



Garden

RESIDENCY

PROJECT REPORT



1. INTRODUCTION

Nestled against the picturesque Aravalli Ranges to the west, Sohna is a historic town with a unique charm. From the hilltop, where Haryana Tourism has developed a tourist and recreational complex, the town blends seamlessly with its lush rural surroundings, creating a breathtaking scenic view.

Sohna is renowned for its natural hot sulphur springs, located at the heart of the town within a temple complex. These springs, believed to have healing properties, attract visitors seeking relief from skin ailments through a sacred and therapeutic dip in the Kunds.

As a tehsil of Gurugram District, Sohna serves as a vital hub for the surrounding rural areas, offering shopping, education, healthcare, and mandi (market) facilities. The Municipal Committee oversees the provision and maintenance of civic amenities, ensuring the town remains a well-equipped and welcoming destination.

With its strategic location, growing infrastructure, and availability of residential plots, Sohna presents a strong case for the development of independent residential floors—offering both investment potential and a high quality of life for residents.

Location and Linkages:

Sohna town is strategically located at the 24th km milestone on the Gurgaon-Sohna-Alwar road and serves as a key junction along the Palwal-Sohna-Rewari (N.H.-71) road. It enjoys excellent connectivity to major cities in the region, including Delhi (56 km), Gurgaon (24 km), Faridabad (35 km), Palwal (30 km), Nuh (20 km), and Rewari (45 km), with frequent bus services ensuring seamless travel. The town’s connectivity is set to be further enhanced by the Kundli-Manesar-Palwal (KMP) Expressway, currently under construction, which runs along its southern side. This expressway, a crucial transport corridor in the western part of Delhi within the NCR region, will link Kundli to Palwal via Manesar. Additionally, two cloverleaf junctions are being developed on the KMP Expressway, significantly boosting accessibility. A 50-meter-wide strip of land has been earmarked for the Orbital Rail Corridor along the KMP Expressway towards Delhi, further strengthening Sohna’s transport infrastructure. Moreover, the Dedicated Freight Corridor (DFC), connecting Delhi to Mumbai, passes along the town’s southeastern side, with land acquisition already completed. With such robust transportation networks and upcoming infrastructure projects, Sohna holds immense potential for future development and urban expansion.

POPULATION GROWTH OF SOHNA

Year	Population	Growth Rate (%)	Growth Type	Key Factors
1941	5,750	—	—	Rural Settlement
1951	5,138	(-) 10.64	Decline	Outmigration, Limited Development
1961	6,887	(+) 34.04	Natural Growth	Gradual Urban Expansion
1971	8,775	(+) 27.41	Natural Growth	Improved Livelihoods
1981	12,688	(+) 44.59	Moderate Growth	Infrastructure Development
1991	16,348	(+) 28.85	Urbanization	Industrialization Begins
2001	38,115	(+) 133.15	Rapid	Economic Expansion,

			Urbanization	Better Connectivity
2011	67,785	(+) 77.85	Infrastructure Growth	KMP Expressway, Industrial Expansion
2016	1,19,301	(+) 76.00	Induced Growth	IMT Development, Real Estate Boom
2021	2,08,777	(+) 75.00	Induced Growth	Expansion of Industries, DFC Impact
2026	3,65,361	(+) 75.00	Induced Growth	Large-Scale Industrial & Urban Development
2031	6,39,382*	(+) 70.00	Induced Growth	Completion of KMP, DFC, IMT & Theme Hubs

***Includes 31,348 population of urban villages**

By 2031, Sohna's population is projected to reach 6,40,000, marking a substantial increase from 67,785 in 2011 and 2,08,777 in 2021. This rapid growth is driven by significant infrastructure and industrial developments, transforming Sohna into a major urban and economic hub within the National Capital Region (NCR).

Key Factors Driving Growth

1. Kundli-Manesar-Palwal (KMP) Expressway

The **KMP Expressway**, passing along the southern side of Sohna, serves as a crucial transport corridor, improving connectivity between key economic zones in Haryana and NCR. Its strategic location has attracted large-scale investments in real estate, logistics, and industries, further accelerating urbanization in Sohna.

2. Dedicated Freight Corridor (DFC)

The **DFC**, running along the southeastern side of Sohna, is a game-changer for industrial and logistics sectors. It ensures faster, more efficient goods transportation, making Sohna an attractive location for warehousing, manufacturing, and trade-related activities.

