



Mohali Junction ISBT

Investment Opportunity

MOHALI ISBT: OVERVIEW OF PROJECT

1. Land Parcel – *Triangular plot* : 7.02 acres
2. Concession Period - ISBT : 20 years
3. Concession Period - Commercial : 90 years
4. State : Punjab
5. Location : on NH21
6. Area of Development : **15.19 lac square feet**
 - i. Bus Terminal : 0.83 lac square feet
 - ii. Retail : 4.45 lac square feet
 - iii. Commercial : 3.92 lac square feet
 - iv. Basement : 5.98 lac square feet
 - v. Automated Car Parks : 1600

CONSTRUCTION STATUS

Entity	Structure	Interiors	Completion Time
Tower A 5 stories	Complete	In Progress	9 months
Tower B 13 stories	Slow progress	Not Started	27 months
Tower C 18 stories	Slow Progress	Not Started	27 months



While the Project has a revenue unlocking potential of ~1050 crs .. Interim cash support required

MOHALI JUNCTION ISBT: CAPEX CASHFLOWS

S.No.	SOURCES OF FUNDS	Total	Mar/18	Mar/19	Mar/20	Mar/21	Mar/22	Mar/23
A	Total inflows from Sale of Inventories	895.22	0.97	241.00	311.63	177.11	105.45	59.05
B	Investment in Project	100.00	100.00	0.00	0.00	0.00	0.00	0.00
C = A+ B	TOTAL SOURCES OF FUNDS	995.22	100.97	241.00	311.63	177.11	105.45	59.05

S.No.	USES OF FUNDS	Total	Mar/18	Mar/19	Mar/20	Mar/21	Mar/22	Mar/23
A	Balance Construction Outflow	230.25	60.91	67.22	102.12	0.00	0.00	0.00
B	Outflows on account of Interiors	32.40	0.00	5.40	13.95	13.05	0.00	0.00
C	Outflows on account of Statutory Liabilities + Admin Expenses	91.42	4.62	9.05	26.44	21.26	18.04	12.01
D	Outflows on account of Interest + Debt Expenses	247.75	24.47	51.46	66.52	68.57	28.52	8.19
E= A+B+C+D	Total Outflow	601.82	89.99	133.14	209.03	102.88	46.57	20.21

G	Net Cash Flow	393.40	10.98	107.86	102.60	74.23	58.88	38.85
H	Cumulative Cash Flow		10.98	118.84	221.44	295.67	354.55	393.40

INVESTOR'S IRR

▪ PROJECT SALE VALUE	Rs. 200 Cr.
▪ INVESTMENT IN THE PROJECT	Rs. 100 Cr.
▪ PROJECT SURPLUS	Rs. 393 Cr.
▪ NPV OF FUTURE REVENUE INFLOW OVER 80 YEAR (disc. @ 18%)	Rs. 74 Cr.
Total	<hr/> Rs. 467 Cr. <hr/>
• RATE OF RETURN(Operations)	18%



Thank - You

MOHALI JUNCTION ISBT: Annexure - Project Snaps



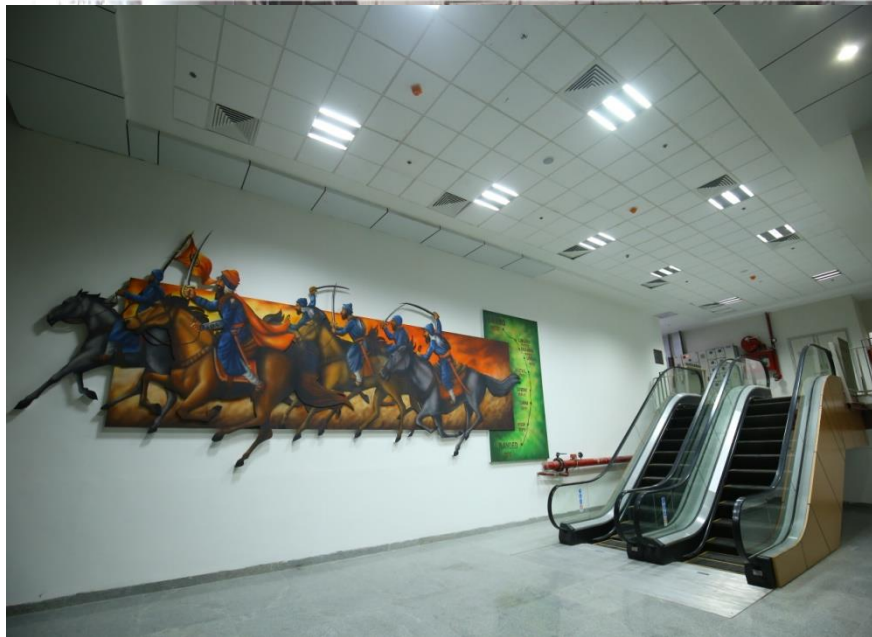
TOWER A
Front Elevation - Right to Left



TOWER A
Front Elevation



MOHALI JUNCTION ISBT: Annexure - Project Snaps



TOWER A
Cinepolis - Movie Screens



TOWER A
ISBT portion - Escalators in position



MOHALI JUNCTION ISBT: Annexure - Project Snaps

TOWER A

Equipment procured and in place



MOHALI JUNCTION ISBT: Annexure - Project Snaps



TOWER B
Section 1 - Complete till Lower Ground floor
(yellow)
Section 2 - Foundation to be laid
(red)



TOWER C
Section 1 - Complete till Lower Ground floor
(yellow)
Section 2 - 1st basement complete
(red)

