



SH/XII/095/2026-27

26th October, 2026

Corporate Relationship Department
BSE Limited
1st Floor, Phiroze Jeejeebhoy Towers
Dalal Street, Fort,
Mumbai-400 001
Scrip Code: 500040

Listing Department
National Stock Exchange of India Limited
Exchange Plaza, 5th floor,
Bandra-Kurla Complex
Bandra (East), Mumbai-400 051.
Scrip Code: ABREL

Dear Sir/ Madam,

Sub: Earnings Presentation of Aditya Birla Real Estate Limited ('the Company')

Ref: Regulation 30 of Securities and Exchange Board of India (Listing Obligations & Disclosure Requirements) Regulations, 2015 ('Listing Regulations')

Please refer our earlier letter vide SH/XII/088/2026-27 dated 21st October, 2026, regarding earnings call to be held today i.e. Monday, 26th October, 2026 to discuss Q2/H1-FY2026-27 earnings. In this connection, please find enclosed herewith the Earnings Presentation for Q2/H1-FY2026-27.

This is for your information and record.

Thanking you,

Yours truly,
For Aditya Birla Real Estate Limited
(formerly Century Textiles and Industries Limited)

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Atul K. Kedia
Jt. President (Legal) & Company Secretary
Encl: as above



Earnings Presentation

Q2 FY27



BIRLA
QJASVI
BRINAGAR

Legacy & Trust

- 125-year-old legacy rooted in nation-building since 1897
- Part of the Aditya Birla Group, known for credibility and excellence
- Entered real estate in 2016 under the 'Birla Estates' brand

Superior Design & Execution

- Superior new age design capabilities in all our projects
- Execution anchored in speed, scale, and precision
- Positioned to lead in innovation, governance, and growth

Customer Focus

- Strong recall in premium and luxury segments
- Trusted for quality, design excellence, and transparency
- Poised to be among India's most aspirational real estate brands



Diversified Portfolio

- Portfolio spread across India's top 4 high-growth markets: MMR, Bengaluru, NCR, and Pune
- Strong presence in premium residential; scaling up commercial portfolio strategically

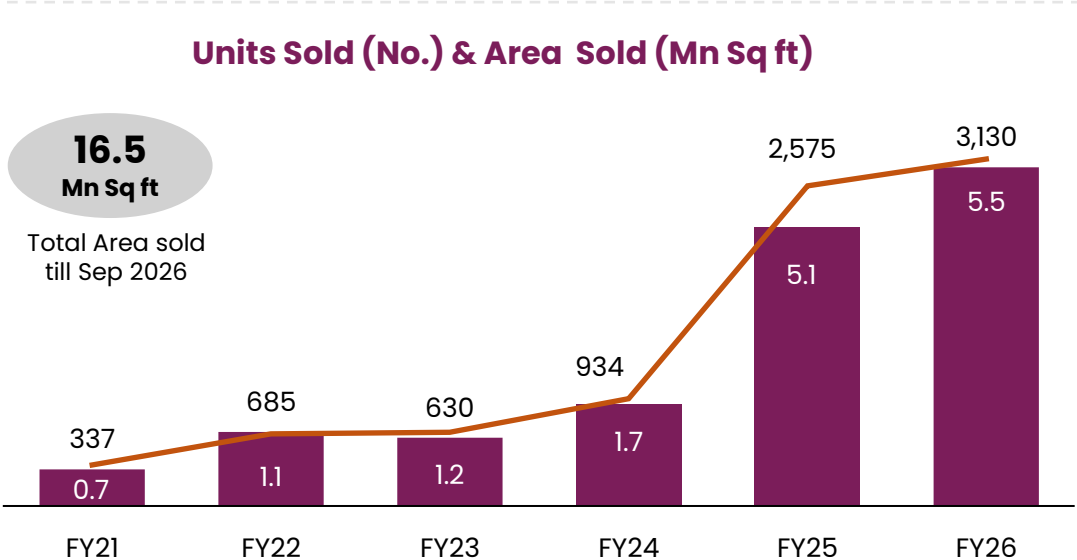
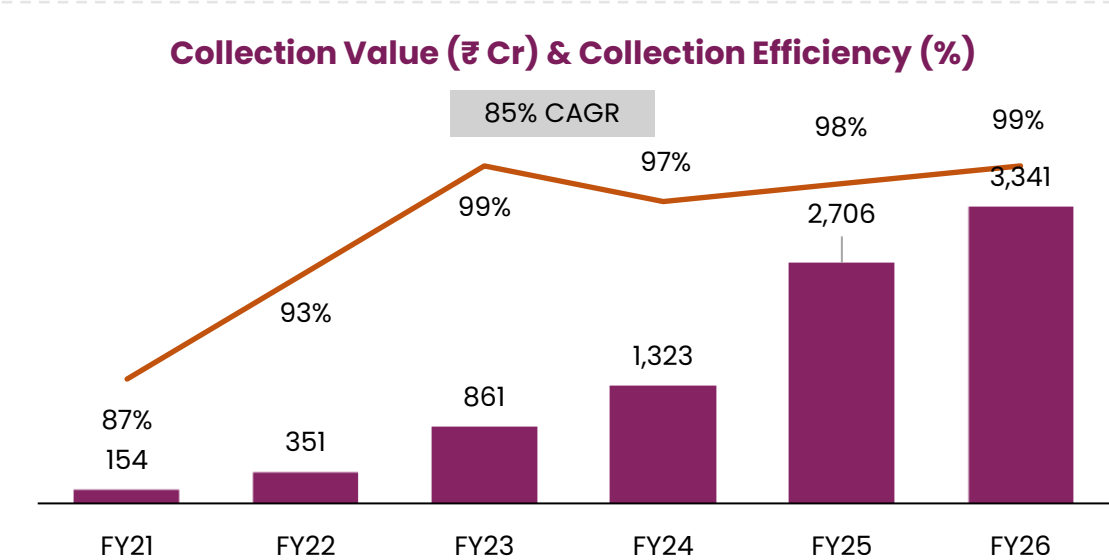
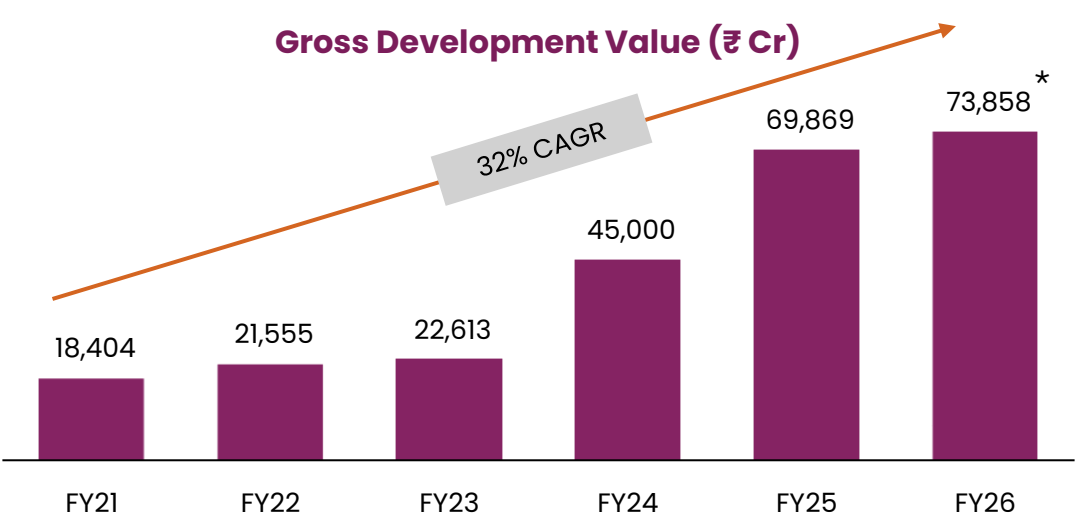
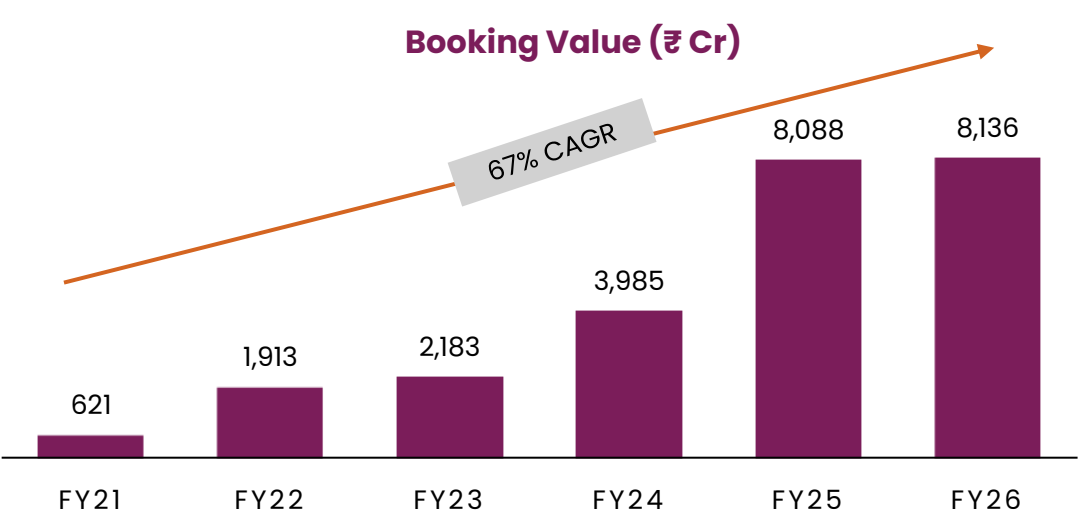
Efficient Sourcing Strategy

