

Universal Aura Welfare Association

EGBM

Date 27-Apr-25



“The world’s greatest achievers have been those who have always stayed focussed on their goals and have been consistent in their efforts.”

– Dr Roopleen, Words to inspire the winner in YOU

Well Begun

is

half done ¹

Universal Aura Welfare Association

Meeting Agenda

- Opening Address
- Recap of last GBM
- Introduction of Technical Team
- Implementation Status Update
 - Document verification and Account reconciliation
 - New Company
 - Co-developer selection – Our criteria for selection and current progress
 - Legal Representations
 - Collection towards implementation of plan
- Recurring expense for UAWA
- Background (Appendix from last GBM)
- Q & A
- Closing Remarks

Recap – Last GBM Action Items

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Immediate Actions (From Last GBM)

- Create Company with 3 Directors and EC as initial shared holders (Complete)
- Complete formation of Monitoring Committee (Complete)
- Payment of RP fee and Operational Creditors (To be done in May)
- Take control of CRM data, Financial statement, physical control of Site, all physical files etc (Work In Progress)
- Finalize Developer for project (Work In Progress)
- Firm up process for share allocation to rest of members (Pending to be started in July'25)

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Company Formation

- **Sogno Homes Limited** is our Registered Company
- Emails can be sent: sognohomes2025@gmail.com
- Correspondence Address:- CW-620, JMD Suburbio-67, Sector 67, Sohna Road, Gurgaon-122005 (Haryana)



Our Technical Team

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Col Dhillon

- B. Tech Electrical Eng. 27+ Experience in Project Planning, Construction Management, Project Administration, Contract Management, Purchase & Inventory Management
- Expertise in :-
- New Projects launch, Proper Planning Execution, Proper budgeting, Marketing and Sales, Legal aspects
- Qualified Lead Auditor

Sandeep Tomar

- An alumnus of Swinburne University of Technology, Melbourne, with a strong foundation in civil engineering and infrastructure development.
- Since 2005, I've been leading and executing government infrastructure projects worth over ₹800 crores.
- Experience spans across highways, waterways, bridges, road-over-bridges (ROBs), earth retaining structures, and more.

Vivek Verma

- With over 34 years of expertise in PHE (Public Health Engineering) and Fire Fighting (fire protection and detection), executed projects across Delhi NCR, Uttar Pradesh, and Punjab.
- Notable Clients: - DLF, Emaar, JMC Projects, Jaypee Group, Ramprastha, Bestech, EROS
- Diverse Projects: high-rise towers, Hotels, hospitals, malls, and commercial buildings, Golf courses, stadiums, embassies, and universities, Schools and warehouses

Himanshu Khajuria

- An architect with 19 years with of experience including with Universal
- Currently working as Head of Design for Yum Brands in retail industry.
- I'm Head of Design for KFC for Pan India

Arvind Kumar Tak

- Civil Engineer with 34 yrs experience in Project Management activities.
- Worked with renowned Companies with project execution and coordination for cement plant, refinery, township, roads, logistics parks, IT SEZ, telecom projects

Ashok Ghoghar

- Higher diploma 3years Delhi 1972-197, AMIE -section A
- Worked in different PVT sectors as a civil engineer for 5 years on sub stations, ammonia & urea plant.
- Worked in NBCC (Govt of india under raking) for 12 years- looked after civil works of cement factory, runway at Palam airport, Conc of runway at Brak airport (Libya), Conc of 235 M height TV Tower Pitam Pura, Conc of ISBT fly over to Sharada Delhi-well sinking & Conc of pillars.
- Working with ARG -Finishing works of multi-story flats

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Davinder Narang

- Worked with Unitech for appx. 6 years, on residential projects, low & high rise.
- Since 1998 worked in Gurgaon only, as contractor, builder, consultant & finally working as a developer.
- Capable to handle contracts, execution, liaisoning, latest policy changes.

