

ADDENDUM TO RESOLUTION PLAN

approved by

Committee of Creditors

In its 15th meeting held on 11.11.2019

Pursuant to the order dated 11.06.2021 of the Hon'ble NCLT
UNDER THE INSOLVENCY AND BANKRUPTCY CODE, 2016

II Revision dated: 01/08/2021

SUBMITTED BY

The RA 3

(Universal Aura Welfare Association, Universal Greens Buyers Association, and Universal Business Park Owner's Association)

IN THE MATTER OF

CORPORATE INSOLVENCY RESOLUTION PROCESS OF


Universal Buildwell Private Limited

CIN – U45201DL2004PTC128962

A private limited company incorporated under the (Indian) Companies Act, 1956, and existing under the ((Indian) Companies Act, 2013, having its registered office at [102, Antriksh Bhwan, 22 KG Marg, Connaught Place, New Delhi 110001

NCLT Delhi Bench, Case No: (IB) 456(ND)/2018

Submitted BY:


Universal Aura Welfare Association
Authorized Signatory
(UAWA) Authorized Signatory
(Authorised Signatory RA 3)



Submitted TO:

**Atul Kansal
(Resolution Professional)**



BACKGROUND:

Pursuant to approval of the Resolution Plan submitted by the RA 3 i.e., Universal Aura Welfare Association, Universal Greens Buyers Association, and Universal Business Park Owner's Association by the Committee of Creditors in its 15th meeting held on 11.11.2019, an application IA/1550/2019 was filed by the Resolution Professional for approval of the Plan before the Hon'ble NCLT.

The Hon'ble NCLT while disposing off all the objection IAs vide the common order dated 11.06.2021 has remitted the Resolution Plan to COC for modification in the terms of payments to the objectors namely DHFL, Kotak Mahindra Bank Ltd, and Kotak Mahindra Prime Limited.

The above was based considering the decision of the Hon'ble Supreme Court in the Jaypee Case that the DHFL is entitled to get the amount in terms of money, and they will not be compelled to remain attached with the Corporate Debtor till the Project is completed. The mode of payment is contrary to the provision of law and to that extent requires to be modified. Similarly, Kotak Mahindra Bank Limited and Kotak Mahindra Prime Limited are also entitled to get payment of Rs. 3 crores within a specified period. The period which is not mentioned in the present plan needs to be specified.

Keeping in view the final direction of the Hon'ble NCLT that *'It is however, made clear that except for modification in payment conditions relating to the objectors namely, DHFL, Kotak Mahindra Bank limited, and Kotak Mahindra Prime Limited, which has to be made in terms of money within a specified period and re-examination of liquidation Value no other issue shall be raised by any objector nor decided by COC.'*

ADDENDUM TO THE RESOLUTION PLAN approved by COC in its 15th meeting:

In a typical set-up under IBC, where there is corporate debtor under stress, a white knight picks up the asset after paying up an agreed upon amount subject to haircuts by various creditors. But such a scenario cannot be applied to a resolution of a Corporate Debtor under real estate sector. In a real estate scenario, someone must step in and assess the pending work left, the cost of executing it and figure out the money available. So that the Resolution Applicant should complete the Project and get out. This is ultimately required in a real estate case.



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In a real estate business, the business is limited to a particular Project and primary business is to allot constructed areas to the allottees. For keeping the company, a going concern and for maximisation of assets, the only way is to complete the infrastructure and to allot it to the allottees.

