

Cash Flow Projections

Quarter	Rs. (Cr)	Jan-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27	
Inflows																				
Collection	232	-	2	12	19	17	17	28	12	19	9	1	-	-	-	-	53	-	44	
Total Inflows	232	-	2	12	19	17	17	28	12	19	9	1	-	-	-	-	53	-	44	
Outflows																				
Land Cost	23	-	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EDC	8	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
IDC	1	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction Cost	59	-	1	1	2	1	1	1	2	4	6	3	8	8	7	3	7	5	-	-
Brokerage - 4% (80% of total sales) of revenue	8	-	0	3	2	2	2	-	-	-	-	-	-	-	-	-	-	-	-	-
Marketing - @2%	5	-	0	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Cost (Admin, Legal, Approval etc.)	12	-	0	0	0	0	0	0	0	1	1	1	1	2	1	1	1	1	1	1
Total Outflows	115	-	33	5	5	4	4	1	3	4	7	4	9	10	9	4	8	6	1	
Net Operating Cashflow (EBITDA)	117	-	(31)	6	14	13	13	27	9	15	2	(3)	(9)	(10)	(9)	(4)	45	(6)	43	
Interest Cost	26	-	13	2	2	2	2	2	2	2	2	1	-	-	-	-	-	-	-	-
Net Inflow	91	-	(44)	5	13	11	11	26	7	13	1	(4)	(9)	(10)	(9)	(4)	45	(6)	43	
Cumulative Cash Flow	-	-	1.25	6.12	18.75	29.77	41.24	67.08	74.44	87.73	88.62	84.40	75.62	65.96	57.44	53.56	98.55	92.53	106.02	
Means of Finance																				
Share Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Unsecured Loan from :																				
Promoter	16	-	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ICD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Secured Loan - ABFL	-	-	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(30)
Principal Repayment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	16	-	46	-	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	16
Cummulative Fund Infused	-	-	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	16

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