

# Proposed Financial Projections

Dated: - \_\_\_\_\_

Kind Attention :

Proposal for joint venture Land adjoining Northern Sectors Rock Garden, Lake (viable for commercial and I.T. Ventures)

Total area available with M/s Billus enterprises, = **17.5 acre**  
representing The Kansal Rural Coop. House Building  
Society Ltd.

Saleable area available = **15 Acre**

Total Sq. ft area available taking FAR **1:3 of land area** = **1960200 Sq. ft Approx**  
of land area and **1:3\*** (Triple of land area) for commercial  
and I.T. ventures.

Market value of spaces available in the vicinity	Commercial Per Sq Ft.	Residential Per Sq. ft.
a) Proposed rate of Tata Housing, Kansal	<b>Rs.25000/-</b>	<b>Rs. 7,500/-</b>
b) Parsavnath, I.T. Park, Chandigarh	<b>Rs. 25000/-</b>	<b>Rs. 7,500/-</b>
c) Uppal's, Manimajra	<b>N/A</b>	<b>Rs. 7,100/-</b>
d) Flats coming up in Sector 3 and Sector 8 Chandigarh	<b>N/A</b>	<b>Rs 10,000/-</b>
• Estimated Market value of our proposed Trade Towers / Service Apartments average@	<b>Rs. 12000/-</b>	<b>Rs. 5,000/-</b>

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Estimated Revenue Receipts total 12,00,000 Sq.ft

Commercial 1260200 Sq. ft. @ **Rs. 12,000/- per Sq. ft.**      **Rs. 15122400000**

Residential 7,00,000 Sq. ft. @ **Rs. 5,000/- per Sq. ft.**      **Rs. 3500000000**

**Total Rs.18622400000**

**Say**

**1800 crs.**

Proposed Joint Venture Ratio with proposed investment

Of Rs. 48 Cr (forty eight Crores) as upfront amount first instalment at the time of signing MOU which are non-refundable but adjustable against receipts), one more installment of 48 Crs. (Rupees Forty Eight Crores) Shall be required if projects are not launched with in six months of the first instalment are non-refundable but adjustable against market receipts)      **= 50 : 50**

Proposed FAR. Actual FAR will be as per Government Regulation

**Glimpse of Proposed Joint Venture**

Land owners represented by M/s Billus Enterprises	The Developer
(50% of estimated Market Receipts)	(50% of estimated Market receipts i.e. Rs. 900 Crores)
Out of his share of joint Venture the land owner M/s Billus enterprises will Bear the land cost payable to the members of the society Bear the cost of construction of flats of Members	Out of his share of Joint venture, the developer will. Bear the cost of construction of spaces in 19.6 lakh sq ft which is saleable in the Market <b><u>Construction cost of saleable area or spaces</u></b> Commercial 1260200 sq.ft. @ Rs. 2500/- =3150500000      Say      Rs. 315 crs. Residential 700,000 sq.ft.@ Rs. 1200/-= 84 crs. Total      399 Crs. Says      400 Crs. including the Marketing Expenses.
	Estimated Net profit to the developer <div style="text-align: right;">Rs 900 Crores Rs 400 Crores ----- Rs 500 Crores</div> <div style="text-align: center;">(-)</div>

In the first 48 Crore amount, which shall be paid by the developer to the land owner i.e. M/s Billus Enterprises, will get the deal registered including 30% land in the name of Joint venture company. Current commercial / multipurpose land FSI or FAR market value is approx 780 crores (approx. 20% of the land value ie.156 crores is non-refundable but adjustable against the market receipts of the project).

Please conform your appointment and **Letter of Intent** further details term conditions & cashflow can be discussed. kindly contact Mr. Sanjay Kumar Sharma,(Chief Executive)

For Billus Enterprises

Sanjay Kumar Sharma

Chief Executive

Mobile;09814091214

E-mail: [billusenterprises@yahoo.com](mailto:billusenterprises@yahoo.com)

Web Site:WWW.Billusenterprises.com