

PEGASUS LAND AND HOUSING PRIVATE LIMITED**AFFORDABLE GROUP HOUSING PROJECT****AT SECTOR-93, GURUGRAM (HARYANA)****PROJECT COST VIS-À-VIS MEANS OF FINANCE****A.PROJECT COST**

Particulars	(Rs in Crores)		
	Incurred	To be Incurred	Total
Land Cost	11.06	38.94	50.00
Conversion / Transfer Charges / fee	0.63	0.00	0.63
Estimated cost of construction of aptmets & Commercial	0.00	91.12	91.12
Estimated cost of infrastructure Internal Development Works	0.00	3.54	3.54
Estimated Cost for Community Hall/ Creche	0.00	0.20	0.20
Estimated Administrative Cost	0.00	1.40	1.40
Estimated Marketing / Consultancy Cost	0.00	1.90	1.90
other govt levies- EDC/IDC	0.00	6.01	6.01
Preliminary and Preoperative Expenses	0.50	2.50	3.00
Provision for Contingencies	0.00	3.50	3.50
Any other Charges	0.00	0.00	0.00
TOTAL	12.19	149.10	161.29
	7.56	92.44	100.00

B.MEANS OF FINANCE

Particulars	(Rs in Crores)		
	Raised	To be Raised	Total
Promoters Contribution	12.19	1.81	14.00
Loan from Financial Institutions/ Banks	0.00	0.00	0.00
Progressive Receipts from Customers	0.00	147.29	147.29
Other Sources	0.00	0.00	0.00
TOTAL	12.19	149.10	161.29

CALCULATION OF TOTAL SALES PROCEEDS

Particulars	Amount
Land Area (Acres)	5.03403
	5.03403
Residential	4.830
Commercial	0.200
F.A.R Residential	2.37
F.A.R Commercial	1.87
Saleable Area (Sq Ft)	451,057
RESIDENTIAL	434,657
COMMERCIAL	16,399
Average Selling Price (Rate per Sq. Ft)	
RESIDENTIAL	4,000.00
COMMERCIAL	6,000.00
Gross Sales (Rs in Crores)	183.70

Profit Before Tax		0.45	0.00	0.00	0.00	1.34	1.43	1.51	1.65	1.59	1.45	1.34	1.30	1.26	1.28	1.25	6.56	22.41
Provision for Taxation		0.15	0.00	0.00	0.00	0.44	0.47	0.49	0.54	0.52	0.47	0.44	0.42	0.41	0.41	0.40	2.13	
Profit After Tax		0.30	0.00	0.00	0.00	0.91	0.97	1.02	1.12	1.07	0.98	0.91	0.88	0.85	0.86	0.84	4.43	

PROJECTED BALANCE SHEET

(Rs in Crores)

Particulars	Till 31.12.2020	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9	Q10	Q11	Q12	Q13	Q14	Q15	Q16		
																			CONSTRUCTION PERIOD
Promoters Contribution	12.19	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	14.00	
Reserves and Surplus		0.30	0.30	0.30	0.30	1.21	2.18	3.20	4.31	5.39	6.37	7.28	8.15	9.00	9.87	10.71	15.14		
Advances from Customers	0.00	0.00	18.37	31.23	40.41	44.09	47.03	49.38	54.20	52.18	47.62	43.97	42.53	41.37	41.91	40.88	0.00		