3. Industrial Model Township (IMT) Development

The **Haryana State Industrial & Infrastructure Development Corporation (HSIIDC)** has acquired **600 hectares** of land between Sohna and the KMP Expressway for an **Industrial Model Township (IMT)**. Plans are in place to expand this by an additional **600 hectares**, catering to large-scale industries, employment generation, and economic expansion.

4. Development of Theme Hubs

The **Haryana Government** has proposed the development of specialized **theme hubs** along the KMP Expressway, aimed at boosting tourism, sports, and specialized industries. These include:

- **Leisure Hub:** Focused on hospitality, entertainment, and recreational activities.
- **Sports Hub:** Dedicated to sports infrastructure and training facilities.

- **Leather Hub:** Designed to support the leather industry, providing a dedicated manufacturing and export base.

With these transformative projects, Sohna is poised to become a major economic and industrial center within the NCR. Improved connectivity, industrial expansion, and government-backed development initiatives make Sohna an emerging destination for business, real estate, and employment opportunities. By 2031, the town is expected to witness unprecedented urban and economic growth, solidifying its position as a key development zone in Haryana.

Description of Residential Use :

To accommodate the projected population growth of 6,40,000 by 2031, an additional 1,719 hectares has been allocated for residential sector development in Sohna. To support industrial workers, Sector-17 and Sector-25 have been planned adjacent to industrial sectors, ensuring easy access to workplaces. Additionally, 66 hectares have been reserved for low and medium-income housing, with 50 hectares in Sector-25 and 16 hectares in Sector-31, designed to accommodate a higher population density of 1,125 persons per hectare (PPH). The overall proposed residential density across new sectors is 300 PPH, with each sector following a neighbourhood planning model, integrating essential community facilities and services.

Given the water scarcity in Gurugram district, all sectors and residential areas will be developed following a zero-discharge concept, encouraging the reuse of treated wastewater for sustainable water management. Infrastructure provisions will be expanded in existing and newly planned residential sectors to support the rising population. To ensure smooth urban mobility, the minimum road width in all residential colonies and sectors will be 12 meters. Furthermore, to maintain green spaces, at least 2.5 square meters per person will be designated for parks and open spaces, ensuring adequate recreational and environmental balance. A 120-meter-wide strip around existing village abadis falling within the urbanizable limits has been planned for village expansion and provision of essential amenities. These measures aim to support Sohna's transformation into a well-planned, sustainable urban hub within the National Capital Region (NCR) while balancing industrial, residential, and environmental needs.

PROJECT HIGHLIGHTS

Company Name	M/s EKAAKSHARA BUILDERS LLP
Address	Unit No. 303, Suncity Success Tower, Golf Course Ext. Road, Sector-65, Gurugram, Haryana
Project	Development of Independent Residential Floors on land admeasuring 1.240 acres (33 Plots) forming part of Affordable Plotted Colony Under DDJAY on 11.0875 acres .
Location	Village Sohna, Tehsil Sohna, Sector-5, Sohna, District Gurugram, Haryana
Area of Land	1.2470 Acres (applied)
Constitution of Developer	Limited Liability Partnership (LLP) Firm

DIRECTORS INFORMATION

Name	Sh. Surender Dagar	Sh. Sanjeet Singh
Father's Name	Sh. Tejram	Sh. Omkar Singh
Residential Address	VPO Alipur, Sohna, Gurugram, Haryana	H. No. 592, Ward No. 07, Near Govt. Girls School, Bhondsi, Haryana
Age	39 years	39 years
Qualification	Higher Secondary Education	Graduate
Experience	17 years	17 years
DIN	09144803	09144742
PAN	CFNPS6413R	BRMPS8685M

