

Premium Infratech LLP

PROJECT REPORT

Project Overview

The project involves a high-rise residential complex covering 7.5 acres, with a total inventory of 610 units. All units feature spacious 5 BHK layouts with an additional study and powder room, catering to luxury segment buyers seeking expansive living spaces.

Location Advantages

- Prominent Address:** Situated in Sector 70, Gurugram, an area noted for rapid growth and modern infrastructure.
- Connectivity:** The site is strategically located on Darbaripur Road, directly abutting a 60-meter-wide internal road connecting sectors 70 and 75. The upcoming metro line is planned only 800 meters away, ensuring strong public transport options and seamless connectivity across Gurugram.

Green Features and Sustainability

The project offers lush green surroundings throughout the complex, providing residents with ample open spaces and landscaped areas. Further, the development has achieved a 4 Star GRIHA rating, underscoring its commitment to sustainability, energy efficiency, and eco-friendly design standards.

Building Details

- High Rise Towers:** All buildings are designed as high-rise towers S+39, allowing for panoramic views and maximizing vertical space utilization
- Unit Configuration:** Each apartment includes 5 bedrooms, a study, and a powder room, aimed at large families and those requiring dedicated workspace at home.

Summary Table

Attribute	Details
License No.	156 of 2024
Issue Date	17.11.2024
Area	7.5 acres

For PREMIUM INFRA TECH LLP

REGD. OFF.: 1204, Indra Prakash Building, 21, Barakhamba Road, New Delhi -110001
LLP Identification No. ACC-8489, E-mail: premiuminfratech@gmail.com

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Attribute	Details
Sector	70, Gurugram
Total Units	610
Unit Types	5 BHK + Study + Powder Room
Green Features	Lush green surroundings, 4 Star GRIHA rated
Building Type	High-rise
Location Advantage	Darbaripur Road, abutting 60 m internal road (Sector 70-75)
Metro Connectivity	800 m from proposed metro line

• Financials

Project Cost - Non Constuction Components			
Items		Remarks	Amount (in lakh)
Land Cost including conversion charges and licence fee			Rs. 7827.80 lakh
External Development Charges(EDC)			Rs. 4319.97 lakh
Infrastructure Development Charges (IDC)			Rs. 530.55 lakh
Miscellaneous cost			Rs. 18573.76 lakh
Project Cost - Non Constuction Components			Rs. 31252.08 lakh

Project Cost - Construction Components				
	S.N.	Items	Remarks	Amount (in lakh)
	B1	Construction cost of towers		Rs. 76028.07 lakh
	B2	Construction cost of commercial component		Rs. 115.01 lakh
	B3	Development works and services cost		Rs. 2013.92 lakh
	B4	Community buildings (A) cost	N.A.	Rs. lakh

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	B5	Community buildings (B) cost		Rs. 1596.69 lakh
	B6	Electrification cost upto project site if any		Rs. lakh
	Σ	Project Cost - Construction Components		Rs. 79753.69 lakh
Project Cost Summary				
S.N .	Component			Cost (Amount in lakh)
1	Total project construction cost			79753.69 lakh
2	Total project non-construction cost			31252.08 lakh
3	Total project cost			111,005.77 lakh
C.	Sale proceeds and returns of the project the area registered			
	Total estimated sale value of units/ apartment/ sale proceeds			
				For the area to be registered
S.N .	Component	Average Rate(In Rs.)	Area (sq.ft.)	Estimated sale proceeds(In lacs)
1	Apartment	Rs. 21750.00 /sq.ft.	806028.00 sq.ft.	Rs. 175311.09 lakh
2	Commercial	Rs. 10000.00 /sq.ft.	2784.00 sq.ft.	Rs. 278.40 lakh
3	Community sites	Rs. sq.ft	Rs. sq.ft	Rs. 0.00 lakh
4	Garages	Rs. sq.ft	Rs. sq.ft	Rs. 0.00 lakh
	Estimated total of sale proceeds			Rs. 175589.49 lakh
D	Total project cost			Rs. 111005.77 lakh
E	Return from the project(C-D)			Rs. 64583.72 lakh
F.	Financial resources of the project			
S.N .	Description			For project (amount in Lakh)
1	Equity by the promoter			Rs. 200.00 lakh
2	Loan or advances			
	2.1	From financial institution/banks		Rs. 0.00 lakh
	2.2	From Other Sources		Rs. 7100.00 lakh
3	Others			Rs. 0.00 lakh
4	Installments from allottees before completion (sold inventory installments)			Rs. 103705.78 lakh
	Total financial resources of the project			Rs. 111,005.78 lakh