The Resolution Plan dated 21.10.2019 read with revision in the payment to DHFL submitted vide email dated 03.11.2019 which is part of the Resolution Plan approved by COC. Combining the effect of the two following financial positions is part of the Resolution Plan approved by COC:

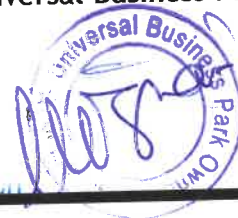
- i. The amount provided for payment to DHFL stands at Rs. 44.81 crores (Rs. 35.86 crores in the Resolution Plan dated 21.10.2021 revised to Rs. 45.83 crores less Rs. 1.02 crores CIRP cost of DHFL's share to be paid by the Resolution Applicant).
- ii. The additional fund from the Home Buyers is Rs. 800 per Sq. Ft. from Rs. 750 per Sq. Ft. vide email dated 03.11.2019 as provided in the Resolution Plan dated 21.10.2021 to fund the enhanced payment to DHFL in respect of Universal Greens Project.
- iii. The balance fund to meet the enhanced payment to DHFL was proposed by utilising funds earmarked for Miscellaneous Expenses in respect of Universal Aura and cash balance available in respect of Universal Greens Project.

Keeping in view the limited direction of the Hon'ble NCLT to modify the payment conditions relating to the objectors namely, DHFL, Kotak Mahindra Bank limited, and Kotak Mahindra Prime Limited in terms of money within a specified period, the Resolution Plan approved by the COC in its 15th meeting held on 11.11.2019 has been modified as under:

1. DHFL shall be paid an amount of Rs. 44.81 crores on or before 180 days of the Effective Date i.e., approval of the Resolution Plan by the Adjudicating Authority as per the Timeline of Payment attached as Annexure-I to this addendum. The said amount will be paid by Universal Aura Welfare Association and Universal Greens Buyers Association to the extent of Rs.22.71 crores and Rs. 22.10 crores respectively.
2. Though the resources available in the two projects are limited, the upfront payment to DHFL has been achieved by deferring the construction activities. The funds earmarked for

starting the construction work shall now be paid to DHFL and consequently the construction work will start delayed by three to six months.

3. With respect to modification pertaining to the Universal Greens Project following is highlighted:
- The revised construction schedule of Universal Greens Project is enclosed as Annexure-II to this addendum.
 - The Summary Cash Flow of the Universal Greens Project has been enclosed as Annexure-III to this addendum and the month wise detailed cash flow has been enclosed Annexure-IV to this addendum.
 - There is no increase in the additional fund to be brought in by the Home Buyers under the Resolution Plan and the same continues at Rs. 800 per Sq. Ft.
4. With respect to modification pertaining to the Universal Aura Project following is highlighted:
- The revised construction schedule of Universal Greens Project is enclosed as Annexure-V to this addendum.
 - The Summary Cash Flow of the Universal Greens Project has been enclosed as Annexure-VI to this addendum and the month wise detailed cash flow has been enclosed Annexure-VII to this addendum.
 - There is no increase in the additional fund to be brought in by the Home Buyers under the Resolution Plan and the same continues at Rs. 850 per Sq. Ft.
5. The Kotak Mahindra Bank Limited and Kotak Mahindra Prime Limited shall be paid an amount of Rs. 3 crores from the Universal Business Park Project on the Completion Date i.e., on or before 180 days from the Effective Date i.e., the date of approval of the Resolution Plan by the Adjudicating Authority as brought out in 'Timeline of the Payment' enclosed as Annexure-I to this addendum.
6. With respect to modification pertaining to the Universal Business Park Project following is highlighted:



- a) The cash flow of the Universal Business Park Project for the entire implementation schedule is enclosed as Annexure-VIII to this addendum.
- b) In the Resolution Plan approved by COC, the additional fund to be brought in by the Home Buyers of Business Park was Rs. 20.32 crores with a mix of additional contribution amounting to Rs. 695 per Sq. Ft. and share of lease rentals @Rs.25 per Sq. Ft. per month. As per addendum now the amount to be brought in by the Home Buyers remains at Rs. 20.32 crores. However, the money proposed to be brought in earlier from lease rental shall now be brought in as upfront additional contribution @ Rs. 941 per Sq. Ft.

As such there is no additional burden on the Home Buyers because of preponing the payment to Kotak Mahindra Bank Ltd. and Kotak Mahindra Prime Limited.

