

Income Projections for Starlit Suites Greater Noida

	1st year	2nd year	3rd year	4th year	5th year	6th year	7th year	8th year	9th year	10th year	11th year	12th year	13th year	14th year	15th year
Average Room Rent (ARR) per day in Rupees	3200	3500	3750	4000	4200	4300	4400	4500	4600	4800	5000	5200	5400	5600	5800
Total No of Flats in entire tower	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Percentage of Occupancy per month	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Rooms sold at above Occupancy Rate	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70
Number of Rooms Occupied per month	2135	2135	2135	2135	2135	2135	2135	2135	2135	2135	2135	2135	2135	2135	2135
Total Income as per above Occupancy per month	6832000	7472500	8006250	8540000	8967000	9180500	9394000	9607500	9821000	10248000	10675000	11102000	11529000	11956000	12383000
40% of Income given back to Investors 1st & 2nd year	40	2732800	2989000												
50% of Income given back to Investors 3rd year onwards				50	4003125	4270000	4483500	4590250	4697000	4803750	4910500	5124000	5337500	5551000	5764500
Monthly Rnetal Income per Square feet (Rs.)	46	50	67	71	75	77	78	80	82	86	89	93	96	100	103
For Studio															
Monthly Income to each owner	26452	28932	38749	41332	43398	44432	45465	46498	47532	49598	51665	53731	55798	57864	59931
Annual Income to each owner	317428	347187	464982	495981	520780	533180	545579	557979	570379	595178	619977	644776	669575	694374	719173
Investment by owner	4550000	4550000	4550000	4550000	4550000	4550000	4550000	4550000	4550000	4550000	4550000	4550000	4550000	4550000	4550000
ROI % per annum	7.0	7.6	10.2	10.9	11.4	11.7	12.0	12.3	12.5	13.1	13.6	14.2	14.7	15.3	15.8
For 1 BHK															
Monthly Income to each owner	41047	44895	60127	64136	67342	68946	70549	72152	73756	76963	80169	83376	86583	89790	92996
Annual Income to each owner	492561	538738	721525	769626	808107	827348	846589	865829	885070	923551	962033	1000514	1038995	1077477	1115958
Investment by owner	7050000	7050000	7050000	7050000	7050000	7050000	7050000	7050000	7050000	7050000	7050000	7050000	7050000	7050000	7050000
ROI % per annum	7.0	7.6	10.2	10.9	11.5	11.7	12.0	12.3	12.6	13.1	13.6	14.2	14.7	15.3	15.8

Apartment Details	Number of Units	Basic Cost	Registration	Total Cost	Area (sft)
Studio (447 sft - including common areas)	94	Rs. 4,350,000	Rs. 200,000	Rs. 4,550,000	580
1 BHK (726 sft - including common areas)	6	Rs. 6,750,000	Rs. 300,000	Rs. 7,050,000	900
Total Number of Apartments	100				
Total Built Up Area of the project (in sft)	59920				

Note:

All figures indicated above are in INR (Rupees)

Registration as of current guidelines and subject to change as per government policies at the time of completion.

The ARR indicated is an average value of the room rent of both Studio & 1 BHK units.

The ARR calculated is the NET ARR (NET ARR = Total Gross ARR MINUS Brokerage/Commissions, Bank Collection Charges & External Maintenance

For example for 1st year Net ARR is Rs.3200 (Gross ARR Rs.3400/- less Rs.200/- expenses as above)

Occupancy assumed at most conservative levels of 70% for the entire lease period (even ARR also assumed on most conservative basis) whereas G&C has understood from Starlit's existing track record & market surveys that this is going to be much better.

****IMPORTANT** | Regarding FIRST YEAR income - At the beginning of operations, like any other hotel, Starlit would like to accept limited bookings to test all rooms for guest feedback on any technical snags and increase the bookings month after month (say 25% in 1st month, 30% to 40% by 3rd month and then 40% to 50% by 6th month and then all the way beyond 60% by 3rd / 4th Quarter) while steadily hiking the average room rental. This process may take between 6 to 9 months depending on which part of the year they start operations (peak season or off-season). Hence, for the first few months, returns can be expected at lower levels which will keep increasing over period of 6 to 9 months and reach projected earnings for 1st year little before end of 1st year. Thereafter, it will be steady and is expected to keep growing as per above projections by Starlit.

****IMPORTANT** | As part of the Sinking Fund - which is used for major overhauls / repairs / upgrades to the building that happen once every 8 to 9 years to ensure building is fresh and relevant to changing tastes and amenities - 3% of your share of income shown above will be kept aside into a Sinking Fund. This money will belong to you and all the other investors jointly and interest earned on the same also belongs to the investors and this accumulated reserve is used to make such large changes and overhauls instead of making investors put in additional money at those times. This way, you will not have to invest extra money once every 8 to 9 years which is very important and has to be done to keep the building and rooms attractive to guests in the long run.