- Strategic land sourcing through outright purchases and asset-light joint ventures
- Portfolio developed on own land as well as JV/JDA partnerships with land-owners

Trusted Partnerships

- Financial Partnership with marquee global investors like Mitsubishi and IFC for projects at SPV level

Key Annual Performance Indicators



*Does not include Birla Alokya (GDV: ₹ 398 Cr; 0.5 msf) and Birla Navya Phase 1 (GDV: ₹ 483 Cr; 0.4 msf), as both have been completed and delivered in FY26

Market Insights – Residential

India's residential real estate market again demonstrated positive activity throughout Q2 FY27. This period witnessed **absorption of INR 2,38,717 Cr**

INR 4,75,443 Cr

Absorption in H1 FY27

INR 4,34,313 Cr

Launches in H1 FY27

INR 2,38,717 Cr

Absorption in Q2 FY27

INR 2,13,090 Cr

Launches in Q2 FY27

City Wise Sales Contribution



MMR

25% share of the absorption
in **Q2 FY27***

25% share
in **Q2 FY26**



Pune

9% share of the absorption
in **Q2 FY27 ***

10% share
in **Q2 FY26**



Delhi-NCR

18% share of the absorption
in **Q2 FY27 ***

15% share
in **Q2 FY26**



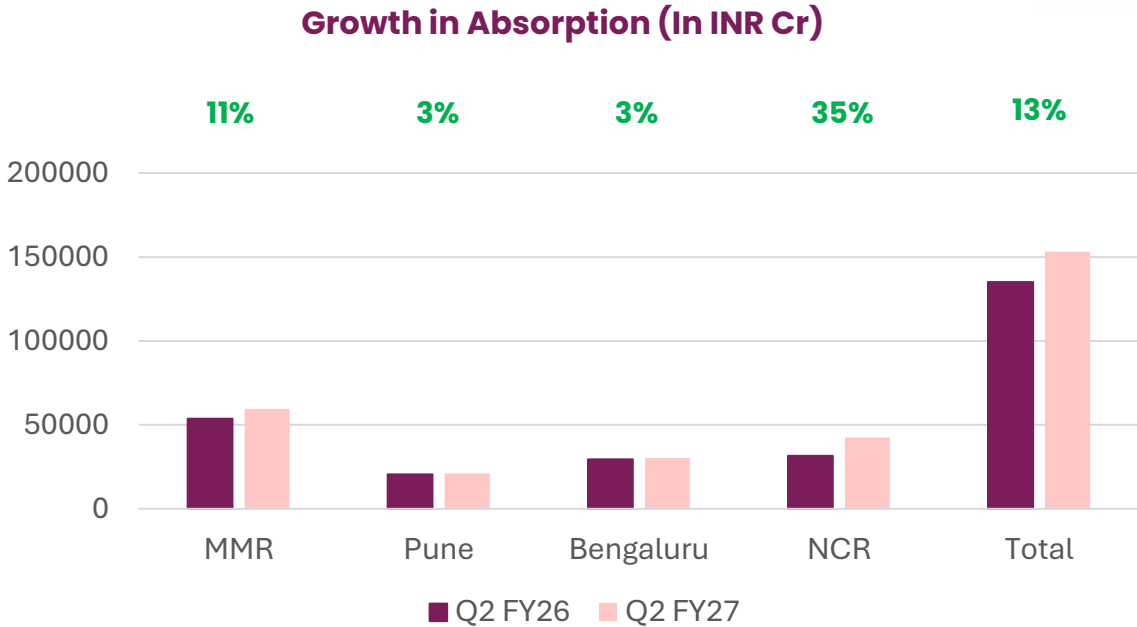
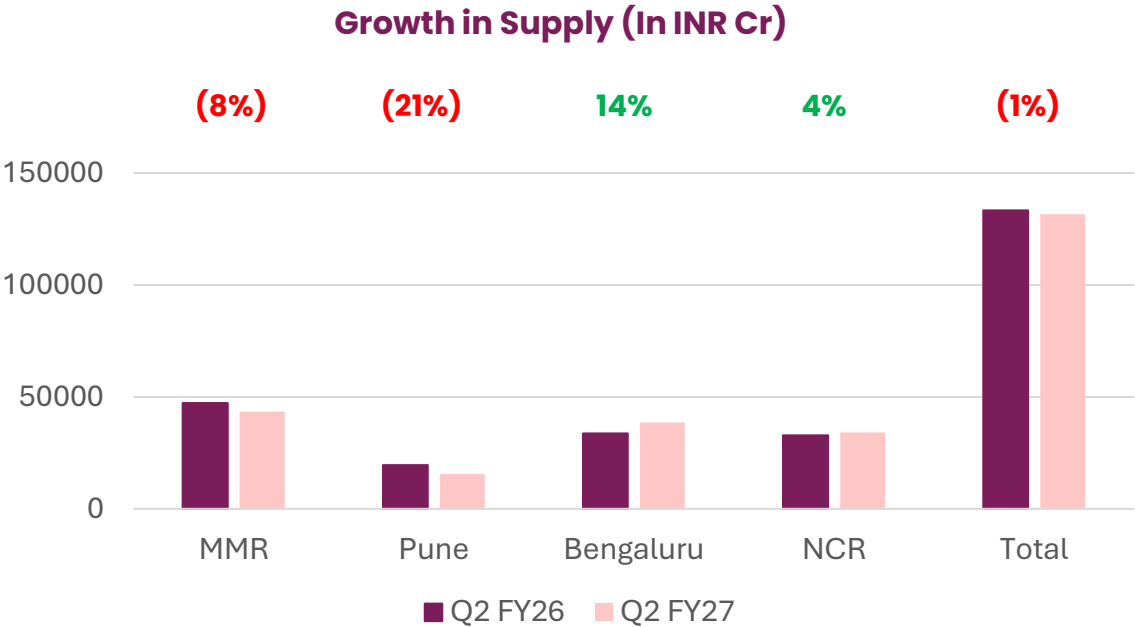
Bengaluru

13% share of the absorption
in **Q2 FY27 ***

14% share
in **Q2 FY26**

- Pan-India residential absorption stood at INR 2,38,717 Cr in Q2 FY27, 12% above new supply of INR 2,13,090 Cr.
- The four focus markets together accounted for approximately 65% of pan-India absorption in Q2 FY27, underscoring their relevance within overall residential activity.
- Market activity remained differentiated across cities, with demand continuing to favour quality, well-located projects.