7. The Payment Matrix under the plan after this Addendum in line with the directions of the Hon'ble NCLT shall be as under:

Sl. No.	Payment to	Payment By			Total
		UGBA	UAWA	UBPOA	
1	CIRP Cost	0.92	3.05	0.98	4.95
2	DHFL	22.10	22.71	0.00	44.81
3	Kotak Mahindra Bank Ltd	0.00	0.00	0.82	0.82
4	Kotak Mahindra Prime Ltd	0.00	0.00	2.18	2.18
5	Employee Cost	0.18	0.20	0.20	0.58
6	Operational Creditors	0.24	0.87	1.90	3.01
7	Unsecured Creditors	0.23	0.23	0.00	0.46
	Total	23.67	27.06	6.08	56.81

8. The Completion of Payments envisaged under the plan has now been revised by this addendum to be on or before 180 days to the Effective Date i.e., the date of approval of



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the Plan by the Adjudicating Authority. The total amount to be distributed to various stakeholders is Rs. 56.81 crores as per Payment Matrix at Sl. No. 8 and shall be contributed as Rs. 23.67 crores, Rs. 27.06 crores and Rs. 6.08 crores by UGBA, UAWA and UBPOA respectively.

9. The assets and all the respective documents shall be transferred to the respective associations' demerged Company on the Completion Date of the payment to the Financial Creditors and other creditors by the respective associations. The Completion Date shall be on or before 180 days from the Effective Date i.e., date of the approval of Plan by the Adjudicating Authority.
10. Except for the changes in the upfront payment to DHFL, Kotak Mahindra Bank Limited and Kotak Mahindra Prime Limited and consequent delayed start of the execution work leading to increase in the execution timeline no other change in the plan as approved by the COC in its 15th meeting dated 11.11.2019 has been envisaged under this addendum.
11. The expression 'Sale of units earmarked for Financial Creditor M/s DHFL' or any other similar expression wherever appearing in the Resolution Plan approved by COC in its 15th meeting shall stand deleted by inclusion of this addendum for making upfront payment to M/S DHFL.
12. The Completion Period of construction activities wherever appearing in the Resolution Plan approved by COC in its 15th meeting shall now be considered as changed to 36 (Thirty-Six) months from the Effective Date of approval of the Resolution Plan by Hon'ble NCLT.
13. The amount in reference to cash inflow and outflow wherever referred to in the Resolution Plan approved by COC in its 15th meeting shall now be read with the reference to the respective Revised Cash Flows as in the Addendum pertaining to Universal Greens, Universal Aura, and Universal Business Park attached as Annexure-IV, Annexure-VI and Annexure-VII respectively.



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Summary of changes in the Resolution Plan approved by COC in its 15th meeting due to this Addendum

Sl. No.	Provisions of earlier Resolution Plan being modified	Revised Provision in the Addendum dated
1	Accordingly, payment to M/S DHFL is being proposed from sale of such inventory as detailed in the projected cash flow of Universal Greens (Annexure D) on last Para on page No. 16.	The said provision has been amended as under at Sl. No. 1 on page no. 3 as under DHFL shall be paid on or before 180 days of the Effective Date i.e., date of approval of the Resolution Plan by the Adjudicating Authority as per Cash Flow as Annexure-I to Resolution Plan to the addendum to the Resolution Plan.
2	Accordingly, payment to M/S DHFL is being proposed from sale of such inventory as detailed in the projected cash flow of Universal Greens (Annexure D) on third on page No. 18.	The said provision has been amended as under at Sl. No. 1 on page no. 3 as under DHFL shall be paid on or before 180 days of the Effective Date i.e., date of approval of the Resolution Plan by the Adjudicating Authority as per Cash Flow as Annexure-I to Resolution Plan Ito the addendum to the Resolution Plan.
3	Payment to M/S DHFL at third para on page no. 18 of the Resolution Plan approved by COC in its 15th meeting was proposed from sale of inventory as detailed in the projected Cash Flow at Annexure-E.	The said provision has been amended as under at Sl. No. 1 on page no. 3 as under DHFL shall be paid on or before 180 days of the Effective Date i.e., date of approval of the Resolution Plan by the Adjudicating Authority as per Cash Flow as Annexure-VI Ito the addendum to the Resolution Plan.
4	Details of Settlement Plan for Various Creditors at page no. 26: Sl. No.1 regarding Upfront Cash Recovery for Financial Creditors as NIL and amount payable from Sale proceeds of inventory/ area	The said content of the Resolution Plan shall now be read as Upfront Cash Recovery for Financial Creditors shall be Rs, 47.81 crores and the same shall be paid within 180 days to the Effective Date i.e., date of approval of the plan by Hon'ble NCLT.



