

Annexure 1: Discounted Cash Flow Method-ITH Peenya

Conversion Factor to Million 10,00,000

Particular	Area	Unit	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	
Proposed Leasable Super built-up Area (Commercial Spaces)	4,69,669	sq. ft.																															
<b>Project Stream - Retail &amp; Commercial Block</b>																																	
<b>Capital Account</b>																																	
Construction Phasing (KSRTC Depot)			40%	60%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Construction Phasing (Bus Terminal)			20%	40%	40%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Construction Phasing (Skywalk)			0%	50%	50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>Receipts</b>																																	
Equity Component	630.38	INR Million	151.41	234.77	244.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt Component	630.38	INR Million	151.41	234.77	244.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Expenditure</b>																																	
Land Development Cost	25	6.53	INR Million	6.53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cost of Approvals and Deposits Payable to Civic Authorities	50	13.07	INR Million	13.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>KSRTC Depot</b>																																	
Cost of Construction - Depot Amenities	800	12.24	INR Million	4.90	7.35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cost of Construction of Diesel Fuel Station	400	2.60	INR Million	1.04	1.56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cost of Construction of Washing Platform	200	0.40	INR Million	0.16	0.24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cost of Paving Idle bus bays	100	3.68	INR Million	1.47	2.21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Construction Cost - KSRTC Depot</b>	<b>18.92</b>	<b>INR Million</b>	<b>7.57</b>	<b>11.35</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Bus Terminal</b>																																	
Cost of Construction - BMTC Bus Terminal (including commercial areas retail)	1,000	20.00	INR Million	4.00	8.00	8.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cost of Construction - KSRTC Bus Terminal (including commercial areas retail)	1,000	27.52	INR Million	5.50	11.01	11.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cost of Construction - Private Bus Terminal (including commercial areas retail)	1,000	32.36	INR Million	6.47	12.94	12.94	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Construction Cost - Bus Terminal</b>	<b>79.88</b>	<b>INR Million</b>	<b>15.98</b>	<b>31.95</b>	<b>31.95</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cost of Construction - Basement Parking	700	146.36	INR Million	29.27	58.54	58.54	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cost of Construction - Multi Level Car Parking (MLCP)	700	56.00	INR Million	11.20	22.40	22.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Construction Cost - Commercial Areas (Large)</b>	<b>1,370</b>	<b>625.41</b>	<b>INR Million</b>	<b>125.08</b>	<b>250.16</b>	<b>250.16</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Construction Cost - Bus Terminal, MLCP &amp; Commercial</b>	<b>907.65</b>	<b>INR Million</b>	<b>181.53</b>	<b>363.06</b>	<b>363.06</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Construction Cost - Skywalk (SWR &amp; Metro Connectivity)</b>	<b>1,000</b>	<b>55.97</b>	<b>INR Million</b>	<b>27.99</b>	<b>27.99</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Escalation in Construction Cost	8%	1,046.02	INR Million	189.10	434.59	422.33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Construction Cost</b>	<b>8%</b>	<b>83.68</b>	<b>INR Million</b>	<b>83.68</b>	<b>83.68</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Preliminary and Preparative Costs (Percentage of Construction Costs)	8%	1,149.30	INR Million	292.38	434.59	422.33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Development Cost</b>	<b>2</b>	<b>0.60</b>	<b>INR Million</b>	<b>0.60</b>	<b>0.60</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Reserve Land Premium	110.86	INR Million	9.84	34.94	66.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Interest during Construction (Capitalized)	2,684.37	1,260.77	INR Million	302.82	469.54	488.41	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total Project Cost</b>	<b>2,684.37</b>	<b>1,260.77</b>	<b>INR Million</b>	<b>302.82</b>	<b>469.54</b>	<b>488.41</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Revenue Account</b>																																	
Absorption Rate of Leasable Area			0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Occupancy of Commercial Space (Retail)			0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Occupancy of Commercial Space (Large)			0%	0%	0%	60%	70%	80%	90%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Occupancy of Car Parking Slots			0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>Receipts</b>																																	
Weighted Average Lease Rent (Retail)	75.00	INR per sq. ft.	75.00	75.00	75.00	90.00	90.00	90.00	108.00	108.00	108.00	129.60	129.60	129.60	155.52	155.52	155.52	186.62	186.62	186.62	223.95	223.95	223.95	268.74	268.74	268.74	322.49	322.49	322.49	386.98	386.98		
Weighted Average Lease Rent (Large)	30.00	INR per sq. ft.	30.00	30.00	30.00	36.00	36.00	36.00	43.20	43.20	43.20	51.84	51.84	51.84	62.21	62.21	62.21	74.65	74.65	74.65	89.58	89.58	89.58	107.50	107.50	107.50	128.99	128.99	128.99	154.79	154.79		
Car Parking Charges (INR per carpark per month)	1,500.00	INR per carpark	1,500.00	1,500.00	1,500.00	1,800.00	1,800.00	1,800.00	2,160.00	2,160.00	2,160.00	2,592.00	2,592.00	2,592.00	3,110.40	3,110.40	3,110.40	3,732.48	3,732.48	3,732.48	4,478.98	4,478.98	4,478.98	5,374.77	5,374.77	5,374.77	6,449.73	6,449.73	6,449.73	7,739.67	7,739.67		
Rent Appreciation (Once in 3 years)	15%																																
Interim Revision from Capital Appreciation (Once in 3 years)	5%																																
Gross Potential Revenue as Lease Rent (Commercial - Retail)	887.30	INR Million	-	-	-	14.22	14.22	14.22	17.06	17.06	17.06	20.48	20.48	20.48	24.67	24.67	24.67	29.49	29.49	29.49	35.38	35.38	35.38	42.46	42.46	42.46	50.95	50.95	50.95	61.14	61.14		
Gross Potential Revenue as Lease Rent (Commercial - Large)	12,104.03	INR Million	-	-	-	118.33	138.05	157.77	212.99	236.65	236.65	283.98	283.98	283.98	340.78	340.78	340.78	408.93	408.93	408.93	490.72	490.72	490.72	588.86	588.86	588.86	706.64	706.64	706.64	847.96	847.96		