Gaurav Jindal

- A seasoned IT professional with 20+ years of experience, holding a Master's degree from BITS Pilani.
- Over 20 years of experience in Delhi (North West) and 10+ years in Gurugram (Huda sectors), specialization in:
- Expertise in Building construction management and Technical team coordination

Raju Chutani

- Civil Engineer from Gujarat University, Ahmadabad.
- Over 31 years of professional experience in Design and Engineering, construction and Project Management.
- Presently working as General Manager - Projects in Engineers India Ltd.

Dinesh Sharma

- B.E (Electronics & Telecom, MBA, ITIL, PMP)
- 24+ Yrs Corporate working experience HFCL, Hughes Comm, Reliance Comm, Ericsson etc.
- Management and execution of Telecom Infra/IT projects.
- Presently Working with Kyndryl Solutions (formerly known as IBM), as I.T. Project Manager
- 100+ Yrs old Family business of Timber, Stone & Iron.

Ramesh C Ahuja

- Graduate Architect from IIT Roorkee 1972 batch.
- Worked with de Vries and Partners (Dubai) Gherzi Eastern Ltd, UNITECH, Jindal Real Estate, HS Nag and associates (Saudi embassy project).
- Vast experience on building projects such as Dubai Tower, Statesman Connaught place, Mohali township project

Niket Saxena

- An MBA In finance from Symboisis pune 11+ year Experience in Corporate finance industry
- Owner Facility management company (SPIC N SPAN HOUSEKEEPERS) with expertise pre and post construction
- Current clients includes: Jaypee group hotel, Myntra, Radisson hotel, Multiple corporate clients and Schools

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Hari Chourasia

- Civil Engineer by Education
- Seasoned Professional in real estate
- Experienced across companies and type of engineering and Construction in High rise, Low rise Residential as well commercial projects

Jitender Gupta

- BE(Elect)PMP certified
- Having experience of 30+ years of expertise in Project Management and execution of Telecom Infra projects and Large Facility in Delhi NCR , Punjab & Haryana.
- Worked with India's top companies in various Infra related roles

Resham Singh

- Resham Singh with a corporate experience in Agrochemical Industry (Sales and Marketing) for than 28 years, I'm M.Sc. Agriculture from Rajasthan Agriculture University.
- Presently, I'm working with Nissan Chemical corporation, Japan as a marketing head for PAN India since 2014.

Siddharth Sethi

- My entire experience of 25 years is in Marketing and General Management
- Handle multiple position in MNC companies

Implementation Status Update

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Co-Developer Selection:-

- After 2021 interim results, as agreed team started reaching in the market for a single window solution
- Continuous meetings were held with many builders in NCR region.
- After our final order in March, as per feedback from member Ads were given in newspapers
- Technical team and EC worked on Evaluation criteria to used for proposal evaluation
- After reviewing initial reviews 15 developer were requested to submit their proposal in line with evaluation criteria
- Additional 5-6 developers have contact us after mails were sent to initial 15 developers
- Till date 8 Proposals have been received (2-3 are awaited)
- Many home buyers gave references including Amarjeet Ji, Radhe Ji, Surender Yadav, Davinder Narang Ji, Col Jaitley, Naveen Ji, Sanjeev Dhanakad Ji, Niket Saxena Ji,
- Evaluation is in final stage, expected to be closed by next, we are not entertaining ant new candidates due to time considerations.

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Co-Developer Evaluation Criteria:-