Tier-1 Cities: Residential Market Dynamics



Key Observations in Q2 FY27

- Across the four focus markets, total supply was broadly stable at 1% lower YoY, while absorption increased by 13%.
- Supply declined in MMR and Pune, while Bengaluru and NCR recorded an increase during the quarter.
- Residential prices continued to appreciate across all four regions on a YoY basis:

Markets	MMR	Pune	Bengaluru	NCR
Price Growth % YoY	0.6%	3.2%	8.2%	17.5%

Real Estate: H1 FY27 Highlights



Birla Anayu, Mumbai (Artist's Impression)

H1 FY27 Highlights: Real Estate

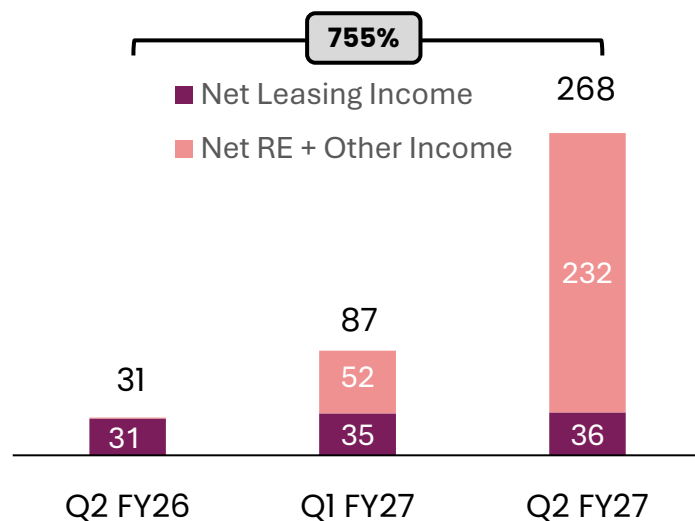
- H1 FY27 Total Income increased to ₹ 355 Cr, up by 309% YoY against ₹ 87 Cr in H1 FY26 (₹ 268 Cr in Q2 FY27 up by 755% YoY against ₹ 31 Cr in Q2 FY26)
- H1 FY27 collection value increased to ₹ 1,465 Cr, up by 39% YoY against ₹ 1,057 Cr in H1 FY26 (₹ 752 Cr in Q2 FY27 up by 47% YoY against ₹ 512 Cr in Q2 FY26)
- EBITDA recognized for Birla Tisya amounted to ₹ 181 Cr (EBITDA Margin – 28%) and Birla Navya amounted to ₹ 39 Cr (EBITDA Margin – 35%)
- Achieved a landmark milestone of ₹ 10,000 Cr in cumulative collections across our projects
- Improvement in credit outlook (For BEPL) by CARE; Outlook revised from AA Stable to AA Positive
- Booking Value of ₹ 298 Cr in Q2 FY27 with projects from MMR region i.e., Birla Taranya and Birla Niyaara being the largest contributor
- Sustenance sales in Q2 FY27:
 - **MMR:** Birla Taranya showed strong sustenance momentum with a booking value of ₹ 123 Cr in Q2 FY27
 - **Pune:** Region contributed ₹ 92 Cr in Booking value on back of the continued strong momentum in Birla Punya – Phase 2 and Birla Evam
 - **Bengaluru:** All round sustenance sales across 3 projects of Birla Trimaya – Phase 4, Birla Ojasvi and Birla Evara contributed to a booking value of ₹ 72 Cr
- **BD Update – Oct, 2026:** Announced a JDA for a 5.6-acre prime residential land parcel in Hinjewadi Phase 1, Pune, having a GDV of ~ ₹ 1,650 crores.



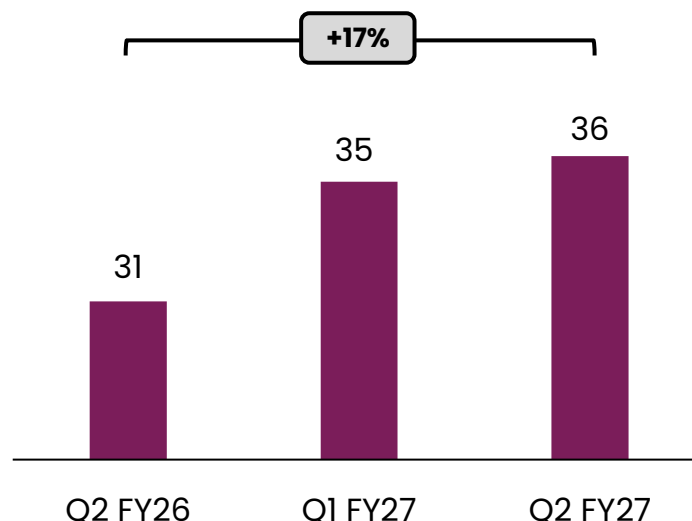
Birla Arika, Gurugram (Artist's Impression)

Quarterly Financial & Operational Highlights

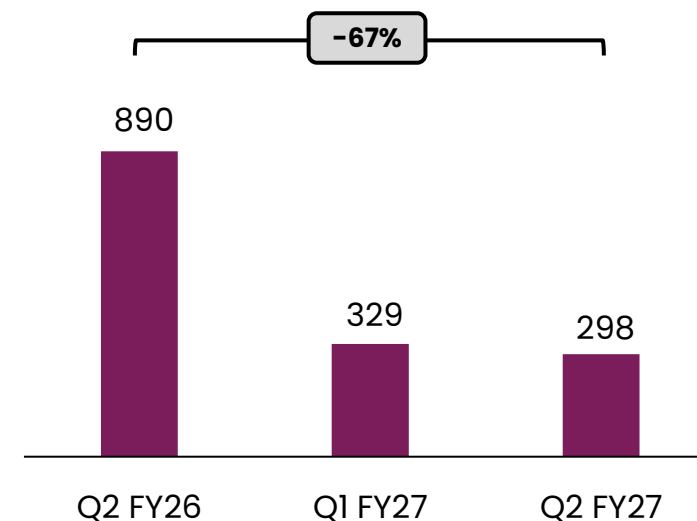
Net Total Income# (₹ Cr)



