

## EVALUATION MATRIX

Quantitative Parameters (Part A)					
Sl. No.	Parameters	Weightage	Total Score (Range)	Max Weight of Factor	Rationale as per RFRP
1	Upfront cash recovery to Secured Financial Creditors by Resolution Applicant (RA).	10%	0-100	10	<p>RA offering maximum upfront cash recovery (=&gt; 10% of total admitted claim amount of all Secured Financial Creditors) will get a score of 100 and for other RA's the score will be decided by percentile method by treating the highest bid as 100 (rounding off would be done).</p> <p><b><i>For this criterion, upfront payment made only to Financial Creditors within 90 days from the date of approval of Resolution Plan by Hon'ble NCLT would be considered. Payment made to others would be considered in subsequent criteria.</i></b></p>
2	<p>Term of Resolution Plan</p> <p><b><i>Note: Term of resolution Plan means the Time period taken by a RA from the date of approval of Resolution Plan by the Hon'ble NCLT till the date of offering of possession of flats to Home Buyer/Real Estate Allottees.</i></b></p>	50%	0-100	50	<p>(i) 1 to 1.5 years for Phase-I (i.e. for T1, T2, T3, T6 &amp; T7 towers) and 1 to 2.5 years for Phase-II (i.e. for T4 &amp; T5 towers)- <b>100 marks.</b></p> <p>(ii) &gt;1.5 to 2 years for Phase-I (i.e. for T1, T2, T3, T6 &amp; T7 towers) and &gt;2.5 to 3 years for Phase-II (i.e. for T4 &amp; T5 towers)- <b>70 marks.</b></p> <p>(iii) More than 3 years- <b>Zero Marks</b></p> <p><b><i>For this criterion, it is stated that for the payments that have already been made or yet to made by the Home Buyer's as per BBA to the Corporate Debtor, no haircut/ additional demand other than the existing receivables , whatsoever will be offered by any RA under Resolution Plan.</i></b></p>

3	Net Present Value (NPV) of continuing portion of debt to secured creditors (Discounting rate of 8% p.a. would be	5%	0-100	5	RA offering highest NPV of continuing portion of debt will get a score of 100 and for other RA's, the score will be decided by percentile method by treating the highest bid as 100 (rounding off would be done).
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used for NPV for all the Resolution Plan).				
<b>Total</b>			<b>65</b>	

<b>Qualitative Parameters (Part B)</b>					
1	Experience of resolution applicant/group in the industry of Corporate Debtor.	8%	0-25	8	Eight (8) Marks shall be awarded to the RA who has delivered maximum flats in last 5 years, accordingly marks shall be decided on pro-rata basis for other RAs as per their delivered flats i.e. Marks awarded = (8/max delivered flat by RA) X nos. of flat delivered by individual RA.
2	Financial strength of Resolution Applicant/group	15%	0-45	15	15 Marks shall be awarded to the RA who has maximum financial strength i.e net worth, group net worth, Equity to debt ratio, cash flow from operation, area constructed in sqft equally considered in the last 5 years, accordingly marks shall be decided on pro-rata basis for other RAs as per their financial strength.
3	External credit rating of Resolution Applicant (CIBIL Score)	10%	0-30	10	External Credit Rating reflects financial position, debt profile, market reputation and risk profile of the RA.  <b>Note: Credit Score below 725 will be given 0 Score.</b>
4	Availability of Additional Collateral Security and Personal/Corporate Guarantee and Value thereof.	2%	0-28	2	Corporate Guarantee and Personal Guarantees would have a worth of at least 20% of the amount offered under Resolution Plan for allocating to have any score under this category.
<b>Total</b>				<b>35</b>	

TOTAL SCORE 100