1	Technical Profile	a) Financial statement for Last 5 years b) Net worth certificate
		List of Projects (Completed/Ongoing) along with: a) Project value b) Location c) Build Up Area d) Type (Residential, Commercial, High Rise, Low Rise) e) Committed/Actual delivery date of project
		List NCLT/stressed project undertaken by you if any
		Core Team Profile
		Source of Funding
2	Initial Funding	First three milestones are very critical to ensure CIRP & DHFL are settled and license is renewed by DTCP. Hence requirement of Infusion of funds, please share your proposal for managing shortfall in first three milestones: a) At the time MOU signing b) 60 Days (i.e. 30 days after first Demand) c) 150 Days (i.e. 30 days after second demand)
3	Roles and Responsibility	a) Legal Compliances related to the project b) Regulatory/DTCP/HRERA & other relevant Approvals and compliances
4	Project Execution	a) Your High level roles and responsibilities b) High Level Construction/delivery Methodology c) Teams proposed to be deployed in project e.g. CRM, Construction, Liasoning, Legal, Independent quality assurance d) Total Completion time along with broad milestones in alignment of resolution plan e) CRM Management -Demands/Collection/Cancellation/Transfer etc
5	Default Management	a) Treatment of Surrendered and cancelled units b) Treatment of Unclaimed units
6	Fund Deficiency	Line of Credit from Banks (Bank Mortgage, Swamih fund)
7	Value Add	Any other proposal for optimization of execution or cost without deviating from court order and approved plan
8	SRA High level Roles and Responsibilities	Expectation of collaborator from UAWA

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- **Document verification and Account reconciliation:-**
 - BBA Indexing for all project is in progress
 - Account Reconciliation is next step (Base Amount, Interest, VAT, Pending amount etc)
 - Drawings and other files are next
 - Inventory of Physical items
- **Legal Representations**
 - Retainer lawyers has been engaged for working on NCLT, NCLAT, Supreme Court, HRera/DTCP related matters
 - In Central Government approved panel for Supreme Court
 - Initial term 1 Years, extendable to 3 year on annual basis
- **Collection towards implementation of plan**
 - Contribution will be raised by first/second week of May
 - First Contribution will following as per our discussion in last GBM
 - Part of BBA pending amount
 - Extra Contribution as per plan
 - Contribution Towards CIRP cost

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Unit Type	2 BHK (1332 SqFt)	3BHK (1825 SqFt)	3BHK+ (1969 SqFt)	3BHK++ (2047 SqFt)	4BHK (2867 SqFt)	Shop (300 SqFt)
Assumed Pending Amount (Only for Illustration)	10,00000	16,00000	18,00000	25,00000	50,00000	5,00000
BBA Pending Amount @8.73%	87,300	1,39,680	1,57,140	2,18,250	4,36,500	43,650
Additional Cost as per plan (850/5 Per SqFt)	2,26,440	3,10,250	3,34,730	3,47,990	4,87,390	51,000
CIRP COST Escalation	1,58,633	2,17,347	2,34,496	2,43,786	3,41,443	35,728
Total*	4,72,373	6,67,277	7,26,366	8,10,026	12,65,333	1,30,378

Taxes as applicable*

Discussion Points:-

- Sample above is for first installation
- BBA Pending amount will be taken from Builder Database, Value above is appx.
- Review of BBA and Financial data is expected to continue for next 1-2 months hence any deviation will be adjusted in future demand

Recurring Expense for UAWA

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Recurring expense for UAWA

- Legal expenses for Senior Lawyer in Monitoring Committee (50K per Month)
- Security Guards (50 per month till builder take over)
- Office rental (24K + Maintenance = 36K per month)
- Office Expense Including Office boy (Appx 35-40K per month), Subjected to change as per need
- Account person (appx 30-40K Account)
- Legal Fee for Universal AURA retainer lawyer (150K per month)
- Monitoring Committee Chair Person and X Officio Fee (Appx 140K, 4L to be divided between three associations)
- Senior Lawyer Fee for Part 2 and Avoidance applications (Fee to be divided between three associations)
- Insurance fee appx 6.5L for 2025

- **Considering facts above Total monthly Cost of Appx: 8L per month**

Minutes of Meeting – 28-Apr-25

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Minutes of Meeting – 28-Apr-25

