

ALPINE COMMOSALE PRIVATE LIMITED - EMAMI CITY : B2 - 1104

a) Calculation of interest claim during Construction Grace Period

Principal Amount (90% of Purchase Consideration)	62,20,538
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Period	SBI PLR	No. of days	Simple Interest	Remarks
Mar-17	14.00%	31	73,965	Grace Period
Apr-17	13.85%	30	70,812	
May-17	13.85%	31	73,172	
Jun-17	13.85%	30	70,812	
Jul-17	13.75%	31	72,644	
Aug-17	13.75%	31	72,644	
Sub-total (A)			4,34,049	

b) Calculation of interest claim during Extended Construction Grace Period

Principal Amount (90% of Purchase Consideration)	68,04,286
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Period	SBI PLR	SBI PLR + 2%	No. of days	Simple Interest	Remarks
Sep-17	13.75%	15.75%	30	88,083	Extended Grace Period
Oct-17	13.70%	15.70%	31	90,730	
Nov-17	13.70%	15.70%	30	87,803	
Dec-17	13.70%	15.70%	31	90,730	
Jan-18	13.40%	15.40%	31	88,996	
Feb-18	13.40%	15.40%	28	80,384	
Sub-total (B)				5,26,726	

c) Calculation of interest claim Post Extended Construction Grace Period

Principal Amount (90% of Purchase Consideration)	68,04,286
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Period	Rate of interest	No. of days	Simple Interest	Remarks
Mar-18	18.00%	31	1,04,022	Post Extended Grace Period
Apr-18	18.00%	30	1,00,666	
May-18	18.00%	31	1,04,022	
Jun-18	18.00%	30	1,00,666	
Jul-18	18.00%	31	1,04,022	
Aug-18	18.00%	31	1,04,022	
Sep-18	18.00%	30	1,00,666	
Oct-18	18.00%	31	1,04,022	
Nov-18	18.00%	30	1,00,666	
Dec-18	18.00%	31	1,04,022	
Jan-19	18.00%	31	1,04,022	
Feb-19	18.00%	28	93,955	
Mar-19	18.00%	31	1,04,022	
Apr-19	18.00%	30	1,00,666	
May-19	18.00%	31	1,04,022	
Jun-19	18.00%	30	1,00,666	
Jul-19	18.00%	31	1,04,022	
Aug	18.00%	31	1,04,022	
Sep-19	18.00%	30	1,00,666	
Oct-19	18.00%	31	1,04,022	

1 Nov to 23 Nov 19	18.00%	23	77,177
Sub-total (C)			21,24,056

d) Calculation of interest claim Post Extended Construction Grace Period (after making balance 10% payment)

Principal Amount (100% of Purchase Consideration plus EDC amount)	90,50,179
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Period	Rate of interest	No. of days	Simple Interest	Remarks
8-Aug-19 to 31-Aug-19	18.00%	0	-	Post Extended Grace Period
Sep-19	18.00%	30	-	
1-Oct-19 to 24 Oct-19	18.00%	24	-	
Sub-total (D)			-	

Interest claim during Construction Grace Period (A)	4,34,049
Interest claim during Extended Construction Grace Period (B)	5,26,726
Interest claim Post Extended Construction Grace Period and confirmation received for Upgradation ©	21,24,056
1. Total Claim on account of compensation for delay in handover (A+B+C)	30,84,831
2. Claim on account of Suffering, Trauma and Mental Agony	11,00,000
3. Claim on account of legal costs.	2,50,000
Grand -Total (1+2+3)	44,34,831