M/S DIVERSE DEVELOPERS LLP

AFFORDABLE PLOTTED COLONY UNDER DDJAY

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	76.83	0.00	76.83
License plus Conversion Charges	2.90	0.00	2.90
Estimated cost of construction of commercial	0.00	10.00	10.00
Estimated cost of Internal Development Works	0.00	5.09	5.09
Estimated Cost for Community Facility	0.00	0.34	0.34
Estimated Administrative Cost	0.00	0.00	0.00
IDC	0.00	2.04	2.04
EDC	2.80	8.39	11.19
Preliminary and Preoperative Expenses	0.00	0.00	0.00
Provision for Contingencies	0.00	4.68	4.68
Any other Charges	0.00	0.00	0.00
TOTAL	**82.53**	**30.54**	**113.07**
	72.99	**27.01**	**100.00**

B.MEANS OF FINANCE

Particulars			(Rs in Crores)
	Raised	**To be Raised**	**Total**
Promoters Contribution	82.53	0.00	82.53
	0.00	0.00	0.00
Progressive Receipts from Customers	0.00	30.54	30.54
	0.00	0.00	0.00
TOTAL	**82.53**	**30.54**	**113.07**

CALCULATION OF TOTAL SALES PROCEEDS

Particulars	**Amount**
Land Area (Acres)	9.369
	9.369
Residential	8.99
Commercial	0.37
F.A.R Residential	0.00
F.A.R Commercial	1.75
Saleable Area (Sq. Yds.)	28,092
RESIDENTIAL	26,279
COMMERCIAL	1,813
Average Selling Price (Rate per Sq. Yds)	
RESIDENTIAL	55,000.00
COMMERCIAL	12,000.00
Gross Sales (Rs in Crores)	**146.71**

M/S DIVERSE DEVELOPERS LLP

AFFORDABLE PLOTTED COLONY UNDER DDJAY

AT SECTOR-93, GURUGRAM (HARYANA)

CASH FLOW STATEMENT

(Rs in Crores)

Particulars	Till	2021-22		2022-23				2023-24				2023-24				2024-25			
	15.10.2021	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	
		CONSTRUCTION PERIOD																	
Sales Proceeds %	**0.00%**	**1.00%**	**2.00%**	**10.00%**	**7.00%**	**5.00%**	**8.00%**	**8.00%**	**8.00%**	**10.00%**	**6.00%**	**4.00%**	**4.00%**	**5.00%**	**5.00%**	**6.00%**	**5.00%**	**6.00%**	**100.00%**
Construction %	**0.00%**	**0.00%**	**1.00%**	**1.00%**	**3.00%**	**6.00%**	**5.00%**	**8.00%**	**5.00%**	**5.00%**	**8.00%**	**7.00%**	**7.00%**	**9.00%**	**8.00%**	**8.00%**	**8.00%**	**11.00%**	**100.00%**
SOURCES OF FUNDS																			
Proceeds from Customers	0.00	1.47	2.93	14.67	10.27	7.34	11.74	11.74	11.74	14.67	8.80	5.87	5.87	7.34	7.34	8.80	7.34	8.80	**146.71**
Promoters Contribution	82.53	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	**82.53**
TOTAL	**82.53**	**1.47**	**2.93**	**14.67**	**10.27**	**7.34**	**11.74**	**11.74**	**11.74**	**14.67**	**8.80**	**5.87**	**5.87**	**7.34**	**7.34**	**8.80**	**7.34**	**8.80**	**229.24**
APPLICATION OF FUNDS																			
Cost of Construction- Land	76.83	0.00	0.00	0.00	0.00		0.00		0.00	0.00									**76.83**
Conversion Charges	2.90																		**2.90**
Cost of Construction- Commercial		0.00	0.10	0.10	0.30	0.60	0.50	0.80	0.50	0.50	0.80	0.70	0.70	0.90	0.80	0.80	0.80	1.10	**10.00**
Cost of Construction- IDW		0.00	0.05	0.05	0.15	0.31	0.25	0.41	0.25	0.25	0.41	0.36	0.36	0.46	0.41	0.41	0.41	0.56	**5.09**
Cost of Construction- Communnity Facility		0.00	0.00	0.00	0.01	0.02	0.02	0.03	0.02	0.02	0.03	0.02	0.02	0.03	0.03	0.03	0.03	0.04	**0.34**
Administrative Cost		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	**0.00**
Internal Development Charges (IDC)		1.02	1.02	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	**2.04**
External Development Charges (EDC)	2.80	0.00	0.08	0.08	0.25	0.50	0.42	0.67	0.42	0.42	0.67	0.59	0.59	0.75	0.67	0.67	0.67	0.92	**11.19**
Cost of Construction- Other	0.00	0.00	0.05	0.05	0.14	0.28	0.23	0.37	0.23	0.23	0.37	0.33	0.33	0.42	0.37	0.37	0.37	0.51	**4.68**
TOTAL	**82.53**	**1.02**	**1.30**	**0.28**	**0.85**	**1.71**	**1.42**	**2.28**	**1.42**	**1.42**	**2.28**	**1.99**	**1.99**	**2.56**	**2.28**	**2.28**	**2.28**	**3.13**	**113.07**
Opening Cash and Bank Balance	0.00	0.00	0.45	1.87	16.25	25.67	31.29	40.97	49.75	59.36	71.83	77.60	80.79	84.03	88.19	92.65	98.58	103.05	
Additions	0.00	0.45	1.63	14.39	9.41	5.63	10.31	9.46	10.31	13.25	6.52	3.87	3.87	4.77	5.06	6.52	5.06	5.67	
Less: Payment of Tax		0.00	0.21	0.00	0.00	0.00	0.63	0.67	0.71	0.78	0.75	0.68	0.63	0.61	0.59	0.60	0.59	2.98	10.44
Closing Cash and Bank Balance	**0.00**	**0.45**	**1.87**	**16.25**	**25.67**	**31.29**	**40.97**	**49.75**	**59.36**	**71.83**	**77.60**	**80.79**	**84.03**	**88.19**	**92.65**	**98.58**	**103.05**	**105.73**	