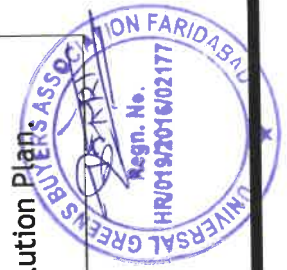
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5	Payment to M/S DHFL at last para on page no. 2 nd & 3 rd Para on page no.34 of the Resolution Plan approved by COC in its 15 th meeting was proposed from sale of inventory as detailed in the projected Cash Flow of Universal Greens (Annexure-D)	The said provision has been amended as under at Sl. No. 1 on page no. 3 as under DHFL shall be paid on or before 180 days of the Effective Date i.e., date of approval of the Resolution Plan by the Adjudicating Authority as per Cash Flow as Annexure-IV to the addendum to the Resolution Plan.
6	Summary Cash Flow enclosed as Annexure- UG 8 at Sl. No. (ii) on page no. 35	Modified as Annexure-III to the addendum to the Resolution Plan.
7	Second line at page no. 38 as factored in the Cash Flow Statement enclosed with this plan (Annexure – UG 10)	Modified as Annexure-IV to the addendum to the Resolution Plan in place of earlier Annexure – UG 10.
8	Cash flow Summary Sheet UA-6 at page no. 50	Modified as Annexure-VI to the addendum to the Resolution Plan.
9	The table for Details of Fresh Infusion of Capital at page no. 57 of the Resolution Plan approved by COC in its 15 th meeting individual cash contribution from each unit holder @Rs. 695 per Sq. Ft.	The same has been modified to Rs. 941 per Sq. Ft. as per Sl. No. 6 (b) of the Addendum to the Resolution Plan
10	Annexure D on page No. 141 Universal Greens Cash Flow	Modified as Annexure-IV to the addendum to the Resolution Plan.
11	Annexure E on page No. 142 Universal Aura Cash Flow	Modified as Annexure-VI to the addendum to the Resolution Plan.
12	Annexure F on page No. 143 Timeline for Payment	Modified as Annexure-I to the addendum to the Resolution Plan.
13	Annexure UG 4 Tentative Construction Schedule at page no. 238	Modified as Annexure-VI to the addendum to the Resolution Plans


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 Universal Greens Welfare Association
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 UNIVERSAL GREENS BUYERS ASSOCIATION FARIDABAD
 Regn. No. HR/019/2016/02177