2. PROFILE OF THE COMPANY

M/s EKAASHARA BUILDERS LLP is a Limited Liability Partnership (LLP) Firm registered under the Limited Liability Partnership Act, 2008, with the Registrar of Companies, NCT of Delhi & Haryana. The firm's registered office is located at C-22A, Sushant Lok-1, Gurugram, Haryana, and it is actively engaged in real estate development, particularly in the affordable housing sector. The Board of Designated Partners, comprising Sh. Surender Dagar and Sh. Sanjeet Singh, both with 17 years of experience in real estate and infrastructure development, oversees the firm's strategic initiatives. The LLP proposes to develop Independent Residential Floors on land admeasuring 1.2470 acres forming part Affordable Plotted Colony under the Deen Dayal Jan Awas Yojana (DDJAY) - 2016 Policy on 11.0875 acres of land in Sohna, District Gurugram, Haryana, as per the land particulars annexed to this project report. This project aims to provide cost-effective housing solutions, ensuring planned infrastructure, green spaces, and essential civic amenities while addressing the increasing demand for affordable homeownership in the NCR region. Located in Sector-5, Sohna, the project enjoys excellent connectivity to major expressways, industrial hubs, and urban centers such as Gurugram, Faridabad, and Delhi. The development will focus on sustainable urban planning, incorporating eco-friendly construction techniques, rainwater harvesting, and a zero-discharge water recycling system to combat regional water scarcity. By fostering employment opportunities through construction activities and infrastructure expansion, this initiative aligns with the Haryana Government's vision for planned urban growth and will significantly contribute to the housing and real estate sector in Sohna, Gurugram.

3. SITE

DEVELOPMENT OF INDEPENDENT RESIDENTIAL FLOORS ON LAND ADMEASURING 1.2470 ACRES FORMING PART OF AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA POLICY DATED 8TH FEBRUARY 2016 ON LAND ADMEASURING 11.0875 ACRES IN SECTOR 5, SOHNA, GURUGRAM TO BE DEVELOPED BY M/S EKAASHARA BUILDERS LLP.

Sohna and Sector-5 in Gurugram, part of the National Capital Region (NCR) as notified by the Government of India, are strategically located near both domestic and international airports. Situated along National Highway 248A, these areas are integral to the NCR Regional Plan, leading the Government of Haryana to develop a combined master plan for the Gurugram-Sohna complex for 2031. Recognized as a rapidly growing residential hub south of Gurugram, Sohna/Sector-5 offers a prime location for affordable plotted development due to its strategic geographical positioning and well-established infrastructure.

These areas boast excellent connectivity via major roads such as the Gurugram-Alwar Road (Sohna Road), ensuring seamless access to healthcare facilities, shopping centers, and essential services. The proximity to leading hospitals like Medanta, Artemis, and Fortis provides residents, particularly seniors, with access to top-tier medical care. Additionally, the region's greener environment, lower pollution levels, and abundant parks create a serene and healthy living atmosphere, making it ideal for families and the elderly.

Modern residential projects in Sohna and Sector-5 are thoughtfully designed with senior-friendly amenities, emergency response systems, and community spaces, fostering social interaction and recreation. The presence of mixed-use developments ensures that daily necessities are within easy reach, while gated communities with advanced security measures offer a safe and secure living environment. With these advantages, Sohna and Sector-5 have emerged as highly viable destinations for Affordable Plotted Colonies, providing residents with a comfortable, secure, and well-connected lifestyle.

Key Highlights of Sohna Development Zone

1. The Kundli-Manesar-Palwal (KMP) Expressway runs through Sohna Town, enhancing regional connectivity.
2. The Dedicated Freight Corridor (DFC) also passes through Sohna Town, boosting logistics and industrial growth.
3. The Haryana State Industrial & Infrastructure Development Corporation (HSIIDC) has acquired approximately 600 hectares of land for the development of an Industrial Model Township (IMT) between Sohna Town and the KMP Expressway.
4. HSIIDC is planning an additional expansion of 600 hectares (approximately) to further develop and extend the IMT, strengthening Sohna's industrial and economic potential.
5. The Haryana Government has proposed the development of theme hubs along the KMP Expressway near Sohna Town, including a Leisure Hub, Sports Hub, and Leather Hub, aimed at boosting tourism, sports, and industrial activities.
6. Area Statement of the Sohna Development Plan
The total area covered under the Development Plan consists of 45 controlled areas spanning approximately 45,687 hectares. The zoning distribution is as follows:

Zone	Area (in hectares)
Proposed Urbanization Area	5,600
Agriculture Zone (including forest land, village abadis, and existing structures)	34,793
Water Recharge Zone	340
Natural Conservation Zone	4,563
Existing Town and Abadi Area (inside proposed urbanization)	391
Total Area	45,687

These zoning regulations ensure balanced urban expansion, preserving agricultural land, natural resources, and ecological zones, while supporting sustainable infrastructure development in Sohna.