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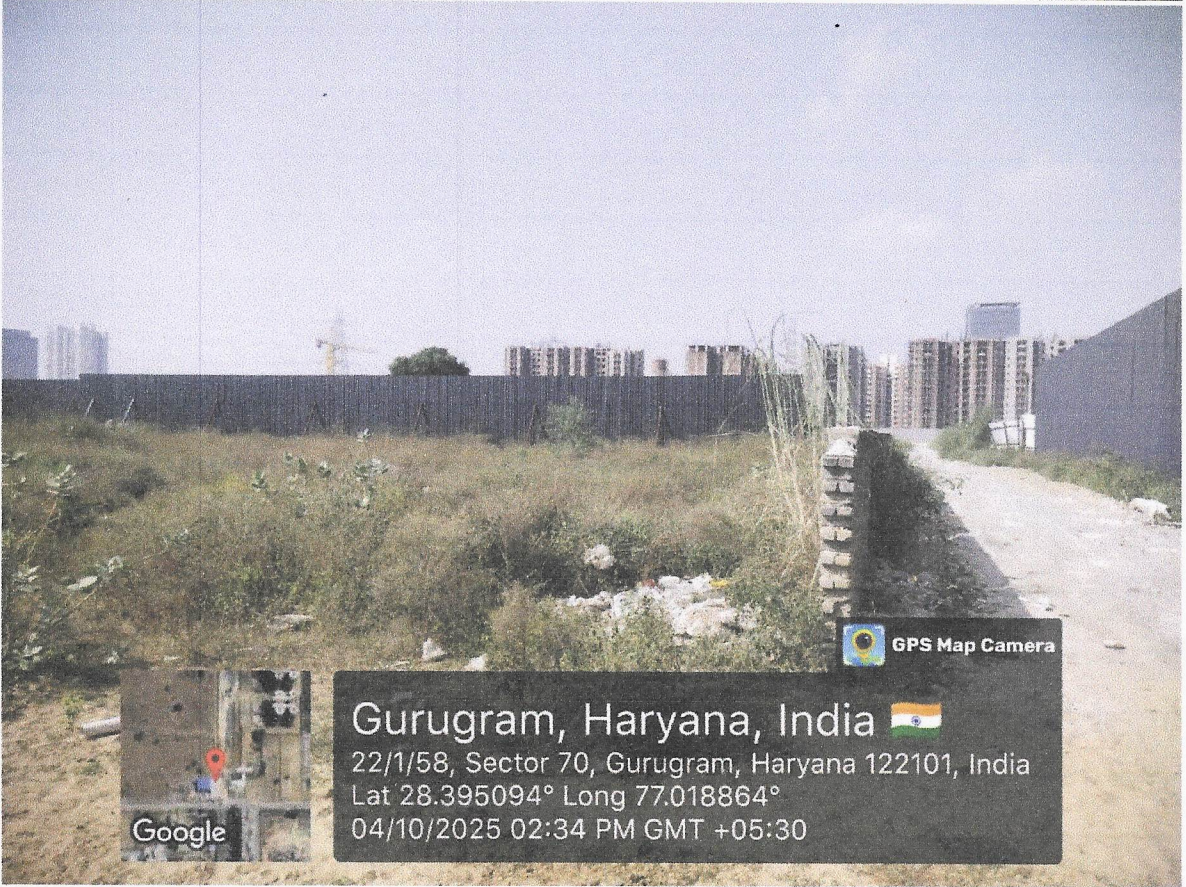
Development Works and Services (Internal Development Works - IDW)			
S.N.	Name of the Facility	Applicable / NA	Estimated Cost(Rs. in lakh)
1	Internal Roads and Pavements	Applicable	Rs. 225.00 lakh
2	Water Supply system	Applicable	Rs. 75.00 lakh
3	Storm Water drainage	Applicable	Rs. 75.00 lakh
4	Sewerage system	Applicable	Rs. 75.00 lakh
5	Street Lighting	Applicable	Rs. 37.50 lakh
6	Play grounds and Parks	Applicable	Rs. 375.00 lakh
7	Electricity supply system	Applicable	Rs. 300.00 lakh
8	Security and fire-fighting	Applicable	Rs. 600.00 lakh
9	Renewable energy system	Applicable	Rs. 5.00 lakh
10	Parking	Applicable	Rs.0.00 lakh
11	STP	Applicable	Rs. 100.00 lakh
12	Underground water tank	Applicable	Rs. 100.00 lakh
13	Rain water harvesting	Applicable	Rs. 10.00 lakh
14	Construction of circulation road (such as 18m/24m/30m as per conditions of license)	Applicable	Rs. 36.42 lakh
Cost of Development Works and Services			Rs. 2013.92 lakh

• PHOTOS



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