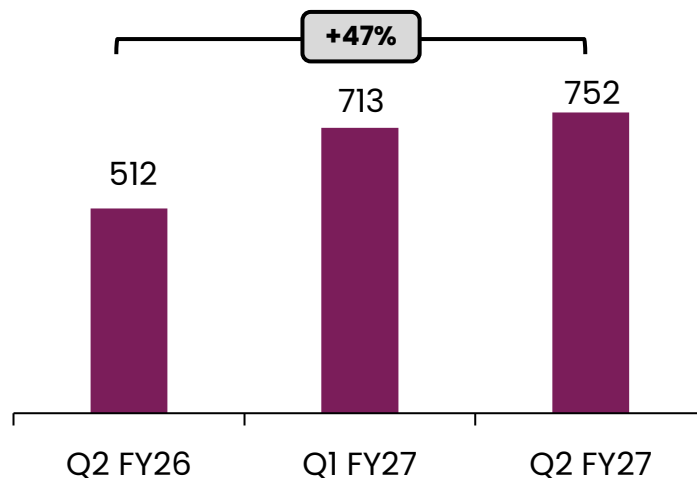
Net Leasing Income (₹ Cr)



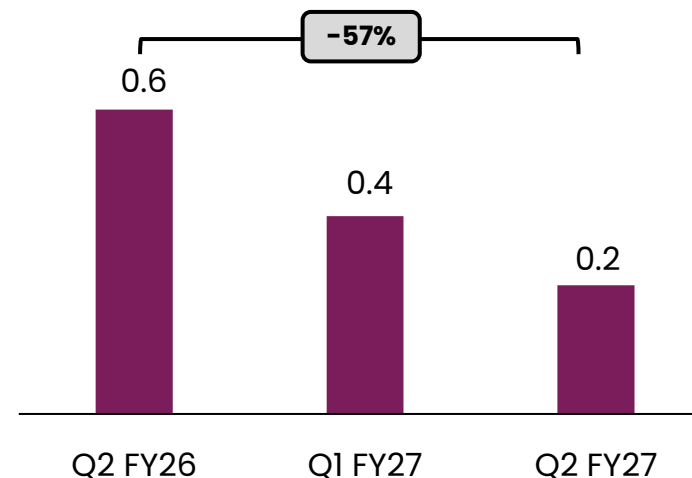
Booking Value (₹ Cr)



Collection* (₹ Cr)



Area Sold (Mn Sq ft)

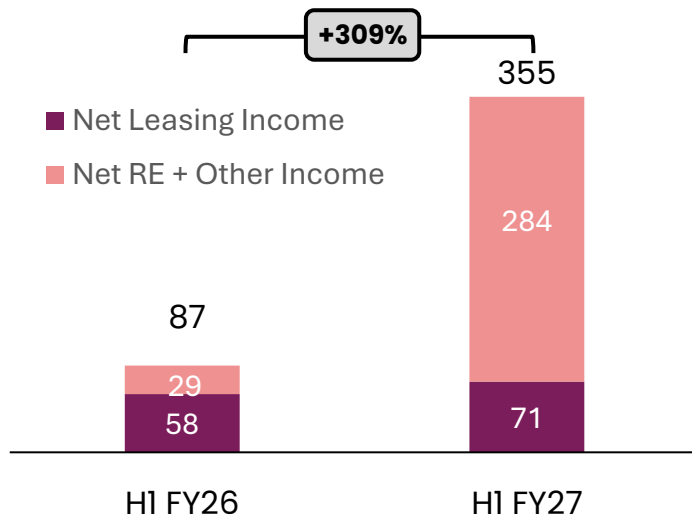


Net Total Income (Real Estate) = Net Leasing Income + Net RE Income + Other Income ; * Collection includes Birla Evara (Bangalore) which is a JV

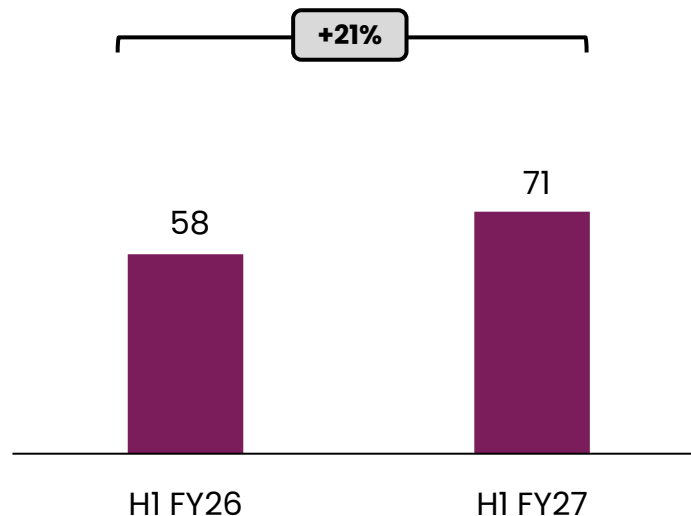
The company follows a completed contract method for real estate accounting. Net RE income recognized for the quarter will depend upon the projects completed in that quarter

Half Yearly Financial & Operational Highlights

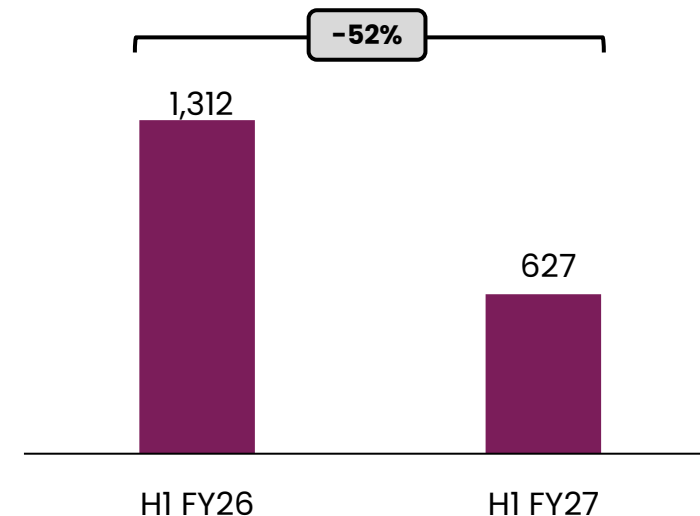
Net Total Income# (₹ Cr)



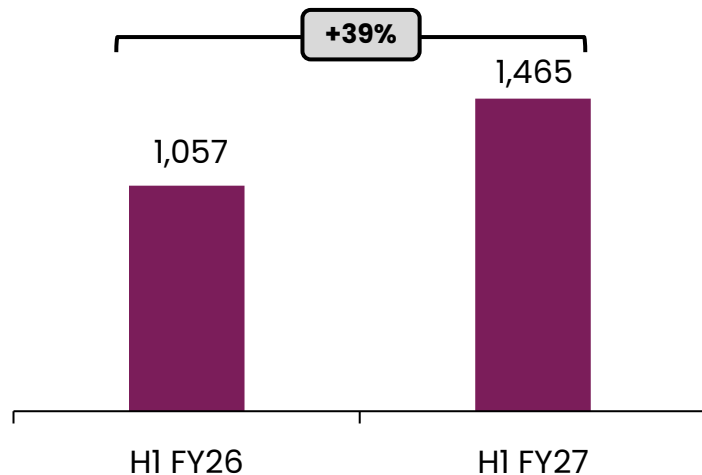
Net Leasing Income (₹ Cr)



