

Cash flow cum Project Profitability - Floors on 26 Plots (For Rera Filing-Stilt plus 3)

(Rs in Lacs)

Inflows	Total	Upto Sep 2024 Actuals	I Quarter Oct-Dec 2024	II Quarter Jan-Mar 2025	III Quarter Apr-Jun 2025	IV Quarter July-Sep 2025	V Quarter Oct-Dec 2025	VI Quarter Jan-Mar 2026	VII Quarter Apr-Jun 2026	VIII Quarter July-Sep 2026
I Residential Floors	7,490.02	-	936.25	936.25	936.25	936.25	936.25	936.25	936.25	936.25
II Promoter Contribution	-	1,269.91								-1,269.91
<b>Total Inflow (I to IV)</b>	<b>7,490.02</b>	<b>1,269.91</b>	<b>936.25</b>	<b>936.25</b>	<b>936.25</b>	<b>936.25</b>	<b>936.25</b>	<b>936.25</b>	<b>936.25</b>	<b>-333.66</b>
Outflows	Total	Upto Sep 2024 Actuals	I Quarter Oct-Dec 2024	II Quarter Jan-Mar 2025	III Quarter Apr-Jun 2025	IV Quarter July-Sep 2025	V Quarter Oct-Dec 2025	VI Quarter Jan-Mar 2026	VII Quarter Apr-Jun 2026	VIII Quarter July-Sep 2026
Land Cost (As per Circle Rate of Plot)	1,062.81	1,062.81	-							
Construction & Development Cost	3,676.92	116.11	534.12	534.12	534.12	534.12	356.08	356.08	356.08	356.08
External Development Cost - EDC	136.22	25.55	13.83	13.83	13.83	13.83	13.83	13.83	13.83	13.83
Interest Cost on EDC	36.49	15.10	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67
State Infrastructure Development Charges - IDC	18.17	18.17	-	-	-	-	-	-	-	-
Interest Cost on IDC	2.49	2.49	-	-	-	-	-	-	-	-
Approval Exp	24.90	24.90	-	-	-	-	-	-	-	-
License Fees	-									
Composition Fee	-									
Infrastructure Augmentation Charges (IAC)	-									
Scrutiny Fees	-									
Sales, Advertisement and Marketing Costs @ 6%	449.40		89.88	89.88	44.94	44.94	44.94	44.94	44.94	44.94
Legal & Professional Expenses	150.00		18.75	18.75	18.75	18.75	18.75	18.75	18.75	18.75
Finance Cost & BG Charges	4.77	4.77	-	-	-	-	-	-	-	-
Project Overhead Costs/Project General & Admin Exp @ 8.5%	636.65		79.58	79.58	79.58	79.58	79.58	79.58	79.58	79.58
Corporate Income Tax	324.97	-	49.68	49.68	61.00	61.00	105.80	105.80	105.80	-213.81
<b>Total Cash Outflow</b>	<b>6,523.79</b>	<b>1,269.91</b>	<b>788.52</b>	<b>788.52</b>	<b>754.89</b>	<b>754.89</b>	<b>621.66</b>	<b>621.66</b>	<b>621.66</b>	<b>302.05</b>
<b>Project Surplus</b>	<b>966.22</b>	<b>-</b>	<b>147.73</b>	<b>147.73</b>	<b>181.36</b>	<b>181.36</b>	<b>314.59</b>	<b>314.59</b>	<b>314.59</b>	<b>-635.71</b>
<b>Cumulative</b>		<b>-</b>	<b>147.73</b>	<b>295.45</b>	<b>476.81</b>	<b>658.17</b>	<b>972.76</b>	<b>1,287.35</b>	<b>1,601.93</b>	<b>966.22</b>