

M/S DIVERSE DEVELOPERS LLP**COMMERCIAL PLOTTED COLONY****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	17.50	0.00	17.50
License & Conversion Charges	6.88	0.00	6.88
Estimated cost of Development of Site / IDW	0.00	3.21	3.21
Estimated Cost for Common Area Services	0.00	1.00	1.00
Estimated Administrative Cost	0.00	1.00	1.00
Estimated Marketing Cost	0.00	2.00	2.00
other govt levies- EDC/IDC	0.00	10.22	10.22
Provision for Contingencies	0.00	0.21	0.21
Any other Charges (BG Exp & Scrutiny Fees)	0.09	0.00	0.09
TOTAL	24.47	17.65	42.12
	58.10	41.90	100.00

B.MEANS OF FINANCE

Particulars	(Rs in Crores)		
	Raised	To be Raised	Total
Promoters Contribution	24.47	0.00	24.47
	0.00	0.00	0.00
Progressive Receipts from Customers	0.00	17.65	17.65
	0.00	0.00	0.00
TOTAL	24.47	17.65	42.12

CALCULATION OF TOTAL SALES PROCEEDS

Particulars	Amount
Land Area (Acres)	2.143
	2.143
Residential	0.00
Commercial Plots	2.14
F.A.R Residential	0.00
F.A.R Commercial	150.00
Saleable Area (Sq. Yds.)	3,630
RESIDENTIAL	0
COMMERCIAL PLOTS	3,630
Average Selling Price (Rate per Sq. Yds)	
RESIDENTIAL	0.00
COMMERCIAL	125,000.00
Gross Sales (Rs in Crores)	45.38

M/S DIVERSE DEVELOPERS LLP

COMMERCIAL PLOTTED COLONY

AT SECTOR-93, GURUGRAM (HARYANA)

CASH FLOW STATEMENT

(Rs in Crores)

Particulars	Till 31.08.2021	2021-22		2022-2023				2023-24				2024-25				2025-26		
		Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	
CONSTRUCTION PERIOD																		
Sales Proceeds %	0.00%	2.00%	5.00%	5.00%	7.00%	5.00%	8.00%	7.00%	8.00%	10.00%	10.00%	6.00%	7.00%	5.00%	5.00%	5.00%	5.00%	100.00%
Construction %	0.00%	0.00%	0.00%	3.00%	6.00%	8.00%	8.00%	5.00%	5.00%	8.00%	7.00%	7.00%	9.00%	8.00%	8.00%	8.00%	10.00%	100.00%
SOURCES OF FUNDS																		
Proceeds from Customers	0.00	0.91	2.27	2.27	3.18	2.27	3.63	3.18	3.63	4.54	4.54	2.72	3.18	2.27	2.27	2.27	2.27	45.38
Promoters Contribution	24.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.47
TOTAL	24.47	0.91	2.27	2.27	3.18	2.27	3.63	3.18	3.63	4.54	4.54	2.72	3.18	2.27	2.27	2.27	2.27	69.84
APPLICATION OF FUNDS																		
Cost of Construction- Land	17.50	0.00	0.00	0.00	0.00		0.00		0.00	0.00								17.50
Conversion Charges	6.88																	6.88
Cost of Construction- Civil work		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cost of Construction- IDW		0.00	0.00	0.10	0.19	0.26	0.26	0.16	0.16	0.26	0.22	0.22	0.29	0.26	0.26	0.26	0.32	3.21
Cost of Construction- Community work		0.00	0.00	0.03	0.06	0.08	0.08	0.05	0.05	0.08	0.07	0.07	0.09	0.08	0.08	0.08	0.10	1.00
Administrative Cost	0.09	0.00	0.00	0.03	0.06	0.08	0.08	0.05	0.05	0.08	0.07	0.07	0.09	0.08	0.08	0.08	0.10	1.09
Marketing Cost		0.00	0.00	0.06	0.12	0.16	0.16	0.10	0.10	0.16	0.14	0.14	0.18	0.16	0.16	0.16	0.20	2.00
Cost of Construction- EDC/IDC	0.00	0.00	0.00	0.31	0.61	0.82	0.82	0.51	0.51	0.82	0.72	0.72	0.92	0.82	0.82	0.82	1.02	10.22
Cost of Construction- Other	0.00	0.00	0.00	0.01	0.01	0.02	0.02	0.01	0.01	0.02	0.01	0.01	0.02	0.02	0.02	0.02	0.02	0.21
TOTAL	24.47	0.00	0.00	0.53	1.06	1.41	1.41	0.88	0.88	1.41	1.24	1.24	1.59	1.41	1.41	1.41	1.76	42.12
Opening Cash and Bank Balance	0.00	0.00	0.91	3.18	4.92	7.03	7.89	10.04	12.27	14.95	18.00	21.22	22.63	24.14	24.92	25.71	26.50	
Additions	0.00	0.91	2.27	1.74	2.12	0.86	2.22	2.29	2.75	3.13	3.30	1.49	1.59	0.86	0.86	0.86	0.50	
Less: Payment of Tax			0.00	0.00	0.00	0.00	0.06	0.07	0.07	0.08	0.08	0.08	0.08	0.07	0.07	0.07	0.32	1.04
Closing Cash and Bank Balance	0.00	0.91	3.18	4.92	7.03	7.89	10.04	12.27	14.95	18.00	21.22	22.63	24.14	24.92	25.71	26.50	26.69	