- New Company “Sogno Homes” has been registered for implementation of project and office location has been finalized
- Account opening process has been initiated, Contribution request will be generate immediately after.
- Contribution request will be sent as per builders requests, Members will be given 6 months to reconcile difference so that any deviation can be adjusted in 2nd or 3rd demand.
- First demand will be raised including by Mid-May (Template explained with approximate numbers):
 - Pending BBA account (First out of 12 Instalments)
 - Contribution towards 850 per Sq Ft (First out of 5 instalments)
 - Extra Contribution towards CIRP Fee (Single Instalment)
- A third party is engaged by AURA/Greens/BusinessPark to take CRM data, Financial statements, all physical files etc
- Technical team profiles shared for transparency, update from Physical meetings
- 15+ request for proposal were sent, currently 8 proposal have been received which are being deliberated by technical team
- Names have been withheld due to confidentiality, Details of top three candidates will be shared after Technical team has provided recommendation and these have been deliberated by EC.
- Updates about helping in bank loan were shared.
- Members queries were answered for almost 1.5 hour, members requested to read plan/orders and requested to connect with EC if needed
- Members were update about Retainer lawyer, long with other reoccurig expenses to be incurred by UAWA

Appendix

Last GBM

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High Level Responsibilities

SRA (UAWA)

- Representation in Monitoring Committee
- Create new Company
- Finalize Developer
- Pay RP and Operational creditors
- Take control of all documents and artefacts
- Monitor Implementation of project
- Help with settlement of part-2
- Fight all court case RP was fighting
- Coordinate with all members

New Company

- Transfer Over assets and Liabilities of Universal Aura
- Take control of Shiv Ganesh as Wholly Owned Subsidiary
- Legal contracts with Developer
- Share allocation to member
- Quality Assurance, Account Management, Financial Audits, Statutory Reporting etc
- Day to Day coordination with Developer
- Payment to Developer
- Quarterly report to monitoring committee
- Complete project and handover of houses and Shops

Members:

- Timely payments
- Join Focus Committees during execution as requested

Plan Summary: Part – 1

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Plan Summary: Part – 1

This part of the Resolution Plan is submitted to ensure the effective delivery of all units to all buyers of two residential project and one of the commercial project. Resolution Applicant is proposing a detailed “Resolution Plan” for completing these projects of the Corporate Debtor and settling part of the claims of the financial creditors, DTCP dues and operational creditors.

After demerging the three Projects in to three new Companies, the resolution plan for these three Projects provides for completion of each residential project independently by their respective association. This will result in delivery of more than 1200 houses to the home buyers and completion of one commercial project and solution for settling claims under these projects.

The Resident Welfare Associations of the respective Projects being an association of unit holders they will put their all and best efforts to complete and deliver the project. The buyers in their effort to save their hard earned money going down the drain and intent to get a shelter for their families shall be focussed on delivery of the units without any profit motive under the Resolution Plan.

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Plan Summary: Part – 1

- The entire construction shall be completed within 36 months from the date of start of construction activities excluding force majeure conditions and stoppage due to litigations.
- The fund shall be contributed by the homebuyer as per cash flow plan.
- An ESCROW account shall be opened for the balance work of the project and all receipt from existing buyer and proceed from unsold units shall be pooled in to this account and all the payment for construction of the project shall be made from this account.
- In case of failure to pay the called amount within due date of payment, respective flat allottee shall be responsible to pay interest on the due amount @ 21% p.a (as per existing contract)
- In case any flat allottee is desirous of not continuing with the construction as per the Resolution Plan they may surrender their units and the amount paid by them against their unit with a deduction of 30% of the amount paid by them and will be refunded from the sale proceeds of their unit when such units are sold. However, such flat allottee shall have to exercise their option of surrender of their units within 45 days of grant permission by the adjudicating authority to UAWA for start of construction of balance work.

