Corona Realtors Pvt. Ltd.
11th Floor, Paras Twin Towers, Sector -54, Gurugram
CIN NO. U70102DL2014PTC270765

DETAILED PROJECT REPORT OF PROPOSEDPROJECT "PARAS FLORET" AT SECTOR-59, GURUGRAM

Date: //2022

HISTORY

M/s Corona Realtors Pvt. Ltd. was incorporated on **23rd Aug, 2014** vide Registration No. **270765** with Registrar of the Companies, NCT Delhi & Haryana. The Company is promoted by **Mr. Kunal Rishi**as a director of the company. The registered office of the Company is situated at **S-550/51, School block, Shakarpur Delhi, East Delhi, DL - 110092** The Company was incorporated with following main objects:

a. Carry on the business of builders, developers, colonizers, town planners, constructors, contractors, brokers, dealers, traders, civil engineers, surveyors, valuers, soil-testers, consultants, designerse.t.c.

b. Construct, build, execute, carry out, equip, maintain, manage, improve, design, develop, layout infrastructure facilities and public utilities e.t.c.

c. Apply for tender, purchase any civil contracts and concessions for or in relation to the construction, execution, carry out or improvement of civil works, and of conveniences and to undertake, execute, carry out or dispose of the same.

d. Purchase, hire any immovable property such as land, buildings, tenements of any tenure and to improve, alter, sub-divide, develop, maintain, turn to account, hold, sell, let, alienate, mortgage, charge or otherwise deal with all or any such land, building and tenements.

The Company is engaged the business of infrastructure facilities. The Companyhave planned to develop the Affordable Residential Plotted Colony under DDJAY Scheme, issued by The Director, Town & Country Planning Haryana, Chandigarh, for Project**"Paras Floret"**in Sector-59, Gurugram. For this purpose, we shall use our land measuring 6.225 Acres at Sector-59, Gurugram. The Company will develop this land for an Affordable Residential Plotted Colony under DDJAY Scheme, for Project "**Paras Floret**"Providing amenities and a commercial complex as per norms.

BRIEF PARTICULARS

1. Name of the Company : **M/s Corona Realtors Pvt. Ltd**

2. Regd. Office : **S-550/51, School block, Shakarpur Delhi, East Delhi,**
   DL - 110092
3. Constitution : **Company**
4. Date &Registration No. : **23rd Aug, 2014**&**No. 270765**
   with The Registrar of the Companies, NCT of Delhi & Haryana.
5. Capital Contribution : **Rs.4,00,00,000/-**
6. Land : **6.225 Acres**

MANAGEMENT

The Company is being managed by its Board of Directors, consisting of Mr. Kunal Rishi & Mr. Balraj.

The Details Bio-Data of Directors are given hereunder

SCOPE OF THE PROJECT

The site is in residential area in Village "**Bahrampur and Ullahwas**, Sector 59, District – Gurugram, Haryana and ideal from connectivity point of view. This will provide affordable shelters to the common people in urbanized area. Therefore, the project will be best suited to the class of the people, who stay in Gurugram and Delhi for the purpose of their employment and business.

The decision to develop an Affordable Housing project in Gurugram is ideal in view of the above facts. Geographical location and other factors will be a temptation to the deserving section of the society. Such kind of concept has become need of the masses which forms backbone of today's population. The people of this area will greatly be benefitted by availability of such houses.

ABOVE PROJECT LAND

Location of the land is ideal. It falls in Residential area. There are no obstructions of any kind whatsoever and there will no hindrance in construction.

The land is free from all type of encumbrances and falls in residential Sector-59 of Gurugram.

SITUATION AND LOCATION

The land is situated in revenue estate, Gurugram in the residential area as per the Master plan of Govt. of the Haryana. The location of ideal is being closer to the main city centre and falls on _____Meter. Proposed road. It is much suitable for the construction of Affordable housing Project for reasons like pollution free environment both in terms of air and noise as well as connectivity with other places as mentioned above.