PROJECTED PROFIT AND LOSS ACCOUNT

(Rs in Crores)

(Rs in Crores)

(Rs in Crores)

Particulars	Till 31.03.2019	2019-20				2020-21				2021-22				2022-23			
		Q1	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
CONSTRUCTION PERIOD																	
Proceeds from Customers	0.00	0.91	2.27	2.27	3.18	2.27	3.63	3.18	3.63	4.54	4.54	2.72	3.18	2.27	2.27	2.27	2.27
Less: Standing as Advances	0.00	0.00	2.27	4.54	7.71	9.98	10.89	11.25	11.91	13.16	14.15	13.50	13.34	12.49	11.81	11.26	0.00

Income from Operations		0.91	0.00	0.00	0.00	0.00	2.72	2.81	2.98	3.29	3.54	3.38	3.34	3.12	2.95	2.81	13.53	45.38
Cost of Construction		0.78	0.00	0.00	0.00	0.00	2.34	2.42	2.56	2.83	3.04	2.90	2.87	2.69	2.54	2.42	11.64	39.03
Administrative and Selling Expenses		0.06	0.00	0.00	0.00	0.00	0.19	0.19	0.20	0.22	0.24	0.23	0.23	0.21	0.20	0.19	0.92	3.09
Interest and Finance Charges		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Profit Before Tax		0.07	0.00	0.00	0.00	0.00	0.20	0.20	0.21	0.24	0.25	0.24	0.24	0.22	0.21	0.20	0.97	3.26
Provision for Taxation		0.02	0.00	0.00	0.00	0.00	0.06	0.07	0.07	0.08	0.08	0.08	0.08	0.07	0.07	0.07	0.32	
Profit After Tax		0.04	0.00	0.00	0.00	0.00	0.13	0.14	0.14	0.16	0.17	0.16	0.16	0.15	0.14	0.14	0.66	

PROJECTED BALANCE SHEET

(Rs in Crores)

Particulars	Till 31.03.2019	CONSTRUCTION PERIOD																	
		Q1	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3		
Promoters Contribution	24.47	24.47	24.47	24.47	24.47	24.47	24.47	24.47	24.47	24.47	24.47	24.47	24.47	24.47	24.47	24.47	24.47	24.47	
Reserves and Surplus		0.04	0.04	0.04	0.04	0.04	0.18	0.31	0.46	0.62	0.79	0.95	1.11	1.26	1.41	1.54	2.20		
Advances from Customers	0.00	0.00	2.27	4.54	7.71	9.98	10.89	11.25	11.91	13.16	14.15	13.50	13.34	12.49	11.81	11.26	0.00		

