
38	2,45,90,036.90	4,38,325.38	1,84,425.28	6,22,750.66	2,41,51,711.52
39	2,41,51,711.52	4,41,612.82	1,81,137.84	6,22,750.66	2,37,10,098.70
40	2,37,10,098.70	4,44,924.92	1,77,825.74	6,22,750.66	2,32,65,173.78
41	2,32,65,173.78	4,48,261.85	1,74,488.80	6,22,750.66	2,28,16,911.93
42	2,28,16,911.93	4,51,623.82	1,71,126.84	6,22,750.66	2,23,65,288.11
43	2,23,65,288.11	4,55,011.00	1,67,739.66	6,22,750.66	2,19,10,277.12
44	2,19,10,277.12	4,58,423.58	1,64,327.08	6,22,750.66	2,14,51,853.54
45	2,14,51,853.54	4,61,861.76	1,60,888.90	6,22,750.66	2,09,89,991.78
46	2,09,89,991.78	4,65,325.72	1,57,424.94	6,22,750.66	2,05,24,666.06

47	2,05,24,666.06	4,68,815.66	1,53,935.00	6,22,750.66	2,00,55,850.40
48	2,00,55,850.40	4,72,331.78	1,50,418.88	6,22,750.66	1,95,83,518.62
	Total	**54,41,580.69**	**20,31,427.19**	**74,73,007.88**	
49	1,95,83,518.62	4,75,874.27	1,46,876.39	6,22,750.66	1,91,07,644.36
50	1,91,07,644.36	4,79,443.32	1,43,307.33	6,22,750.66	1,86,28,201.03
51	1,86,28,201.03	4,83,039.15	1,39,711.51	6,22,750.66	1,81,45,161.88
52	1,81,45,161.88	4,86,661.94	1,36,088.71	6,22,750.66	1,76,58,499.94
53	1,76,58,499.94	4,90,311.91	1,32,438.75	6,22,750.66	1,71,68,188.03
54	1,71,68,188.03	4,93,989.25	1,28,761.41	6,22,750.66	1,66,74,198.79
55	1,66,74,198.79	4,97,694.17	1,25,056.49	6,22,750.66	1,61,76,504.62
56	1,61,76,504.62	5,01,426.87	1,21,323.78	6,22,750.66	1,56,75,077.75
57	1,56,75,077.75	5,05,187.57	1,17,563.08	6,22,750.66	1,51,69,890.18
58	1,51,69,890.18	5,08,976.48	1,13,774.18	6,22,750.66	1,46,60,913.70
59	1,46,60,913.70	5,12,793.80	1,09,956.85	6,22,750.66	1,41,48,119.89
60	1,41,48,119.89	5,16,639.76	1,06,110.90	6,22,750.66	1,36,31,480.13
	Total	**59,52,038.49**	**15,20,969.39**	**74,73,007.88**	
61	1,36,31,480.13	5,20,514.56	1,02,236.10	6,22,750.66	1,31,10,965.58
62	1,31,10,965.58	5,24,418.41	98,332.24	6,22,750.66	1,25,86,547.16
63	1,25,86,547.16	5,28,351.55	94,399.10	6,22,750.66	1,20,58,195.61
64	1,20,58,195.61	5,32,314.19	90,436.47	6,22,750.66	1,15,25,881.42
65	1,15,25,881.42	5,36,306.55	86,444.11	6,22,750.66	1,09,89,574.87
66	1,09,89,574.87	5,40,328.85	82,421.81	6,22,750.66	1,04,49,246.03
67	1,04,49,246.03	5,44,381.31	78,369.35	6,22,750.66	99,04,864.72
68	99,04,864.72	5,48,464.17	74,286.49	6,22,750.66	93,56,400.55
69	93,56,400.55	5,52,577.65	70,173.00	6,22,750.66	88,03,822.89
70	88,03,822.89	5,56,721.99	66,028.67	6,22,750.66	82,47,100.91
71	82,47,100.91	5,60,897.40	61,853.26	6,22,750.66	76,86,203.51
72	76,86,203.51	5,65,104.13	57,646.53	6,22,750.66	71,21,099.38
	Total	**65,10,380.76**	**9,62,627.13**	**74,73,007.88**	
73	71,21,099.38	5,69,342.41	53,408.25	6,22,750.66	65,51,756.97
74	65,51,756.97	5,73,612.48	49,138.18	6,22,750.66	59,78,144.49
75	59,78,144.49	5,77,914.57	44,836.08	6,22,750.66	54,00,229.91
76	54,00,229.91	5,82,248.93	40,501.72	6,22,750.66	48,17,980.98
77	48,17,980.98	5,86,615.80	36,134.86	6,22,750.66	42,31,365.18
78	42,31,365.18	5,91,015.42	31,735.24	6,22,750.66	36,40,349.76
79	36,40,349.76	5,95,448.03	27,302.62	6,22,750.66	30,44,901.73
80	30,44,901.73	5,99,913.89	22,836.76	6,22,750.66	24,44,987.84
81	24,44,987.84	6,04,413.25	18,337.41	6,22,750.66	18,40,574.59
82	18,40,574.59	6,08,946.35	13,804.31	6,22,750.66	12,31,628.24
83	12,31,628.24	6,13,513.44	9,237.21	6,22,750.66	6,18,114.80
84	6,18,114.80	6,18,114.80	4,635.86	6,22,750.66	0.00
	Total	**71,21,099.38**	**3,51,908.50**	**74,73,007.88**	