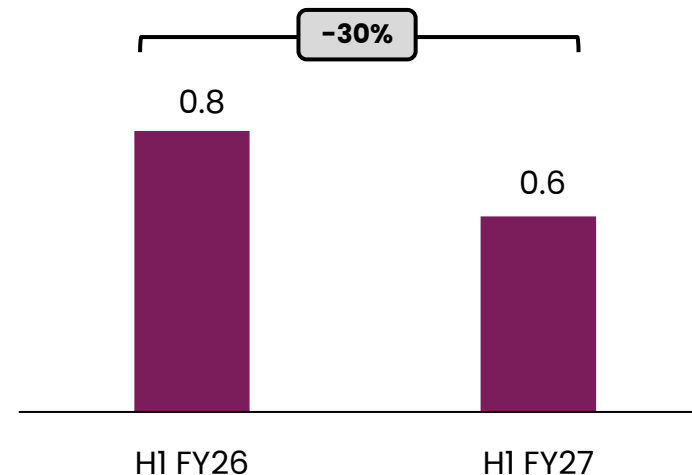
Booking Value (₹ Cr)



Collection* (₹ Cr)



Area Sold (Mn Sq ft)



Net Total Income (Real Estate) = Net Leasing Income + Net RE Income + Other Income ; * Collection includes Birla Evara (Bangalore) which is a JV
The company follows a completed contract method for real estate accounting. Net RE income recognized for the quarter will depend upon the projects completed in that quarter

Real Estate: Projects Overview

Pan India Footprint



Mumbai Metropolitan Region (11 projects)

Birla Centurion, Worli (C)
Birla Aurora, Worli (C)
Birla Vanya, Kalyan
Birla Niyaara, Worli
Birla Anayu, Mumbai
Birla Taranya, Thane
Birla Mrida, Boisar
Worli New Plot, MMR
Worli West, MMR
Khar Redevelopment, MMR
Vashi Redevelopment, MMR



NCR (4 projects)

Birla Navya, Golf Course Ext. Rd.
– Birla Navya: Phase 1
Birla Arika, Sector 31, Gurugram
Birla Pravaah, Sector 71, Gurugram
Mathura road, Delhi



Bengaluru (5 projects)

Birla Alokya, Whitefield
Birla Tisya, Magadi road
Birla Trimaya, Devanhalli
Birla Ojasvi, RR Nagar
Birla Evara, Sarjapur



Pune (2 projects)

Birla Punya, Wellesley Road
Birla Evam, Manjiri

Completed Projects

Ongoing Projects

Unlaunched Projects

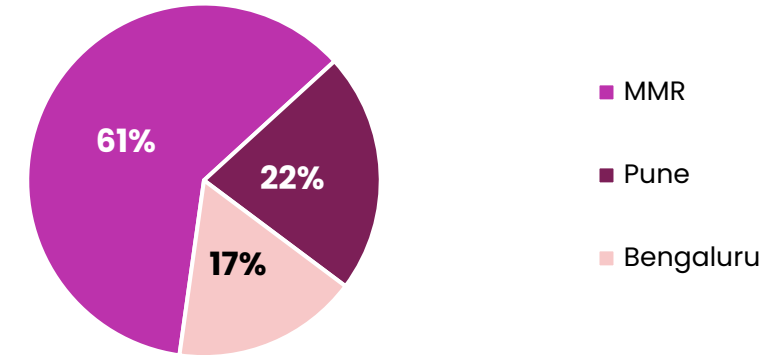
Projects with a revenue potential of
~₹ 77,700 Cr*



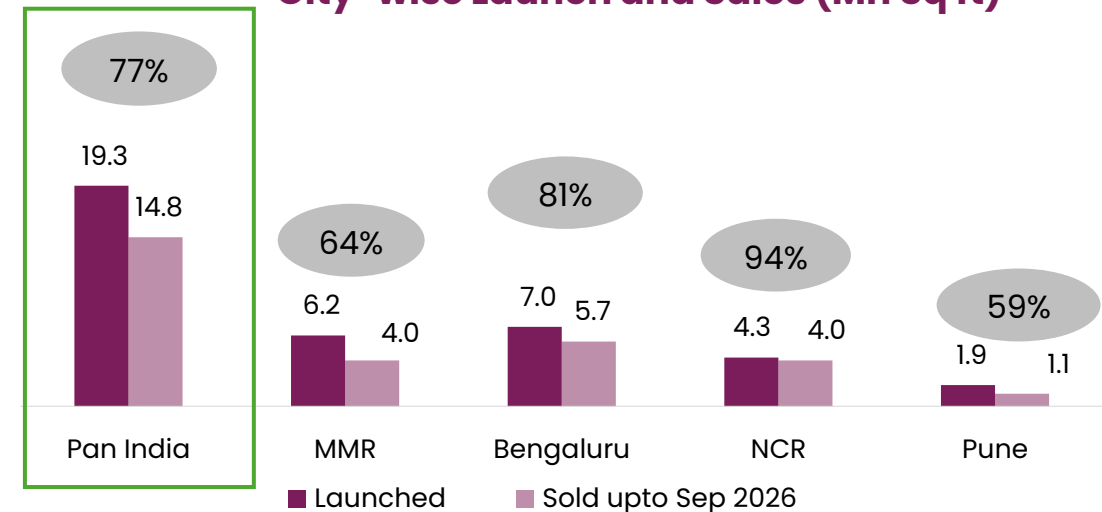
Region Wise Performance

	Ongoing**			Upcoming		
Particulars	Saleable Area (Mn Sq ft)	GDV (₹ Cr)	No. of Projects*	Saleable Area (Mn Sq ft)	GDV (₹ Cr)	No. of Projects*
MMR	6.2	13,302	5	10.0	36,896	4
Bengaluru	7.0	7,014	3	0.6	821	0
NCR	4.3	8,701	3	2.2	5,353	1
Pune	1.9	2,084	2	2.9	3,547	0
Total	19.3	31,101	13	15.7	46,617	5

Region wise Booking Value contribution (For Q2 FY27)**



City-wise Launch and Sales (Mn Sq ft)**



*Includes overall project numbers, RERA phase wise launch may vary

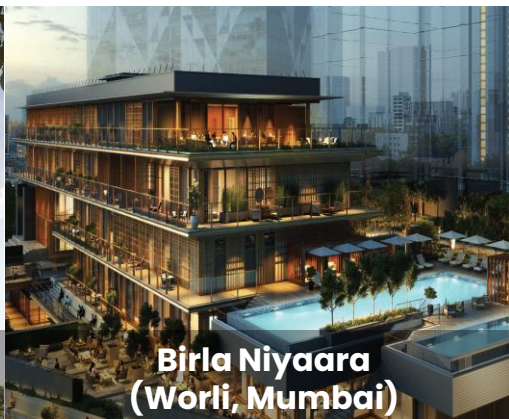
**Does not include Birla Alokya (GDV: ₹ 398 Cr; 0.5 msf), Birla Navya Phase 1 (GDV: ₹ 483 Cr; 0.4 msf) and Birla Tisya (GDV: ₹ 652 Cr; 0.7 msf) as they have been completed

Ongoing Residential Projects – MMR

Projects	Location	Project Structure**	GDV ₹ Cr	Total Saleable Area Mn Sq ft	Area Sold Mn Sq ft	Booking value ₹ Cr	Collection % of Booking	Balance inventory ₹ Cr	Average Rate Per Sqft. ₹	Date of Completion*
Birla Vanya	Kalyan	Own Land Parcel	1125	1.33	1.21	971	97%	154	8,028	OC Received
Birla Niyaara (Ph-1)	Worli	Own Land Parcel	3,626	0.91	0.84	3,022	64%	604	36,102	Mar-2028
Birla Niyaara (Ph-2)			5,298	0.89	0.71	4,117	36%	1,182	57,837	Mar-2029
Birla Anayu	Walkeshwar	Outright	572	0.06	0.03	283	45%	289	87,668	Mar-2029
Birla Taranya (Ph-1)	Thane	Outright [#]	2,150	1.71	0.94	1,200	14%	951	12,728	Mar-2032
Birla Mrida	Boisar	Outright	530	1.33	0.27	109	13%	421	4,000	Mar-2029
Total			13,302	6.22	4.01	9,702		3,600		



