

Yearwise Breakup of Cost

Development Schedule	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	Total
Construction Phasing (%)		20%	35%	40%	5%	0%	0%	100%
Construction (Balance)								
Land Cost (Rs. In Crores)	42.14	(0.00)	(0.00)	(0.00)	(0.00)	-	-	42.14
Land Cost including cost of registration	42.14	(0.00)	(0.00)	(0.00)	(0.00)	-	-	42.14
[COC] Cost of Construction (Rs. In Crores)								
Site Development Cost	5.19	0.08	0.14	0.16	0.02	-	-	5.60
Construction Cost	104.23	25.82	45.19	51.65	6.46	-	-	233.35
Government Dues and Charges	22.46	6.72	11.76	13.44	1.68	-	-	56.07
Finance Cost	46.33	4.54	7.95	9.09	1.14	-	-	69.05
Total	178.22	37.17	65.05	74.34	9.29	-	-	364.07
[OC] Other Cost (Rs. in Crores)								
Advertising & Marketing and other Miscellaneous expenses	23.16	1.79	3.13	3.58	0.45	-	-	32.11
Administration /Project Management Expenses	24.53	1.51	2.65	3.03	0.38	-	-	32.11
Total	47.70	3.30	5.78	6.61	0.83	-	-	64.22
Total Cost of Project	268.06	40.47	70.83	80.95	10.12	-	-	470.43

YEARLY CASH FLOW STATEMENT

PARTICULARS	(Rs. in Crore)					TOTAL	
	31.03.2018	31.03.2019	31.03.2020	31.03.2021	31.03.2022		31.03.2023
CASH IN FLOW							
Sales Realisation	211.40	29.46	98.80	125.88	131.68	44.95	(0.00)
Term Loan	47.00	70.00	-	-	-	-	-
Promoters Contribution	53.24	-	-	-	-	-	-
Short term Liabilities	29.08	-	-	-	-	-	-
Investment in Associates/Subsidiaries	-	-	-	-	-	-	-
Margin Money of BG	-	-	-	-	9.11	-	-
Advance recoverable in cash or kind	-	-	-	12.46	12.46	-	-
Total Cash inflow	340.72	99.46	98.80	138.33	153.25	44.95	(0.00)
CASH OUT FLOW							
Land Cost	42.14	-	-	-	-	-	-
Govt. Dues & Charges	22.46	6.72	11.76	13.44	1.68	-	-
Land Development Cost	5.19	0.08	0.14	0.16	0.02	-	-
Construction	104.23	25.82	45.19	51.65	6.46	-	-
Finance Cost (Interest on Loan and other charges)	46.33	10.47	8.75	3.50	-	-	-
Advertising / Marketing & Other Cost	23.16	1.79	3.13	3.58	0.45	-	-
Administration /Project Management Expenses	24.53	1.51	2.65	3.03	0.38	-	-
Repayment of Term Loan	-	47.00	20.00	40.00	10.00	-	-
Fixed Assets	0.29	-	-	-	-	-	-
Investment in Associate/Subsidiaries	38.50	-	-	-	-	-	-
Additional Land (Extension of Existing Project)	11.28	-	-	-	-	-	-
Payment of Short Term Liabilities	-	-	-	-	-	-	-
Margin Money for BG	9.11	-	-	-	-	-	-
Advance recoverable in cash or kind	12.46	-	-	-	-	-	-
Tax Paid	-	5.18	6.68	5.14	21.33	-	-
Total Cash out Flow	339.70	98.58	98.31	120.50	40.31	-	-
Net Balance	1.02	0.88	0.49	17.83	112.94	44.95	(0.00)
Closing Cash Balance	1.02	1.90	2.39	20.22	133.16	178.12	178.12
D.S. C. R. Calculation	31.03.2018	31.03.2019	31.03.2020	31.03.2021	31.03.2022	31.03.2023	31.03.2024
Available surplus i.e. Net Cash bal. + Int. + instalment	31.14	31.14	31.14	63.72	143.16	178.12	178.12
Interest + Instalment	57.47	59.37	28.75	43.50	10.00	-	-
D:S:C:R.	1.03	1.08	1.08	1.46	14.32	#DIV/0!	#DIV/0!
Average D.S.C.R.							1.19
Total	154.24	129.72	178.12	178.12	178.12	178.12	178.12