AISWARYA ARCADE

PROJECTED CASH FLOW STATEMENT 7 YEARS

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7
A. Cash Flow from Operating Activities:							
Excess of Income Over Expenditure	(19,40,000.00)	(19,80,000.00)	69,23,893.00	1,13,90,828.00	61,84,734.00	30,77,353.00	16,14,973.00
Adjustments For:							
Finance Cost	-	-	24,98,107.00	20,31,427.00	15,20,969.00	9,62,627.00	3,51,909.00
Operating Profit before Working Capital Changes	**(19,40,000.00)**	**(19,80,000.00)**	**94,22,000.00**	**1,34,22,255.00**	**77,05,703.00**	**40,39,980.00**	**19,66,882.00**
Adjustments for changes in working capital :							
(INCREASE)/DECREASE in Inventory	-		(6,91,50,000.00)	3,22,42,145.00	1,92,89,577.01	1,10,72,355.99	65,45,921.00
(INCREASE)/DECREASE in Assets Under Construction	(3,94,60,000.00)	(5,27,40,000.00)	9,22,00,000.00	-	-	-	-
(INCREASE)/DECREASE in Other Current Assets		(20,00,000.00)	-	-	-	-	-
INCREASE/(DECREASE) in Current liabilities							
Net Cash From Operating Activities (a)	**(4,14,00,000.00)**	**(5,67,20,000.00)**	**3,24,72,000.00**	**4,56,64,400.00**	**2,69,95,280.01**	**1,51,12,335.99**	**85,12,803.00**
B. Cash Flow from Investing Activities							
Net addition to Tangible Assets							
Capital Work in Progress							
Proceeds from Sale of Asset							
Net Cash used in Investing Activities (b)	**-**	**-**	**-**	**-**	**-**	**-**	**-**
C. Cash Cash Flow from Financing Activities							
Payment of Term Loan			(49,74,901.00)	(54,41,580.00)	(59,52,039.00)	(65,10,381.00)	(71,21,099.00)
Proceeds from Term Loan	3,00,00,000.00						
Advance Received/Paid	1,00,00,000.00	4,54,00,000.00	(2,54,00,000.00)	(3,00,00,000.00)	-	-	-
Interest Paid			(24,98,107.00)	(20,31,427.00)	(15,20,969.00)	(9,62,627.00)	(3,51,909.00)
Owner's Capital Brought In	92,90,000.00	50,00,000.00	-	-	-	-	-
Owner's Drawings				(75,00,000.00)	(1,00,00,000.00)	-	-
Net Cash used in Financing Activities (c)	**4,92,90,000.00**	**5,04,00,000.00**	**(3,28,73,008.00)**	**(4,49,73,007.00)**	**(1,74,73,008.00)**	**(74,73,008.00)**	**(74,73,008.00)**
Net increase/(Decrease) in Cash & Cash Equivalents (a+b+c)	**78,90,000.00**	**(63,20,000.00)**	**(4,01,008.00)**	**6,91,393.00**	**95,22,272.01**	**76,39,327.99**	**10,39,795.00**
Cash & Cash Equivalents -Opening Balance	**-**	**78,90,000.00**	**15,70,000.00**	**11,68,992.00**	**18,60,385.00**	**1,13,82,657.01**	**1,90,21,985.00**
Cash & Cash Equivalents- Closing Balance	**78,90,000.00**	**15,70,000.00**	**11,68,992.00**	**18,60,385.00**	**1,13,82,657.01**	**1,90,21,985.00**	**2,00,61,780.00**

AISWARYA ARCADE

Debt service coverage Ratio

Particulars	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Earnings before interest, depreciation and tax (EBIT)	(19,40,000.00)	(19,80,000.00)	94,22,000.00	1,34,22,255.00	77,05,703.00	40,39,980.00	19,66,882.00
Total interest payment for the year	-	-	24,98,107.00	20,31,427.00	15,20,969.00	9,62,627.00	3,51,909.00
Principal repayment for the year	-	-	49,74,901.00	54,41,580.00	59,52,039.00	65,10,381.00	71,21,099.00
Total Interest and Principal repayment	-	-	74,73,008.00	74,73,007.00	74,73,008.00	74,73,008.00	74,73,008.00
Debt service coverage Ratio (EBIT/Debt+Interest)			1.26	1.80	1.03	0.54	0.26