Birla Vanya
(Kalyan, MMR)



Birla Niyaara
(Worli, Mumbai)



Birla Anayu
(Walkeshwar, MMR)



Birla Taranya
(Thane, MMR)



Birla Mrida
(Boisar, MMR)

*Date of Completion as per RERA

**Land Owner – Profit Share, Revenue Share, and PE Profit Share

Partnership with IFC with Economic interest in the following ratio – BEPL 56% : IFC 44%

The above images are artist's impressions

Worli, Mumbai – Portfolio



Birla Niyaara Tower C optimized for long term value over near term launch and adds ~₹ 1,900 Cr of Net GDV upfront

Towers	Area (Mn Sq ft)	Status
A	0.9	Launched
B	0.9	Launched
C	0.95	Yet to be Launched
Retail	0.05	Yet to be Launched
Total	~2.8	
Worli New Plot (D)	~2.3	Yet to be Launched
Commercial Development	~1.3	Yet to be Launched
Worli West	~0.4	Yet to be Launched
Grand Total	~6.8	

The masterplan of the project is designed and planned by globally recognized architects and designers as follows:

- Foster + Partners, UK
- Sasaki Associates, USA
- LERA, USA
- Coopers Hill, Singapore
- BPI Design, Singapore
- Priedmann, UAE

Ongoing Residential Projects – Bengaluru

Projects	Location	Project Structure**	GDV ₹ Cr	Total Saleable Area Mn Sq ft	Area Sold Mn Sq ft	Booking value ₹ Cr	Collection % of Booking	Balance inventory ₹ Cr	Average Rate Per Sqft. ₹	Date of Completion*
Birla Trimaya (Ph-1)	Devanahalli	Profit Share (BE – 47%)	486	0.72	0.72	486	80%	0	6,779	Oct-2028
Birla Trimaya (Ph-2)			629	0.74	0.73	623	46%	6	8,558	Jun-2029
Birla Trimaya (Ph-3)			738	0.82	0.78	702	20%	36	9,019	Aug-2030
Birla Trimaya (Ph-4)			764	0.74	0.69	708	16%	56	10,305	Dec-2031
Birla Ojasvi	RR Nagar	Outright	1,041	1.01	0.95	972	42%	70	10,200	Jan-2031
Birla Evara	Sarjapur	Outright [#]	3,355	2.94 [^]	1.82	1,939	21%	1,416	10,676	Dec-2031
Total			7,014	6.97	5.68	5,430*		1,583		

*Date of Completion as per RERA

**Land Owner – Profit Share, Revenue Share



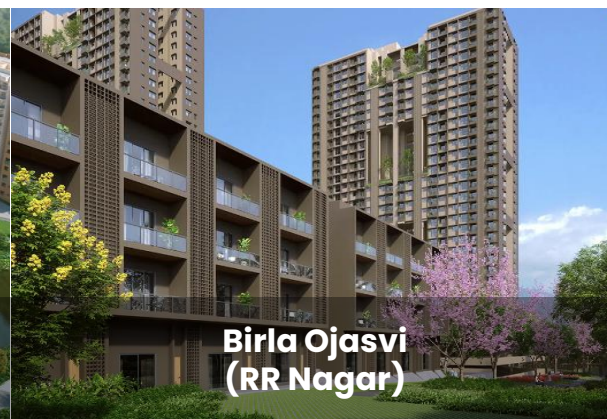
**Birla Tisya
(Rajajinagar)**



**Birla Trimaya
(Devanahalli)**



**Birla Ojasvi
(RR Nagar)**



**Birla Evara
(Sarjapur)**



[#]JV with MEC with Economic interest in the following ratio – BEPL 51% : MEC 49% | [^] 1.82 Mn sqft sold out of launched area of 2.52 Mn sqft; * Does not include Birla Tisya (GDV: ₹ 652 Cr; 0.7 msf) as it has been completed

The above images are artist's impressions

Ongoing Residential Projects – NCR

Projects	Location	Project Structure**	GDV ₹ Cr	Total Saleable Area Mn Sq ft	Area Sold Mn Sq ft	Booking value ₹ Cr	Collection % of Booking	Balance inventory ₹ Cr	Average Rate Per Sqft. ₹	Date of Completion*
Birla Navya (Ph 2)	Golf Course extension	Profit Share (BE – 50%)	709	0.50	0.50	709	68%	0	14,212	OC Received
Birla Navya (Ph 3)			396	0.23	0.23	396	40%	0	17,571	April 2027
Birla Navya (Ph 4)			820	0.42	0.24	473	26%	347	19,448	April 2030
Birla Arika (Ph-1)	Sector 31	Revenue Share (BE – 58%)	3,265	1.42	1.42	3,254	26%	11	22,978	Sept 2031
Birla Arika (Ph-2)			1,651	0.67	0.59	1,465	10%	186	24,648	March 2032
Birla Pravaah	Sector 71	Outright	1,860	1.06	1.05	1,844	19%	16	17,613	March 2032
Total			8,701	4.29	4.03	8,141		560		

*Date of Completion as per RERA

**Land Owner – Profit Share, Revenue Share,



The above images are artist's impressions

Ongoing Residential Projects – Pune

Projects	Location	Project Structure**	GDV ₹ Cr	Total Saleable Area In Mn Sq ft	Area Sold Mn Sq ft	Booking value ₹ Cr	Collection % of Booking	Balance inventory ₹ Cr	Average Rate Per Sqft. ₹	Date of Completion*
Birla Punya (Ph-1)	Wellesley Road	Outright	601	0.40	0.32	468	19%	133	14,455	Sep-2031
Birla Punya (Ph-2)			710	0.45	0.22	331	13%	380	14,884	Jun-2032
Birla Evam (Ph-1)	Manjiri	Outright#	772	1.03	0.56	409	27%	363	7,319	Jun-2031
Total			2,084	1.87	1.11	1,208		876		

*Date of Completion as per RERA

**Land Owner – Profit Share, Revenue Share, and PE Profit Share



Birla Punya (Wellesley Road, Pune)



Birla Evam (Manjari, Pune)

FY27 Project Launch Pipeline

Status	Projects		Location	Ownership	BE's Economic Interest %	Total Estimated GDV ₹ Cr	GDV launch in FY27 ₹ Cr	Saleable Area Mn Sq ft
To be launched in FY27	MMR	Birla Taranya	Thane	Outright [#]	56%	10,467	1,375	1.1
		Khar Redevelopment	Khar	Revenue Share	87%	1,631	1,631	0.3
	NCR	Birla Navya	Golf course extension	Profit Share	50%	2,636	710	0.3
	Pune	Birla Punya	Wellesley Road	Own	100%	2,822	583	0.3
		Birla Evam	Manjri	Outright [#]	56%	2,809	429	0.5
Total							4,728	2.6

Total sustenance sales potential from ongoing projects: ₹ 6,619 Cr (including ₹ 1,416 Cr from Birla Evara, Bengaluru)

We have chosen to re-design Tower C to unlock its full potential at our flagship Worli address. The revised plan is highly accretive to profitability, adds ~₹ 1,900 Cr of Net GDV upfront and will be launched in FY28

