

Cash flow cum Project Profitability - Floors on 45 Plots (For Rera Filing-Stilt plus 4)

(Rs in Lacs)

Inflows	Total	Upto Jan 2025 Actuals	I Quarter Apr-Jun 2025	II Quarter Jul-Sep 2025	III Quarter Oct-Dec 2025	IV Quarter Jan-Mar 2026	V Quarter Apr-Jun 2026	VI Quarter Jul-Sep 2026	VII Quarter Oct-Dec 2026	VIII Quarter Jan-Mar 2027
I Residential Floors	19,643.37	-	1,250.00	2,220.00	2,695.56	2,695.56	2,695.56	2,695.56	2,695.56	2,695.56
II Promoter Contribution	-	359.99				-300.00	-500.00	-600.00	-800.00	1,840.01
Total Inflow (I to IV)	19,643.37	359.99	1,250.00	2,220.00	2,695.56	2,395.56	2,195.56	2,095.56	1,895.56	4,535.58
Outflows	Total	Upto Jan 2025 Actuals	I Quarter Apr-Jun 2025	II Quarter Jul-Sep 2025	III Quarter Oct-Dec 2025	IV Quarter Jan-Mar 2026	V Quarter Apr-Jun 2026	VI Quarter Jul-Sep 2026	VII Quarter Oct-Dec 2026	VIII Quarter Jan-Mar 2027
Land Cost (As per Circle Rate of Plot)	2,919.19	-	364.90	364.90	364.90	364.90	364.90	364.90	364.90	364.90
Construction & Development Cost	9,206.14	-	460.31	1,380.92	1,472.98	1,380.92	1,380.92	1,196.80	920.61	1,012.68
External Development Cost - EDC	299.93	125.50	21.80	21.80	21.80	21.80	21.80	21.80	21.80	21.80
Interest Cost on EDC	64.86	46.01	2.36	2.36	2.36	2.36	2.36	2.36	2.36	2.36
State Infrastructure Development Charges - IDC	120.88	120.88	-	-	-	-	-	-	-	-
Interest Cost on IDC	4.43	4.43	-	-	-	-	-	-	-	-
Approval Exp	47.09	47.09	-	-	-	-	-	-	-	-
Sales, Advertisement and Marketing Costs @ 7%	1,375.04	-	275.01	137.50	275.01	137.50	137.50	137.50	137.50	137.50
Legal & Professional Expenses	300.00	-	37.50	37.50	37.50	37.50	37.50	37.50	37.50	37.50
Finance Cost & BG Charges	16.06	16.06	-	-	-	-	-	-	-	-
Project Overhead Costs/Project General & Admin Exp @ 9.75%	1,915.23	-	75.00	262.89	262.89	262.89	262.89	262.89	262.89	262.89
Corporate Income Tax	849.30	-	3.30	3.05	64.96	47.24	-3.10	18.07	37.25	678.52
Total Cash Outflow	17,118.14	359.99	1,240.18	2,210.92	2,502.40	2,255.11	2,204.77	2,041.82	1,784.81	2,518.14
Project Surplus	2,525.22	-	9.82	9.08	193.16	140.45	-9.21	53.74	110.75	2,017.43
Cumulative		-	9.82	18.90	212.06	352.51	343.30	397.04	507.79	2,525.22

Profit % on Cost14.75%