14	Summary Cash Flow of Greens UG 8 at page no. 255	Modified as Annexure-III to the addendum to the Resolution Plan.
15	Cash Flow of Greens UG 10 at page no. 257	Modified as Annexure-IV to the addendum to the Resolution Plan.
16	Tentative Construction Schedule Aura UA-5 at page no. 335	Modified as Annexure-V to the addendum to the Resolution Plan.
17	Summary Cash Flow of Universal Aura UA-6 at page no. 336	Modified as Annexure-VI to the addendum to the Resolution Plan.
18	Cash Flow of Universal Aura UA-6 at page no. 337	Modified as Annexure-VI to the addendum to the Resolution Plan.
19	Cash Flow Business Park BP-2 at page no. 358	Modified as Annexure-VII to the addendum to the Resolution Plan.
20	Annexure D to Resolution Plan	Modified as Annexure-IV to Addendum to Resolution Plan
21	Annexure E to Resolution Plan	Modified as Annexure-VI to the addendum to the Resolution Plan.
22	Annexure F to Resolution Plan	Modified as Annexure-I to the addendum to the Resolution Plan.
23	Annexure UG 4 to Resolution Plan	Modified as Annexure-VI to the addendum to the Resolution Plan.
24	Annexure UG 8 to Resolution Plan	Modified as Annexure-III to the addendum to the Resolution Plan.
25	Annexure UG10 to Resolution Plan	Modified as Annexure-IV to Addendum to Resolution Plan
26	Annexure UA5 to Resolution Plan	Modified as Annexure-V to the addendum to the Resolution Plan
27	Annexure UA6 to Resolution Plan	Modified as Annexure-VI to Addendum to Resolution Plan
28	Annexure BP2 to Resolution Plan	Modified as Annexure-VII to the addendum to the Resolution Plan.


 Universal Business Park Owners Association


 Universal Aura Welfare Association



Revised Time Line for Pay-outs under the Resolution Plan (Annexure-I)

Page No. 10

	Total	1st Month			2nd Month			3rd Month			4th Month			5th Month			6th Month			
		Universal Greens	Universal Atria	Business Park	Universal Greens	Universal Atria	Business Park	Universal Greens	Universal Atria	Business Park	Universal Greens	Universal Atria	Business Park	Universal Greens	Universal Atria	Business Park	Universal Greens	Universal Atria	Business Park	Total
A. Opening Balance																				
B. Source for Pay-out																				
1 Contribution from Homebuyers	43.73	-	-	1.94	-	1.94	-	14.68	1.94	16.62	-	2.85	2.85	-	14.68	2.85	-	14.68	2.85	17.53
2 Funds from Co-Developer	26.01	-	-	-	25.36	-	-	-	25.36	-	-	-	-	-	-	-	-	0.65	-	0.65
Total (A)	69.74	-	-	1.94	25.36	-	14.68	1.94	16.62	-	2.85	2.85	-	14.68	2.85	-	15.33	2.85	18.18	
C. Pay-out																				
1 Payment of CIRP Cost *	4.95	-	-	-	0.92	-	3.05	-	3.05	-	-	-	-	-	-	-	-	-	-	0.98
2 Employees Cost	0.58	-	-	-	0.18	-	0.20	-	0.20	-	-	-	-	-	-	-	-	-	-	0.20
3 Unsecured Creditors	0.46	-	-	-	0.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.23
4 Payment to Operational Creditors	3.01	-	-	-	0.24	-	0.87	-	0.87	-	-	-	-	-	-	-	-	-	-	1.90
5 Payment to DHFL**	44.81	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22.10	22.71	44.81
6 Payment to Kotak***	3.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.00
Total (B)	56.81	-	-	-	1.57	-	4.12	-	4.12	-	4.12	-	-	-	-	-	-	22.10	22.94	6.08
D. Closing Balance (A + B - C)	12.93	-	-	1.94	23.79	-	3.88	27.67	40.17	23.79	10.56	8.67	43.02	23.79	10.56	11.52	1.69	45.87	1.69	8.29

D. Closing Balance (A + B - C)

* CIRP Cost will be paid within 180 days from the approval of the Plan by the Adjudicating Authority.