4. PROJECT LAND

The project land details are furnished hereunder :-

1. Satpal Singh S/o Sh. Surta ½ share & Bhopal Singh S/o Sh. Surta ½ Share

{Collaboration Agreement dated 24.03.2025 bearing Regd. No. 17134, Regd. Year 2024-2025, registered before the office of Sub-Registrar, Sohna, District Gurugram, Haryana}

Village	Rectangle No.	Kila No.	Area (K-M)
Sohna	178	9	7-12
	178	12/2	2-8
	178	19 min north	6-9
		Sub Total	16-9

2. Praveen kumar S/o Sh. Rajkumar Singh ½ share & Lokesh Kumar S/o Sh. Rajkumar Singh ½ share

{Collaboration Agreement dated 27.03.2025 bearing Regd. No. 17469, Regd. Year 2024-2025, registered before the office of Sub-Registrar, Sohna, District Gurugram, Haryana}

Village	Rectangle No.	Kila No.	Area (K-M)
Sohna	178	4	8-0
		Sub Total	8-0

3. Ravinder Raghav S/o Sh. Narender Singh

{Collaboration Agreement dated 27.03.2025 bearing Regd. No. 17468, Regd. Year 2024-2025, registered before the office of Sub-Registrar, Sohna, District Gurugram, Haryana}

Village	Rectangle No.	Kila No.	Area (K-M)
Sohna	178	10/2	4-0
		Sub Total	4-0

4. **Satpal Singh S/o Sh. Surta 3/80th share, Bhopal Singh S/o Sh. Surta 3/80th share, Praveen kumar S/o Sh. Rajkumar Singh 37/80th share & Lokesh Kumar S/o Sh. Rajkumar Singh 37/80th share.**

{Collaboration Agreements dated 24.03.2025 & 27.03.2025 bearing Regd. No. 17134 & 17469, Regd. Year 2024-2025, registered before the office of Sub-Registrar, Sohna, District Gurugram, Haryana}

Village	Rectangle No.	Kila No.	Area (K-M)
Sohna	178	3	8-0
		Sub Total	8-0

**Grand Total- 1.2470 Acres
out of 4.55625 Acres**

5. PROJECT SCHEME PROPOSAL

Development of Independent Residential Floors (S+4) on land admeasuring **1.2470 acres** forming part of **Affordable Plotted Colony** under **DDJAY-2016** on land admeasuring 11.0875 acres situated in revenue estate Sohna, Sector 5 Sohna, District Gurugram, Haryana. The project will include the following key facilities to enhance the living experience:

1. Community/Club Site – Dedicated space for social gatherings and recreational activities.
2. Parks – Green areas promoting a healthy and eco-friendly environment.
3. Commercial Site – Convenient access to retail shops and essential services.
4. CCTV Surveillance – Ensuring safety and security for residents.
5. Booths – Allocated spaces for kiosks and small business establishments.

These amenities are designed to create a secure, well-planned, and community-oriented living environment within the Affordable Plotted Colony.

6. PROJECT COST

The total project cost is Rs. 7925.26 Lacs.

A	Project Cost - Non Construction Components						
	A 1	Land Cost including conversion charges and licence fee					
		S. N .	Component			Amount (in lakh)	
		1	Cost of plots			Rs. 1225.74 lakh	
		Total			Rs. 1225.74 lakh		
	A 2	Miscellaneous cost					
		S. N .	Items			Amount (in lakh)	
		1	Administrative cost			Rs. 518.14 lakh	
		2	Interest to financial institutions			Rs. 0.00 lakh	
		3	Renewable of approvals			Rs. 0.00 lakh	
		4	Taxes			Rs. 105.00 lakh	
		5	Cess			Rs. 74.56 lakh	
		6	Marketing cost			Rs. 418.14 lakh	
		7	Any other			Rs. 214.86 lakh	
		Miscellaneous Cost			Rs. 1330.70 lakh		
	Project Cost - Non Construction Components						
	A A	S . N .	Items		Remarks	Amount (in lakh)	
		A 1	Land Cost including conversion charges and license fee			Rs. 1225.74 lakh	
		A 2	Miscellaneous cost			Rs. 1330.70 lakh	
		Σ	Project Cost - Non-Construction Components			Rs. 2556.44 lakh	
B.	Project Cost - Construction Components						
	B1.		Construction Cost of Unfreeze Plots				
	Block No./ Name		S.N.	Plot No.	Total Floor Area (in sq. ft.)	Construction Cost (per sq. ft.)	Estimated Cost (Rs. in lakh)
	BLOCK 1		1.	Plot(1)	6763.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 182.63 lakh
			2.	Plot(2)	6763.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 182.63 lakh
			3.	Plot(3)	6763.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 182.63 lakh
			4.	Plot(4)	6763.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 182.63 lakh
			5.	Plot(5)	6815.91 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 184.03 lakh
			6.	Plot(6)	6814.91 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 184.00 lakh
			7.	Plot(7)	6814.91 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 184.00 lakh

