

**METRO TECHNOBUILD PRIVATE LIMITED**

**AFFORDABLE PLOTTED COLONY "MKS COUNTY" AT SECTOR-2, SOHNA, GURUGRAM, HARYANA**

**PROJECTED COST AND PROFITABILITY STATEMENTS**

**PROJECTED CASH FLOW STATEMENT**

(Rs in Lakh)

PARTICULARS	YEARS																			
	Till 31.03.22	2022-23				2023-24				2024-25				2025-26				2026-27		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
% Development	0.00%	3.00%	4.50%	4.73%	4.96%	5.21%	5.47%	5.74%	6.03%	6.33%	6.65%	6.98%	7.33%	7.70%	8.08%	8.49%	8.81%	0.00%	0.00%	0.00%
% Sales Realization	0.00%	0.00%	2.50%	2.75%	3.03%	3.33%	3.66%	4.03%	4.43%	4.87%	5.36%	5.89%	6.48%	7.13%	7.85%	8.63%	9.49%	10.44%	10.13%	0.00%
<b>APPLICATION OF FUNDS</b>																				
Land Acquisition Cost	6,717.03	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	0.00
License, EDC and Other Charges/ Fees	908.98	0.00	66.33	0.00	66.33	0.00	66.33	0.00	66.33	0.00	66.33	0.00	66.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Cost of Development & Services	0.00	27.23	40.85	42.89	45.03	47.29	49.65	52.13	54.74	57.48	60.35	63.37	66.54	69.86	73.36	77.02	79.97	0.00	0.00	0.00
Finance Cost	1,869.20	0.00	19.90	0.00	139.84	0.00	11.94	0.00	113.90	0.00	3.98	0.00	111.85	0.00	0.00	0.00	117.75	0.00	0.00	0.00
Misc. Cost	526.50	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	10.00	0.00	0.00	0.00
Administrative Cost	0.00	15.00	15.38	15.76	16.15	16.56	16.97	17.40	17.83	18.28	18.73	19.20	19.68	20.17	20.68	21.19	21.72	22.27	22.82	0.00
Sales & Marketing Cost	0.00	0.00	27.45	28.14	28.84	29.56	30.30	31.06	31.83	32.63	33.44	34.28	35.14	36.02	36.92	37.84	38.79	39.75	40.75	0.00
Other Cost	707.55	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	0.00
Provision for Contingencies	0.00	0.00	2.72	4.08	4.29	4.50	4.73	4.96	5.21	5.47	5.75	6.03	6.34	6.65	6.99	7.34	7.70	8.00	0.00	0.00
Margin Money for BG	99.49	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	-99.49	0.00	0.00	0.00
<b>TOTAL</b>	<b>10,828.75</b>	<b>42.23</b>	<b>172.62</b>	<b>90.87</b>	<b>300.48</b>	<b>97.91</b>	<b>179.91</b>	<b>105.55</b>	<b>289.84</b>	<b>113.85</b>	<b>188.58</b>	<b>122.88</b>	<b>305.86</b>	<b>132.70</b>	<b>137.94</b>	<b>143.39</b>	<b>176.44</b>	<b>70.02</b>	<b>63.57</b>	<b>0.00</b>
<b>SOURCES OF FUNDS</b>																				
Promoters Contribution	10,828.75	44.80	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
Advances from Prospective Customers	0.00	0.00	411.74	452.91	498.21	548.03	602.83	663.11	729.42	802.36	882.60	970.86	1,067.95	1,174.74	1,292.22	1,421.44	1,563.58	1,719.94	1,668.37	0.00
<b>TOTAL</b>	<b>10,828.75</b>	<b>44.80</b>	<b>411.74</b>	<b>452.91</b>	<b>498.21</b>	<b>548.03</b>	<b>602.83</b>	<b>663.11</b>	<b>729.42</b>	<b>802.36</b>	<b>882.60</b>	<b>970.86</b>	<b>1,067.95</b>	<b>1,174.74</b>	<b>1,292.22</b>	<b>1,421.44</b>	<b>1,563.58</b>	<b>1,719.94</b>	<b>1,668.37</b>	<b>0.00</b>
Opening Cash and Bank Balance	0.00	0.00	2.57	241.69	603.74	801.46	1,251.58	1,674.50	2,232.06	2,671.64	3,360.15	4,054.17	4,902.15	5,664.24	6,706.27	7,860.56	9,138.60	10,525.75	12,175.67	13,780.46
Surplus/ (Deficit)	0.00	2.57	239.12	362.05	197.73	450.12	422.92	557.56	439.58	688.51	694.02	847.98	762.09	1,042.04	1,154.28	1,278.05	1,387.14	1,649.92	1,604.80	0.00
Payment of Taxes	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	0.00	755.80
<b>Closing Cash and Bank Balance</b>	<b>0.00</b>	<b>2.57</b>	<b>241.69</b>	<b>603.74</b>	<b>801.46</b>	<b>1,251.58</b>	<b>1,674.50</b>	<b>2,232.06</b>	<b>2,671.64</b>	<b>3,360.15</b>	<b>4,054.17</b>	<b>4,902.15</b>	<b>5,664.24</b>	<b>6,706.27</b>	<b>7,860.56</b>	<b>9,138.60</b>	<b>10,525.75</b>	<b>12,175.67</b>	<b>13,780.46</b>	<b>13,024.67</b>

**PROJECTED PROFIT AND LOSS ACCOUNT**

(Rs in Crores)