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Plan Summary: Part - 1

- All flat allottee shall be liable to pay the called amount within the due date. In case any flat allottee defaults in making payment of due instalments (including partial default) beyond a period of 90 days plus grace period of 30 days from the due date, UAWA shall cancel and terminate their allotment.
- If allotment of any existing flat buyers is terminated due to non-payment of instalments / contribution towards their unit, the amount paid by them against their unit shall be refunded without any interest to them after deducting 30% of total payment made by them and the amount paid as statutory taxes. The refund in all such cases shall be made after sale of such units
- If any additional fund will required against increase in CIRP Cost, it will be pooled by homebuyers/Allottees of Universal Aura to meet the deficits.
- Bank Guarantee issued to DTCP for dues of EDC/IDC or any other Authority the Universal Aura will not take any liability or will not treat it as an assets for implementation of Resolution plan. Any amount realised by DTCP by invocation of any bank guarantee will be reduced from the dues of DTCP pertaining to Universal Aura.
- The execution of the Resolution Plan as well as the review of construction work at site shall be done by a Execution Committee constituted from the members of the UAWA and same shall be responsible to submit progress report to Monitoring Committee at every quarter.

Plan Summary: Part – 2

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Plan Summary: Part - 2

- This part of the Resolution Plan is submitted to ensure resolution of the remaining Projects of the Corporate Debtor which are not in a position to be completed and got delivered. The second part of the Resolution plan deals with the properties where the projects Universal Prime, Universal Trade Tower, Universal Square, Market Square, The Pavillion are situated. Out of these projects, Universal Trade Tower is fully completed and delivered while other have not taken off or have elicited very few bookings.
- The resolution applicant is proposing to appoint a monitoring committee appointed by this Hon'ble tribunal under the chairman ship of Retired Judge or as this Hon'ble Tribunal as deemed fit. The proceeds shall be distributed among the Creditors except DHFL, Allottees of Universal Aura, universal green, Universal business Park of the Universal Buildwell Pvt. Ltd. on a pro rata basis in accordance with the provision Under Section 53 of Insolvency & Bankruptcy Code, 2016.
- As per information provided by Resolutional Professional, RP has filed various application for avoidance of transaction under section 43, 45, 50 and 66 of Insolvency and Bankruptcy Code, 2016. Any recovery of money or area shall also formed part of liquidation state under Part -II of this Resolution Plan except as specified under Resolution Plan.

New Company

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The Company

- Under this resolution plan the affairs of the project shall be demerged into a Public Limited Company.
- The shares of the company in the ratio of the total consideration agreed as per the BBA with the corporate Debtor towards cost of their allotted units.
- The home buyers who have not filled claim till date they shall also be allowed to subscribe to the shares of the new company in the ratio of payment made by them to the corporate Debtor towards cost of their allotted units as and when they are willing to do the same after due diligence and verification of their claim.
- First Directors shall be:
 - Sh Dinesh Sharma
 - Sh Bir Singh
 - Sh Sushil Sikka
- Upon settlements of due original deeds, documents and all other records shall be handed over to demerge companies by Financial Creditors
- All office bearers/shares holders will be liable for their respective project implementation and all clauses mentioned in the undertaking
- Some Financial institutions have granted loan to allottees under Tri-Party agreement among Corporate Debtor , allottee and themselves , On approval of Resolution Plan Corporate Debtor shall release from his liability and respective proposed company shall step in to the shoe of Corporate Debtor in respect of loan granted for Unit in respective projects/s (Universal Aura, Universal Greens and Universal Aura).

Financials

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CIRP Cost page 13

CIRP Cost

The total CIRP Cost till 30.09.2019 as communicated by the Resolution Applicant is ₹4,94,15,653/-. The entire CIRP cost shall be paid by the three Associations in the consortium in the ratio of the claim admitted by Resolution professional in respect of their Project. The sharing ratio between Universal Greens, Universal Aura and Universal Business Park works out to 18.53%, 61.69% and 19.78% respectively (**Annexure-B**). As such these three Associations shall contribute an amount of ₹91,56,063/-; ₹3,04,86,848/-; and ₹97,72,742/- respectively. Any revision in claim ratio due to further admission of claims by RP shall not affect allocation further. Moreover if any enhancement in the CIRP Cost upto the date of approval of Resolution Plan by Hon'ble NCLT, the associations undertakes to pay the enhance amount as per their share with above mentioned CIRP cost.