STATUS OF THE LAND

The Company has clear ownership of the land and there are absolutely no disputes over it. The title documents such as Sale Deed, Jamabandi and Intqal are enclosed. We are also enclosing Sizra Plan.

PLANNING OF THE AFFORDABLE HOUSING PROJECT

The land is available. The Company is financially sound. The cost of the project will be funded from own sources, advances from the prospective customers, bank loan etc.

The Company has team of Architects, Engineers, and qualified Accountants with other related members and is managed by highly competent professional management with strong vision. The team has vast experience in this field and have several projects (constructed/under-construction) ranging from simple to most sophisticated projects. Construction shall be on-lines with planning and area parameters.

Majority of the people don't have their own shelters as the cost is much prohibited. The land in the first instance is not available and if available it is beyond the reach of masses. Therefore, providing shelters to the common men at affordable cost is highly the need of the hour. Though optimizing design, construction cost and time management, the Company will provide decent shelters to the common men at affordable prices benefiting the needy section of the society.

MANAGEMENT AND KEY PERSONAL

The Directors of the Company namely **Sh. Kunal Rishi and Sh. Balraj**are well experienced and very comfortable in handling such businesses along with their team.

Mr. Kunal Rishi

Mr. Kunal Rishi is dynamic professional with an eye for the company. Having graduated in ……., he is now responsible for the management of the Affordable Housing Project. With great intellect, vision, and excellent leadership qualities, Mr. Rishi along with his experienced team would develop the Affordable Housing Project promising great homes with amenities.

Mr. Balraj

Mr. Balraj gained experience in best business practices and consumer insights through his experience in real estate Companies. He has keen interest in diversifying the business and achieving successful deliveries.

Mr.Kunal Rishi and Mr. Balraj are Board of Directors of the Company. They have and excellent track record of handling such projects with their expertise of having been involved in many prestigious projects and completing numerous residential, plotted colonies and commercial properties. They believe in quality over quantity and is driven towards proving affordable flats to customers which is value for money.

TECHNICAL ASPECTS

(A) KEY PERSONEL

Besides the Partners of the Company, the Company has qualified team of Architects and Engineers and will ensure smooth execution of the Project.

M/s. Midas Touch, is a 2 years old well known architect Company from Mumbai and will look after the development work of the proposed residential project of the Company. This Company has a sound experience of 2 years in architecture. They have handled many such Projects.

From the above, it will be noticed that the Company M/s Corona Realtors Pvt. Ltd. is professionally managed with sound techno-commercial dedicated team fully committed and will provide quality houses at affordable prices as per planning and parameters in time. This will be achieved though vast experience employing state of the art techniques optimizing design, cost and time management.

FINACIAL ARRANGEMENT

The proposed Project will be founded partially through equity share capital & by unsecured loan from associates and advances.

As far as External Development charges and other charges, the Company has planned to pay the same from own sources or through bank/Financial Institutions. However, if there is an option from director, Town & Country Planning, Haryana, Chandigarh for deferred payment of EDC in installments at certain rate of interest, it shall be decided by the Company at that time only either to make lump-sum or to opt for such plan.

The financial strength of Company& Partners is very sound. They are having good reputation & contacts in the market. The Partners have also good contacts with bank/Financial Institutions therefore; there will be no difficulty in arranging the funds. So, financially the Company is quite comfortable.

S.No.	Nature of Head	Estimated Cost (Rs. In Lacs)	Cost Incurred as on 31-07-2022	Cost to be Incurred
1	Land Cost	6140	1271	4896
2	EDC	742.37	742.37	0
3	IDC	138.45	138.45	0
4	License Cost	59.96	59.96	0
5	Cost of Construction and Infrastructure	1530.63	119	0
6	Administrative Cost	1500	0	1500
7	Marketing & Selling Cost	850	0	847
8	Other Cost	300	12	288