** Payment to DHFL shall be made within 180 days from the approval of the Plan by the Adjudicating Authority.

*** Payment to Kotak shall be made within 180 days from the approval of the Plan by the Adjudicating Authority.

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Summary Cash Flow after considering upfront payment to DHFL within 180 days to order of Hon'ble NCLT		
Area Details		
		Area (sq. ft)
1	Total Area (as per information in IM provided by RP) (in Sq Ft)	802984
2	Area Sold to Existing Buyers a sold units (as per information in IM provided by RP) (in Sq Ft)	492698
3	Area available for Sale as unsold units (as per IM provided by RP) (in Sq. Ft.)	310286
4	Area Available for Sale Commercial Units	
Earmarked Areas		
5	For DTCF from Residential Units	21923.36
6	For Investor from Residential Units (Initial Investment)	80531.25
7	For Investor from Commercial Units (Initial Investment)	730
8	For Investor from Residential Units (Additional Investment for payment to DHFL)	51125
9	Balance Area for Sale for use in Construction purpose (Residential Units) $\{(3) - (5) - (6) - (8)\}$	156706.39
10	Balance Area for Sale for use in Construction purpose (Commercial) $\{(4) - (7)\}$	
Cash Flow		
A	Outflows	
11	Balance Construction Work (as per estimate by Architect)	1,14,83,38,307.00
12	Architect's Fee (Lump Sum as quoted by Architect)	4,00,00,000.00
13	Stamp Duty on Land Transferred	92,57,952.00
14	CIRP Cost	91,56,062.70
15	Employees Dues	18,00,000.00
16	Unsecured Creditor (Nisha Singh)	23,00,000.00
17	Payment To Operational Creditors	24,43,000.00
18	Miscellaneous Expenditure (@ 6% of Balance Work)	6,89,00,298.42
19	Fund for Administrative cost of UGBA (@ 4% of Balance Work)	4,59,33,532.28
20	Settlement of DTCF dues	7,01,54,752.00
21	Settlement of DHFL dues	22,10,01,259.00
22	Assured Return to Investor for Additional Finance	4,41,72,000.00
23	PMC Fee	1,20,00,000.00
24	Margin Money for PBG	1,58,07,913.69
25	Total Outflow $\{(11 \text{ to } (24))\}$	1,69,12,65,077.09
B	Inflows	
26	Pending Receipts for existing Home Buyers of 237 Sold Units (Who have filed Claims as per IM RP)	27,49,11,201.25
27	Pending Receipts for existing Home Buyers of 115 Sold Units (Who Have not Filed Claim estimated proportionately on the basis of increase in claims)	9,72,76,271.21
28	Estimated Receipt from Unsold Units earmarked for DTCF dues	7,01,54,752.00
29	Estimated Receipt from Unsold Units excluding area required to set-off for Investor and EDC dues	50,14,60,448.00
30	Estimated Receipt from Commercial Space	4,27,00,000.00
31	Fund from Co-Developer	31,36,00,000.00
32	Reimbursement of CIRP Cost other than Green's share from Liquidation of other Projects	15,49,917.00
33	Release of FDs after relinquishing BGs	1,58,07,913.69
34	Additional Contribution from Home Buyers	39,41,58,400.00
35	Total Inflow $\{(26 \text{ to } (34))\}$	1,71,16,18,903.15
36	Net Balance after completion of the Project $\{35 - 25\}$	2,03,53,826.06
37	Mark up as contribution by Home Buyers	800.00



ANNEXURE
 Universal Aura Welfare Association
 Authority



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ANNEXURE - IV

Revised CASH FLOW PROJECTIONS OF THE RESOLUTION PLAN OF UNIVERSAL GREENS PUSUANT TO THE ORDER OF HON'BLE NCLT

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40		
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 Universal Green's Buyers Association
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 Universal Business Park
 Authorised Signatory