The CIRP Cost if any paid by the COC members till date shall be reimbursed under this Resolution Plan from the amount so earmarked.

The amount of CIRP Cost pertaining to the Projects under Part-II of this plan wherein the claims are proposed to be settled after realisation of remaining assets of Corporate Debtor shall be reimbursed to the respective Associations/Demerged Companies on realisation of the proceeds under Part-II of this Plan.

Indicative Monthly Cost

Fee	Office	Security	Lawyer	Miscellaneous
₹ 12,00,000	₹ 6,50,000	₹ 3,00,000	₹ 1,50,000	₹ 5,00,000

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Additional Cost

However, keeping in view the existing scenario this resolution plan proposes to pay the amount which shall be mutually agreed between the association and DTCP in respect of Universal Aura Project, Sector-82. This will be paid to DTCP in the 36th month of the Resolution Plan. The amount will be pooled by the member of association according to their share. Resident Welfare shall provide undertaking to the DTCP in this regard once the Resolution Plan is approved.

- a) The amount of settlement is as per agreed between RWA and DTCP.
- b) Amount shall be in full and final settlement of all dues pending against the Corporate Debtor in respect of Universal Aura Project

Total Amount Claimed As per last Month is	₹ 41.00 Cr	(21 Principal and 20 Interest + Penalties)
<i>Operational Creditors</i>	₹ 0.17 Cr	
<i>Employees</i>	₹ 0.02 Cr	
<i>Structure Strengthening</i>	₹10.00 Cr	

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Payment Plan (Plan)

Cash Inflow				Q-1	Q-2	Q-3	Q-4	Total Year -1	Q-1	Q-2	Q-3	Q-4	Total Y	Q-1	Q-2	Q-3	Q-4	Total Year	Receipts of 3
S No.	Presumptions/Particulars	Area (In Square Feet)	Amount (Rs in Crores)																
	Opening Balance from previous quarter			-	9.32	0.46	6.72		8.09	21.71	9.42	9.87		-	7.31	(0.48)	6.96	-	
1	Contribution from Home Buyers who have submitted claims under existing agreements		49.70	4.34	4.34	4.34	4.34	17.38	4.34	4.34	4.34	4.34	17.38	4.34	3.84	3.58	3.18	14.94	49.70
2	Contribution from Home Buyers who have not submitted claims under existing agreements (Unclaimed Area x 4000 @12% as balance payment)	2,12,985.00	10.22												3.41	3.41	3.41	10.22	10.22
3	Contribution of Home Buyers towards additional funds to be bought in under the present resolution plan [Claimed Units]		50.88	10.18	10.18	10.18	10.18	40.70	10.18	-	-	-	10.18	-	-	-	-	-	50.88
4	Contribution of Home Buyers towards additional funds to be bought in under the present resolution plan [Un Claimed Units]		18.10				3.62	3.62	3.62	3.62	3.62	3.62	14.48	-	-	-	-	-	18.10
	Total Saleable Area of The Project	9,65,653.00						-					-					-	-
	Area Already Sold (unclaimed is not taken into account)	8,11,550.00						-					-					-	-
	Balance Saleable Area	1,54,103.00						-					-					-	-
	Projected Sale Price (Per Square Ft)		4,500.00					-					-					-	-
	Additional Sales Available (Rs in Crores)		69.35					-					-					-	-
	Less: Amount Already Received and remain unclaimed		-																
	Balance Receivable (B)		69.35	-	-	-	-	-	17.34		17.34		34.68	17.34	-	17.34		34.68	69.35
5	Receivables From Convenience Shopping Centre							-					-					-	-
	(26 Shops comprises of 8538.87 Sq Ft average @ Rs8000 Per Sq Ft)	8,538.37	6.83					-					-					-	-
	Less: Advances Received Against Commercial Area		5.07					-					-					-	-
	Balance Receivable ('C)		1.76					-	0.22	0.22	0.22	0.22	0.88	0.22	0.22	0.22	0.22	0.88	1.76
	Additional contribution from Shopping centre		0.81	0.16	0.16	0.16	0.16	0.65	0.16				0.16						0.81
6	Receivables From EWS Units							-					-					-	-
	(89 Units to Be Allotted by DTCP @ Rs 1.50 Lakhs per Unit) (D)		1.34					-					-	0.33	0.33	0.33	0.33	1.34	1.34
	Total Inflow (A+B+C+D) (Rs in Crores)		202.16	14.68	14.68	14.68	18.30	62.35	35.86	8.19	25.52	8.19	77.75	22.24	7.80	24.88	7.14	62.06	202.16

