

Project: Indiabulls Heights
Cash flow projections

All amount in crores

	Total	2025-26 Q4	2026-27 Q1	2026-27 Q2	2026-27 Q3	2026-27 Q4	2027-28 Q1	2027-28 Q2	2027-28 Q3	2027-28 Q4	2028-29 Q1	2028-29 Q2	2028-29 Q3	2028-29 Q4	2029-30 Q1	2029-30 Q2	2029-30 Q3	2029-30 Q4	2030-31 Q1
Opening cash	-	-	49.41	135.04	137.91	123.91	104.92	55.74	-0.62	-17.59	38.04	84.45	137.26	112.18	97.16	81.50	52.25	47.72	30.27
Collection	1,192.99	60.62	150.93	49.32	49.32	42.24	5.48						238.60						596.50
Dispensary	15.00																		15.00
Promoter's Contribution	-	-	-	-	-	-	-	-	40.00	120.00	115.00	125.00	-200.00	50.00	55.00	45.00	45.00	25.00	-420.00
Total inflow	1,207.99	60.62	150.93	49.32	49.32	42.24	5.48	-	40.00	120.00	115.00	125.00	38.60	50.00	55.00	45.00	45.00	25.00	191.50
Construction cost (including EWS)	804.86	1.50	20.00	30.00	50.00	50.00	50.00	55.00	55.00	60.00	60.70	60.70	53.31	56.91	60.96	63.06	36.98	28.86	11.87
Brokerage	59.65	-	32.25	8.22	8.22	8.22	2.74	-	-	-	-	-	-	-	-	-	-	-	-
Sales incentive	11.93	-	6.45	1.64	1.64	1.64	0.55	-	-	-	-	-	-	-	-	-	-	-	-
Marketing	20.88	8.35	5.22	5.22	2.09	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Overheads	24.60	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37
Finance cost @ 12%	77.55	-	-	-	-	-	-	-	0.60	3.00	6.53	10.13	9.00	6.75	8.33	9.83	11.18	12.23	-
Total outflow	999.46	11.22	65.29	46.45	63.32	61.23	54.65	56.37	56.97	64.37	68.59	72.19	63.68	65.03	70.65	74.26	49.53	42.45	13.24
Closing balance	208.53	49.41	135.04	137.91	123.91	104.92	55.74	-0.62	-17.59	38.04	84.45	137.26	112.18	97.16	81.50	52.25	47.72	30.27	208.53