		8.	Plot(8)	6814.91 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 184.00 lakh
		9.	Plot(9)	6814.91 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 184.00 lakh
		10.	Plot(10)	6814.91 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 184.00 lakh
		11.	Plot(11)	6814.91 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 184.00 lakh
		12.	Plot(12)	6814.91 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 184.00 lakh
		13.	Plot(13)	6814.91 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 184.00 lakh
		14.	Plot(14)	6814.91 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 184.00 lakh
		15.	Plot(15)	5707.04 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 154.09 lakh
		16.	Plot(16)	5707.04 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 154.09 lakh
		17.	Plot(17)	5328.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.88 lakh
		18.	Plot(18)	5328.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.88 lakh
		19.	Plot(19)	5328.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.88 lakh
		20.	Plot(20)	5328.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.88 lakh
		21.	Plot(21)	5328.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.88 lakh
		22.	Plot(22)	5328.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.88 lakh
		23.	Plot(23)	5328.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.88 lakh
		24.	Plot(24)	5328.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.88 lakh
		25.	Plot(25)	5330.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.93 lakh
		26.	Plot(26)	5330.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.93 lakh
		27.	Plot(27)	5328.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.88 lakh
		28.	Plot(28)	5330.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.93 lakh
		29.	Plot(29)	5345.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 144.34 lakh
		30.	Plot(30)	5330.89 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 143.93 lakh
		31.	Plot(31)	5865.63 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 158.37 lakh
		32.	Plot(32)	5865.64 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 158.37 lakh
		33.	Plot(33)	5865.64 sq. ft.	Rs. 2700.00 /sq. ft.	Rs. 158.37 lakh
		Construction Cost of Unfreeze Plots:				Rs. 5368.82 lakh
	B 2.	Construction Cost of Commercial Component				N.A.

	B 3.	Development Works and Services for License Colony if Applicable (Internal Development Works - IDW)			
		Name of the Facility		Applicable / NA	Estimated Cost (in lakh)
		1	Internal Roads and Pavements	N.A.	N.A.
		2	Water Supply system	N.A.	N.A.
		3	Storm Water drainage	N.A.	N.A.
		4	Electricity supply system	N.A.	N.A.
		5	Sewerage system	N.A.	N.A.
		6	Street Lighting	N.A.	N.A.
		7	Security and fire-fighting	N.A.	N.A.
		8	Play grounds and Parks	N.A.	N.A.
		9	Renewable energy system	N.A.	N.A.
		10	Parking	N.A.	N.A.
		11	STP	N.A.	N.A.
		12.	Underground water tan	N.A.	N.A.
		13	Rain water harvesting	N.A.	N.A.
		14	Electrical sub station	N.A.	N.A.
		15	Construction of circulation road (such as 18m/24m/30m as per conditions of license)	N.A.	N.A.
		Cost of Development Works and Services			
B 4.	Community Buildings to be constructed and transferred to RWA or competent authority - Community Buildings (A)			N.A.	
B 5.	Community Building/ site to be sold to third party or to be retained by promoter or site to be transferred to competent authority (estimated cost to be indicated if promoter intends to construct) - Community Buildings (B)			N.A.	
B 7.	Electrification Cost upto project site if any				
	S. N .	Items	Applicable / NA	Amount (in lakh)	
	1.	Electrification Cost	N.A.	Rs. lakh	

Project Cost - Construction Components				
B B	S.N	Items		Amount (in lakh)
	B1	Construction Cost of Floors		Rs. 5368.82 lakh
	B2	Construction cost of commercial component		Rs. lakh
	B3	Development works and services cost		Rs. lakh
	B4	Community Buildings to be constructed and transferred to RWA or competent authority - Community Buildings (A)		Rs. lakh
	B5	Community Building/ site to be sold to third party or to be retained by promoter or site to be transferred to competent authority (estimated cost to be indicated if promoter intends to construct) - Community Buildings (B)		Rs. lakh
	B6	Internal Development Works Within Plot Boundary Cost		Rs. 0.00 lakh
	B7	Electrification Cost upto project site if any		Rs. 0.00 lakh
Σ	Project Cost - Construction Components			Rs. 5368.82 lakh