PARTICULARS	YEARS																			
	Till Date	2022-23				2023-24				2024-25				2025-26				2026-27		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Proceeds from Customers	0.00	411.74	452.91	498.21	548.03	602.83	663.11	729.42	802.36	882.60	970.86	1,067.95	1,174.74	1,292.22	1,421.44	1,563.58	1,719.94	1,668.37	0.00	
Less: Standing as Advances in B/S	0.00	411.74	864.65	1,362.86	1,910.89	2,513.71	3,176.83	3,906.25	4,708.61	5,591.21	6,562.08	7,630.02	8,804.76	10,096.98	11,518.42	13,082.00	14,801.94	16,470.31	0.00	
Income from Operations	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	0.00	
Closing WIP	10,771.49	10,944.11	11,034.98	11,335.46	11,433.36	11,613.27	11,718.82	12,008.67	12,122.52	12,311.10	12,433.98	12,739.85	12,872.55	13,010.49	13,153.88	13,429.81	13,499.82	13,563.40	0.00	
<b>Total Income</b>	<b>10,771.49</b>	<b>10,944.11</b>	<b>11,034.98</b>	<b>11,335.46</b>	<b>11,433.36</b>	<b>11,613.27</b>	<b>11,718.82</b>	<b>12,008.67</b>	<b>12,122.52</b>	<b>12,311.10</b>	<b>12,433.98</b>	<b>12,739.85</b>	<b>12,872.55</b>	<b>13,010.49</b>	<b>13,153.88</b>	<b>13,429.81</b>	<b>13,499.82</b>	<b>13,563.40</b>	<b>16,470.31</b>	
Opening WIP	10,729.26	10,771.49	10,944.11	11,034.98	11,335.46	11,433.36	11,613.27	11,718.82	12,008.67	12,122.52	12,311.10	12,433.98	12,739.85	12,872.55	13,010.49	13,153.88	13,429.81	13,499.82	13,563.40	
Cost of Development	42.23	172.62	90.87	300.48	97.91	179.91	105.55	289.84	113.85	188.58	122.88	305.86	132.70	137.94	143.39	176.44	70.02	63.57	0.00	
<b>TOTAL</b>	<b>10,771.49</b>	<b>10,944.11</b>	<b>11,034.98</b>	<b>11,335.46</b>	<b>11,433.36</b>	<b>11,613.27</b>	<b>11,718.82</b>	<b>12,008.67</b>	<b>12,122.52</b>	<b>12,311.10</b>	<b>12,433.98</b>	<b>12,739.85</b>	<b>12,872.55</b>	<b>13,010.49</b>	<b>13,153.88</b>	<b>13,429.81</b>	<b>13,499.82</b>	<b>13,563.40</b>	<b>16,470.31</b>	
PBT	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	0.00	
Provision for Taxes	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	0.00	
PAT	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	0.00	

**PROJECTED BALANCE SHEET**

(Rs in Crores)

PARTICULARS	YEARS																			
	Till Date	2022-23				2023-24				2024-25				2025-26				2026-27		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Promoters Contribution	10,828.75	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	10,873.55	
Reserves and Surplus	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	0.00	
Advances from Customers	0.00	0.00	411.74	864.65	1,362.86	1,910.89	2,513.71	3,176.83	3,906.25	4,708.61	5,591.21	6,562.08	7,630.02	8,804.76	10,096.98	11,518.42	13,082.00	14,801.94	16,470.31	
<b>TOTAL</b>	<b>10,828.75</b>	<b>10,873.55</b>	<b>11,285.29</b>	<b>11,738.20</b>	<b>12,236.41</b>	<b>12,784.44</b>	<b>13,387.26</b>	<b>14,050.38</b>	<b>14,779.80</b>	<b>15,582.16</b>	<b>16,464.76</b>	<b>17,435.63</b>	<b>18,503.57</b>	<b>19,678.31</b>	<b>20,970.53</b>	<b>22,391.97</b>	<b>23,955.55</b>	<b>25,675.49</b>	<b>27,343.86</b>	
Work In Process	10,729.26	10,771.49	10,944.11	11,034.98	11,335.46	11,433.36	11,613.27	11,718.82	12,008.67	12,122.52	12,311.10	12,433.98	12,739.85	12,872.55	13,010.49	13,153.88	13,429.81	13,499.82	13,563.40	
Cash and Bank Balance	0.00	2.57	241.69	603.74	801.46	1,251.58	1,674.50	2,232.06	2,671.64	3,360.15	4,054.17	4,902.15	5,664.24	6,706.27	7,860.56	9,138.60	10,525.75	12,175.67	13,780.46	
Margin Money for BG	99.49	99.49	99.49	99.49	99.49	99.49	99.49	99.49	99.49	99.49	99.49	99.49	99.49	99.49	99.49	99.49	99.49	99.49	0.00	
<b>TOTAL</b>	<b>10,828.75</b>	<b>10,873.55</b>	<b>11,285.29</b>	<b>11,738.20</b>	<b>12,236.41</b>	<b>12,784.44</b>	<b>13,387.26</b>	<b>14,050.38</b>	<b>14,779.80</b>	<b>15,582.16</b>	<b>16,464.76</b>	<b>17,435.63</b>	<b>18,503.57</b>	<b>19,678.31</b>	<b>20,970.53</b>	<b>22,391.97</b>	<b>23,955.55</b>	<b>25,675.49</b>	<b>27,343.86</b>	