Total Project Portfolio

Projects	Ownership	BE's Economic Interest %	Estimated GDV ₹ Cr	Total Saleable Area Mn Sq ft
Ongoing Projects Pre FY27 (A)			31,101	19.3
FY27 Pipeline (B)			4,728	2.6
Mumbai	Birla Niyaara (Tower C)	Own	7,824	1.0
	Birla Taranya	Outright [#]	6,941	3.9
	Worli - New Plot	Own	13,787	2.3
	Worli West	Own	2,699	0.4
	Vashi Redevelopment	Revenue Share	2,638	1.0
Bengaluru	Birla Trimaya	Profit Share	821	0.6
NCR	Birla Arika	Revenue Share	1,199	0.3
	Mathura Road	Revenue Share	3,443	1.5
Pune	Birla Evam	Outright [#]	1,608	1.6
	Birla Punya	Outright	928	0.4
Future Pipeline (C)			41,889	13.1
Total Portfolio (A+B+C)			77,718	35.0

Existing Commercial Projects



Birla Aurora

Location	Prabhadevi, Mumbai
Leasable Area (in sqft)	0.26 Mn
Gross Lease Rental for H1 FY27	₹ 37 Cr.
Quarterly Gross Lease Rental Q2 FY27	₹ 19 Cr.
Occupancy	100%



Birla Centurion

Location	Worli, Mumbai
Leasable Area (in sqft)	0.32 Mn
Gross Lease Rental for H1 FY27	₹ 36 Cr.
Quarterly Gross Lease Rental Q2 FY27	₹ 16 Cr.
Occupancy	100%

Strategic Alliances & Actions



Strategic Alliance with IFC



About IFC:

The International Finance Corporation (IFC), part of the World Bank Group, is the premier global development institution exclusively focused on the private sector in emerging markets.

Operating in over 100 countries, IFC deploys its capital, expertise, and influence to foster markets and opportunities



About the Partnership:

Birla Estates secured a ₹4,200 Million investment from IFC for residential projects in Pune and Thane, covering ~9.5 million sq. ft.

The projects will be developed via SPVs, with Birla Estates having economic interest of 56% and IFC 44%.

Strategic Alliance with Mitsubishi Estate



MITSUBISHI ESTATE CO., LTD.

About Mitsubishi:

Mitsubishi Estate is a leading Japanese real estate developer, renowned for its extensive portfolio including office buildings (especially in Tokyo's Marunouchi district), residential properties, retail, hotels, and logistics.

They operate globally, with significant presence in the US, Europe, and Asia. The company emphasizes long-term urban development, sustainability, and innovation through new business creation. Their diverse activities make them a major player in the international real estate market.



About the Partnership:

Birla Estates has entered a ₹5,600 Mn joint venture with Mitsubishi Estate Co. Ltd. for a premium residential project in Southeast Bengaluru. The 4 million sq. ft. project will be developed via a 51:49 SPV structure.

This marks Mitsubishi's first investment in India's real estate sector.

Environment, Social and Governance (ESG) – Q2 FY27



Environment

GRESB Rating:

Birla Estates delivered an outstanding performance in the 2026 GRESB Assessment, achieving:

Standing Investments: 95.9/100 with a 5-Star rating.

Development: 100/100.

Global Sector Leader in both benchmarks.

Rank 1 in Asia for Management Score.

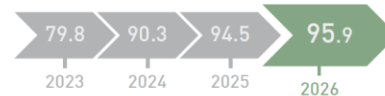
These achievements reinforce our leadership in sustainable real estate.

Standing Investments

GRESB Rating: 5/5



Participation & Score

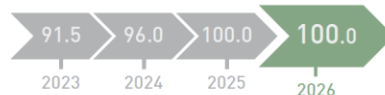


Development

GRESB Rating: 5/5



Participation & Score



Social

Safety Performance:

- The total safe manhours achieved till date : **71.93 Mn.**
- Safe man hours achieved during Q2 FY 26-27 : **6.33 Mn.**



Governance

Supplier Assessment: Identified and prioritised Tier 1 suppliers for environmental assessment.

Sustainable Procurement: Developed BEPL's Sustainable Procurement Guidelines.

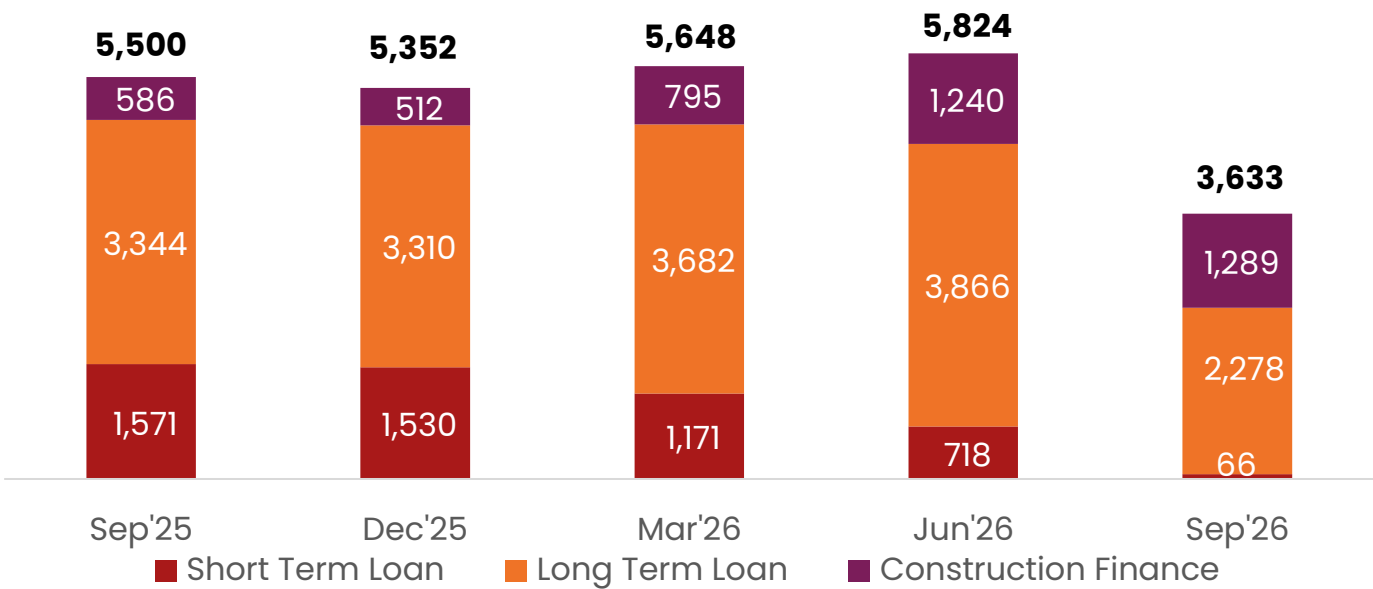
Financial Overview

Birla Trimaya, Bangalore (Artist's Impression)