Project Cost Summary		
S.N	Component	Cost (Amount in lakh)
1.	Total project construction cost	Rs. 5368.82 Lakh
2.	Total project non-construction cost	Rs. 2556.44 Lakh
3.	Total project cost	Rs. 7925.26 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	Compone nt	Average Rate(In Rs.)	Area (sq.ft.)
	1	Apartment	Rs. 6000.00 /sq.ft.	167256.33 sq.ft.
	2	Garages	Rs. /sq.ft.	Rs. sq.ft.
	Estimated total of sale proceeds			Rs. 10035.38 lakh
D	Total project cost			Rs. 7925.26 lakh
E	Return from the project(C-D)			Rs. 2110.12 lakh
F.	Financial resources of the project			

S. N.	Description	For project (amount in Lakh)
1	Equity by the promoter	Rs. 289.42 lakh
2	Loan or advances	
2.1	From financial institution/banks	Rs. 0.00 lakh
2.2	From Other Sources	Rs. 0.00 lakh
3	Others	Rs. 0.00 lakh
4	Installments from allottees before completion (sold inventory installments)	Rs. 10035.38 lakh
Total financial resources of the project		Rs. 10324.8 lakh

7. DEMAND POTENTIAL

The proposed development of Independent Residential Floors on Affordable Plotted Colony under the DDJAY-2016 Policy in Sector-5, Sohna, Gurugram enjoys a strategic location in close proximity to Gurugram City, one of the most prominent business and commercial hubs in the National Capital Region (NCR). Gurugram is home to numerous multinational corporations (MNCs), IT hubs, financial institutions, and industrial zones, making it a highly sought-after destination for professionals, entrepreneurs, and businesses. The seamless connectivity via Sohna Road, National Highway 248A, and the Kundli-Manesar-Palwal (KMP) Expressway ensures quick access to major employment centers, shopping complexes, educational institutions, and healthcare facilities in Gurugram. Additionally, the Indira Gandhi International Airport (IGI Airport), Delhi, is easily accessible, further enhancing the region's connectivity for frequent travellers and business professionals. With its growing infrastructure, urban amenities, and proximity to Gurugram's thriving economic landscape, Sector-5, Sohna, is emerging as an ideal residential destination, offering the benefits of affordable housing within a well-connected metropolitan ecosystem. The development of this plotted colony aims to provide a modern, secure, and well-planned community, catering to the rising demand for affordable housing while ensuring ease of access to economic opportunities in Gurugram and the larger NCR region.

8. MANAGEMENT AND PERSONNEL

The project will be executed by a team of highly qualified and experienced professionals to ensure efficient and effective development. A Vice President-level executive will oversee the project's execution, operating under the direct supervision of the Board of Directors. Additionally, a team of skilled industry experts will be appointed to manage various aspects of the project, ensuring seamless planning, execution, and timely completion while maintaining the highest standards of quality and efficiency.

9. MARKETING

Sohna, Gurugram, a rapidly growing industrial, manufacturing, and IT hub in North India, has emerged as a prime destination for leading corporations, corporate offices, and government establishments. This accelerated urbanization has created a pressing demand for commercially viable and professionally managed Affordable Homes.

With robust infrastructure, including adequate water supply, uninterrupted power, an efficient transport network, and investor-friendly policies, Sohna offers an ideal environment for residential development. Its progressive urban planning, coupled with excellent living conditions, enhances the overall quality of life, making it particularly attractive for families and seniors. Additionally, the state government's proactive policies further support and encourage sustainable urban growth. The experienced Board of Directors is confident that Sohna's strategic advantages, ongoing infrastructure developments, and strong economic growth will contribute to the success of the proposed Affordable Homes, catering to the rising demand for affordable, well-planned housing solutions in the region.

10. MODE OF MOBILISING FUNDS

The developer has fully acquired the land using its own funds, ensuring a strong financial foundation for the project. The cost of infrastructure development will also be covered through the promoter's/group's available funds, demonstrating financial stability and commitment to project execution. Additionally, the expenditure incurred will be recouped through the sale of Independent Residential Floors within the Affordable Plotted Colony under the DDJAY-2016 Policy, ensuring sustainable financial planning and project viability.

11. CONCLUSION

The proposed project, with its prime location, seamless accessibility, and reliable availability of electricity and water, is set to be one of the most viable and attractive developments in Sohna, Gurugram, Haryana.