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Tentative Payment Plan Subjected to Actuals*

- Below Indicative Calculations are done assuming pending amount from BBA is 10,00,000* for homes and 35% from Shops
- Estimated Maximum CIRP* cost taken into consideration, Actual fee to be negotiated
- We will get Refund of CIRP* fee from FCs during Part-2 settlement
- DTCP* cost is distributed as per current scheme (No Discount) i.e pay 15% upfront, rest in 5 instalments
- 2 BHK

Installment (Qtr Wise)→	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
Old due Installment%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	7.73%	7.21%	6.48%
Old Due	87,320	87,320	87,320	87,320	87,320	87,320	87,320	87,320	87,320	77,260	72,060	64,800
Additional Cost as per plan	2,26,428	2,26,428	2,26,428	2,26,428	2,26,428							
CIRP ADDITIONAL COST	1,60,903											
DTCP COST		1,00,278			1,13,648		1,13,648		1,13,648		2,27,296	
Total	4,74,651	4,14,026	3,13,748	3,13,748	4,27,396	87,320	2,00,968	87,320	2,00,968	77,260	2,99,356	64,800

➤ 3BHK

Old due Installment%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	7.73%	7.21%	6.48%
Old Due	87,320	87,320	87,320	87,320	87,320	87,320	87,320	87,320	87,320	77,260	72,060	64,800
Additional Cost as per plan	3,10,209	3,10,209	3,10,209	3,10,209	3,10,209							
CIRP ADDITIONAL COST	2,20,439											
DTCP COST		1,37,382			1,55,699		1,55,699		1,55,699		3,11,399	
Total	6,17,968	5,34,911	3,97,529	3,97,529	5,53,229	87,320	2,43,019	87,320	2,43,019	77,260	3,83,459	64,800

➤ Shop

Installment (Qtr Wise)→	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th
Old due Installment%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	8.73%	7.73%	7.21%	6.48%
Old Due	85,952	85,952	85,952	85,952	85,952	85,952	85,952	85,952	85,952	76,049	70,931	63,785
Additional Cost as per plan	55,828	55,828	55,828	55,828	55,828							
CIRP ADDITIONAL COST	39,672											
DTCP COST		82,415	82,415									
Total	1,81,452	2,24,195	2,24,195	1,41,780	1,41,780	85,952	85,952	85,952	85,952	76,049	70,931	63,785

Way Forward

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Immediate Actions

- Create Company with 3 Directors and EC as initial shared holders
- Firm up process for share allocation to rest of members
- Complete formation of Monitoring Committee
- Payment of RP fee and Operational Creditors
- Take control of CRM data, Financial statement, physical control of Site, all physical files etc
- Finalize Developer for project who:
 - Has experience of doing High rise projects
 - Has Experience Liaisoning with Govt Agencies
 - Has legal expertise
 - Has experience of managing stuck projects (Optional)
 - Can Infuse initial amount of Appx 50-60 Cr at initial stage
 - Has capacity to fund expense of unclaimed units and take over if needed
 - Will do Structural Audit from Reputed Agency, Structure Strengthening if needed, manage project end to end under our supervision

Q & A