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ANNEXURE - VI

Executive Summary of Cash Flow

#	Costing Head	In flow Amount (Cr.)	Out flow Amount (Cr.)	Remarks
1	Pending dues from Home Buyers (including commercial shops)	49.70		
2	Pending dues from Home Buyers who have not submitted claims	10.22		
3	Additional amount to taken by home buyers (including commercials shops) (Rs 850 per Sq ft) [5 instalments of Rs. 190/- sq feet each quarter]	69.79		Contribution from 1) Claimed Units 2) UnClaimed Units 3) Commercials Shops
4	Additional Sales (@4500/- Sq ft)	72.44		Additional sales from 1) Unsold residential units 2) Unsold commercials shops 3) Unsold EWS
5	CRP Cost		3.05	
6	DHFL settlement cost		22.71	
7	Operational creditors cost		0.87	
8	Operational creditors cost		0.20	
9	Employees settlement cost		-	
10	DTCP Cost		1.00	
11	Renewal of License & Revision of Plan		166.08	
12	Project cost (including construction cost, Project, Marketing, Security, Administrative, Legal and other costs)		3.80	
13	Interpest Payment for Loan from Financial Lender		2.61	
14	Stamp Duty Charges			
	Total	202.16	200.32	
			1.84	

Cash balance available to meet escalation cost and downward revision of inflows

Various notes and assumptions

1. Pending dues from home buyers shall be taken as per the existing Builder Buyer Contract
2. Additional contribution from home buyers is taken at the rate of Rs. 850 /- sq ft (exclusive of GST and other taxes)
3. This is taken in 5 instalments of Rs. 170/- each every quarter.
4. Any additional EDC/DC dues if required to be paid to DTCP shall be paid by all allottees on pro rata basis.

Universal Anura Welfare Association
 Anura S. Perumal



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ANNEXURE VIII

Revised Cashflow after providing upfront payment to Financial Creditors

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42			
Opening Balance	-	1.94	2.59	3.24	6.09	6.94	5.04	7.22	7.49	6.66	4.99	4.33	3.92	3.77	3.67	3.57	3.47	3.37	3.27	3.17	3.07	2.97	2.87	2.77	2.67	2.57	2.47	2.37	2.24	2.17	2.10	2.03	1.96	1.89	1.82	1.67	1.42	1.12	0.84	0.57	0.30				
Inflow from Home Buyers	20.32	1.94	0.65	2.85	2.85	2.85	2.85	2.84	2.84	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Inflow	20.32	1.94	0.65	2.85	2.85	2.85	2.85	2.84	2.84	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Outflow																																													
DTPC Charges	1.50	-	-	-	-	-	-	1.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
License renewal / revised Plan	0.40	-	-	-	-	-	-	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financial Creditors	3.00	-	-	-	3.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Eligible Creditors	0.98	-	-	-	0.98	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CRP Cost	1.90	-	-	-	1.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operational Creditors	1.90	-	-	-	1.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operational Creditors (Workmen & E)	0.20	-	-	-	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cost of Construction	7.00	-	-	-	0.50	0.50	0.50	3.50	0.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Implementation / Supervision	1.00	-	-	-	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.10	0.10	0.06	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	
Contingencies	4.00	-	-	-	0.12	0.12	0.12	0.12	0.12	0.12	0.11	0.10	0.10	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.10	0.10	0.08	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	
Electrical Connection	0.26	-	-	-	-	-	-	-	-	-	-	0.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Outflow	20.24	-	-	-	6.75	6.67	2.67	1.67	3.67	0.66	0.41	0.15	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.08	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	
Closing Balance	0.08	1.94	2.59	3.24	6.09	6.94	5.04	7.22	7.49	6.66	4.99	4.33	3.92	3.77	3.67	3.57	3.47	3.37	3.27	3.17	3.07	2.97	2.87	2.77	2.67	2.57	2.47	2.37	2.24	2.17	2.10	2.03	1.96	1.89	1.82	1.67	1.42	1.12	0.84	0.57	0.30	0.08			

To meet the fund requirement the holders of 215915 Square feet of area in the Project shall bring Rs 941 per square feet as additional contribution as per inflow plan stated above


 Universal Agra Welfare Association
 Authorised Signatory
 Regn. No. 16/02177
 UNIVERSAL GREEN BUILDERS ASSOCIATION FARIDABAD


 Universal Business Park Owners Association
 Authorised Signatory

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