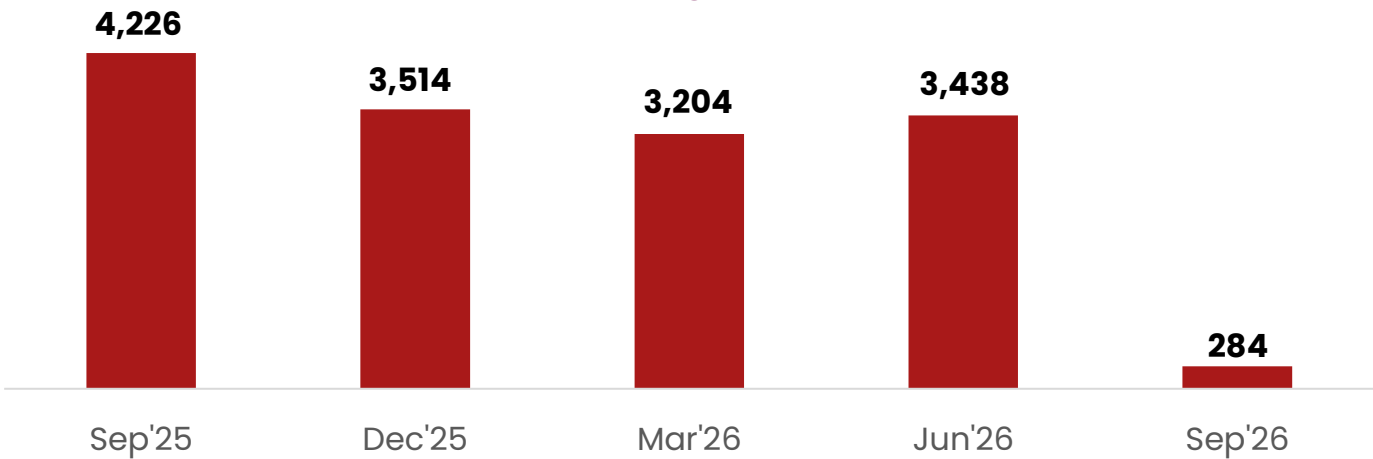
Debt Profile



Outstanding Gross Debt (₹ Cr)



Outstanding Net Debt (₹ Cr)



Net Debt (Consolidated)

Particulars	(₹ Cr)
Gross Debt	3,633
Less: Cash and Bank balance	241
Less: Mutual Funds	2,160
Less: RERA balances	948
Net Debt*	284

* Includes IFC Funding of ₹ 420 Cr

Credit Rating – ABREL

Facilities/Instruments	Rating
Non-convertible debentures	CARE and CRISIL AA; Stable
Commercial paper	CARE and CRISIL A1+

Credit Rating – BEPL

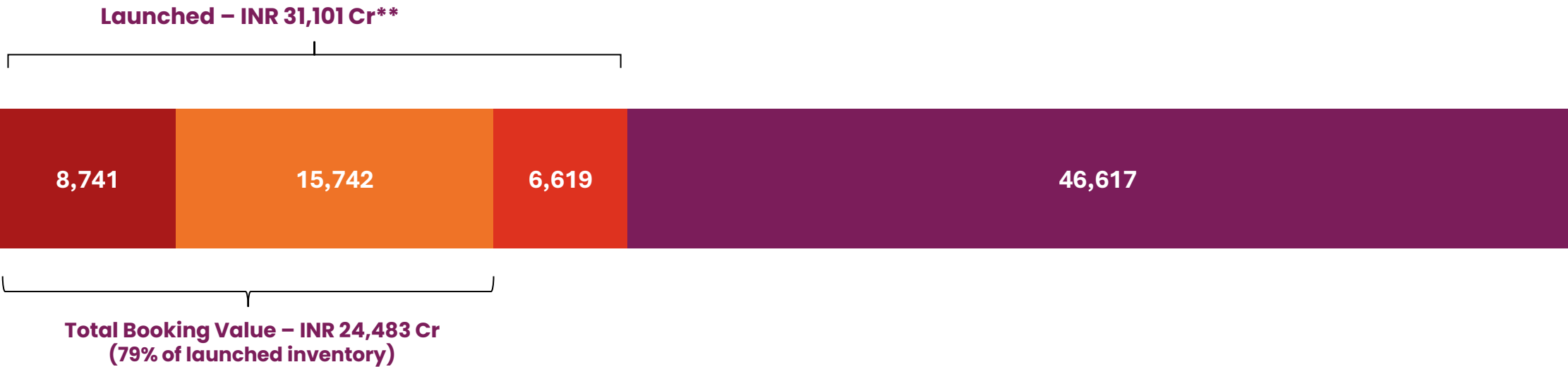
Facilities/Instruments	Rating
Long Term Bank Facilities	CARE – AA Positive (Revised from stable) and ICRA – AA Stable
Short Term Bank Facilities	CARE A1+

Cash Flow Potential



Monetization Progress & Unlaunched Potential (₹ Cr)

■ Collected ■ Outstanding Collections ■ Unsold ■ Unlaunched Projects



Launched Projects**	(₹ Cr)
Pending Collection from Sold Inventories	15,742
Estimated Value of unsold inventory	6,619
Remaining Estimated Project Cost*	(12,963)
Estimated Surplus Cash flow Potential	9,397

Data is as on 30 Sep 2026 | * Includes Partner payout

**Does not include Birla Alokya (GDV: ₹ 398 Cr; 0.5 msf), Birla Navya Phase 1 (GDV: ₹ 483 Cr; 0.4 msf) and Birla Tisya (GDV: ₹ 652 Cr; 0.7 msf) as they have been completed

Profit & Loss : Q2 FY27 – Consolidated

(₹ In Cr)

Particulars	Q2 FY27	Q1 FY27	Q2 FY26	H1 FY27	H1 FY26
Continuing Operations					
Total Sales	825	189	98	1,014	243
Other Income	36	17	15	53	27
Total Income	861	206	113	1,067	271
Total EBITDA	195	(38)	(55)	157	(83)
Finance cost	-	26	18	26	25
Depreciation	20	17	16	37	31
PBT before share of loss of JV	175	(82)	(88)	94	(139)
Share of loss of joint venture	(1)	(1)	(4)	(3)	(6)
PBT (excluding exceptional items)	174	(83)	(92)	91	(145)
Exceptional items	-	-	-	-	-
PBT	174	(83)	(92)	91	(145)
Tax	31	(16)	(19)	14	(25)
PAT	143	(67)	(73)	76	(120)
Discontinued Operations					
PAT from discontinued operations	775	32	55	808	76
Total PAT	919	(35)	(18)	884	(45)

Cash Flow Q2 FY27 – Consolidated

(₹ In Cr)

No	Particulars	Q1 FY27	Q2 FY27	H1 FY27
(A)	Operating Cash Flow			
	Collection*	655	725	1,380
	Net Leasing Inflow	35	36	71
	Other Operating Inflow	10	11	20
	Total Operating Cash Inflow	700	771	1,471
	Operating Cash Outflow			
	Construction & Related Outflow	(437)	(547)	(984)
	Other Project Related Outflow	(102)	(66)	(169)
	Corp. SG&A	(109)	(86)	(194)
	Total Operating Cash Outflow	(648)	(699)	(1,347)
	Net Operating Cash Flow	52	72	123
(B)	Other RE Cashflow			
	Land, Approval, Capital Outflows & Deposits	(282)	52	(230)
	JV Partner Payment	(10)	-	(10)
	Total Other RE Cashflow	(292)	52	(240)
(A+B)	Net RE Cashflow	(242)	122	(118)
(C)	Other Business Net Cashflow	98	3,163	3,261
(A+B+C)	Total Net Cashflow	(144)	3,286	3,143
(D)	Increase / (Decrease) in Loan	176	(2,191)	(2,015)
	Payment of Interest, Tax and Dividend	(91)	(132)	(223)
(A+B+C+D)	Increase / (Decrease) in Cash & Bank	(58)	963	905

*Excludes the collection for JV project; Note: Numbers have been regrouped and reclassified and do not strictly confirm to the presentation as per Ind AS 7 – Statement of Cash flows.

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