

PROJECT REPORT
Project - Sobha Crescent Phase-1
Developed by - SOBHA LIMITED
Sector – 63A, Vill – Behrampur, Gurugram, Haryana

Particulars	Details of the Project
Developer	Sobha Limited
Project Type	Residential
Land Area (Phase-1)	4.960 acres (20072.376 sq. mtrs)
Nature of Project	Residential Group Housing (Under NILP 2022)
Project Brief	“Sobha Crescent Phase-1” is residential group housing project, the Phase-1 being developed on 4.960 acres of land. 2 towers are proposed to be developed in the Phase-1 (Tower Names – Tower-3 and Tower-4) and proposed Community Building.
Location	Sector-63A, Gurugram, Haryana
Description of Units	336 residential Units
Expected Total Project Cost	Rs. 2,15,897.64 lakh
Total Expected Sales	Rs. 2,34,785.64 lakh
Regd. Office	Sarjapur, Marathahalli, Outer Ring Road (ORR), Devarabisanahalli, Bellandur Post, Bangalore-560 103
Concern	Public Limited
Correspondence Addr	5 th Floor, Rider House, Plot No- 136P, Sector-44, Gurugram-122 003

BRIEF BACKGROUND OF SOBHA LTD

Founded in 1976, Sobha Group is a multinational, multiproduct company and one of the largest real estate organizations in India. Sobha Limited was incorporated in India in 1995 by the founder Mr. PNC Menon with a clear vision of ‘Transforming the way people perceive quality’.

With a footprint across 27 cities in India across all its verticals, Sobha employs about the 4,450 plus strong people across its offices and manufacturing units. Sobha has an impeccable track record of timely delivering 581 real estate & contractual projects with over 150.13 million sq. ft. of area in the last 30 years in India.

Sobha Limited is India’s only backward integrated real estate company with in-house design studio, concrete products, interiors, glazing & metal works factories along with Sobha Academy where Engineers, Supervisors & Technicians are trained to ensure the availability of skilled workforce for superlative quality of execution & finishes. Sobha Limited has all the competencies and in-house resources to deliver a project from conceptualization to completion. Key highlights of Sobha Limited are as follows:

- Delivered over 150.13 million sq. ft of built-up space across the country (as on 31st Dec 2025)
- Delivered over 581 Real Estate and Contractual Projects (as on 31st Dec 2025)
- Delivered projects across 27 Cities in India
- Complete in-House Expertise from Concept to Completion.

PROJECT DETAILS

SOBHA CRESCENT, GURGAON

SOBHA Crescent located in Sector-63A, Gurgaon, is a distinguished group housing project spanning 11.9968 acres (equivalent to 48549.25 square meters), with Phase - 1 covering 4.960 acres (20072.376 square meters). The Project USP is luxury living amidst landscaped courts and wellness- focused open spaces in the lap of Aravalli hills bereft of noise and pollution. The apartments at SOBHA Crescent are designed with four residences per level, the two, three & four bed configuration prioritize privacy, cross - ventilation and expansive planning. come in two, three and four-bedroom configurations, offering diverse sizes to cater to diverse preferences and needs. Defined by precise craftsmanship and elevated interiors, this is a lifestyle envisioned for the ambitious and drive.”

KEY LOCATIONS AND THEIR DISTANCES FROM SOBHA CRESCENT

HOTELS The Oberoi, The Bristol, Double Tree by Hilton, Le Meridien, The Westin, Park Inn, Skycity Hotel, The Leela Ambience Gurugram	15 mins
EDUCATIONAL INSTITUTIONS Schools like St. Xavier’s High School, The HDFC School, Lotus Valley International School, Delhi Public School, Sushant Lok, The Shri Ram School, Aravali, GD Goenka World School Universities like Amity University Gurugram, North Caps University, SGT University, Sushant University	25 mins
HOSPITALS Medanta, Max Artemis, Fortis, Paras, CK Birla Hospital, Manipal Hospital, Park Hopital	20 mins
RETAIL & COMMERCIAL HUBS Ambience Mall, MGF Metropolitan Mall, Sahara Mall, DLF Galleria, MGF Megacity Mall, Star Mall, Ardee Mall	18 mins
CORPORATE PARKS Magnum Towers, Vipul Trade Centre, DLF Tower Plaza, Orchid Business Park, DLF World Tech Park, Spaze Boulevard, Global Business Park, Emaar Capital Tower	18 mins
SPORTS AND LEISURE Zen Golf, Skyline Golf, Sports Lane, Eden Polo Club, Duke Horse Riding Club, Passion Horse Riding Club, Tvam Sports Club & Resort	20 mins

SALES & MARKETING PLAN

Sobha Limited has developed a strong reputation for high quality delivery of homes for its customers through transparency, integrity and reliability. This reputation has been recognized not only by the customers, but also industry bodies and unbiased sector experts. Recently, Sobha was ranked Number 1 for the fourth time in a row in Consumer Confidence by Track2Realty.

Sobha's marketing is a consistent and continuous process for every project and hence for Sobha Crescent Phase-1 as well. Enquiries are generated for our projects from the following three major sources:

1. Marketing Activities – continuous marketing activities and innovative lead generation campaigns across different mediums
2. Channel Partners – sustainable relationships, continuous engagement and extensive sales & marketing support to channel partners bring substantial number of relevant enquiries.
3. References – existing SOBHA customers and employees are encouraged to refer clients through customer loyalty programs and employee referral schemes, respectively.

The Sales teams at Sobha are well trained not only in customer handling skills, but also rigorous training is given on the product side. In depth product knowledge coupled with SOBHA values have resulted in developing an efficient sales force at SOBHA NCR, which consistently handles our customers at the highest standards of professionalism.

CONSTRUCTION MANGEMENT

Sobha executes all its real estate projects through its own execution team in a completely backward integrated model, which is one of the key competitive strengths of SOBHA. This is to ensure quality of the product and have a high degree of control on the delivery timelines of the project. Since all the design aspects are also done in-house through our own design studio, the co-ordination is very high and hence minimizes any delays in this aspect too. Sobha has its own factories for concrete products, interiors and glazing & metal works, to maintain high quality and timely delivery.

Sobha's technicians in multiple trades are trained in Sobha Academy and continuous ongoing training is provided by the academy at the project sites as well. This ensures higher productivity and better quality of execution of the projects, which is key for our customers.

FINACIAL ARRANGEMENT

Estimated expenditure on various Heads of project -

(All Figures are in Rs. in Lakh)				
S. No.	Nature of Head	Estimated Cost	Cost Incurred as on 16.02.2026	Cost to be Incurred
1	Land Cost	1,07,217.82	1,564.54	1,05,653.28
2	EDC	3,692.80	612.01	3,080.79
3	IDC	354.25	354.25	-
4	License Fee as per LOI	204.70	204.70	-
5	Conversion charges as per LOI	46.95	46.95	-
6	Cost of Construction and Infrastructure	62,443.80	-	62,443.80
7	Marketing and selling cost	13,852.32	-	13,852.32
8	Administrative cost	5,956.50	-	5,956.50
9	Taxes	11,739.25	-	11,739.25
10	Cess	-	-	-
11	Renewable of approvals	2,770.46	-	2,770.46
12	Interest to financial institutions	-	-	-
13	Any Other	7,618.78	-	7,618.78

Details of services and facilities which will be provided inside the project area as per service plan estimates and / or the project report:

Sr. No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)
1	Internal Roads and Pavements	-
2	Water Supply System	1219

3	Storm Water Drainage	51
4	Sewage Treatment & Garbage disposal	677
5	Street Lighting	200
6	Playground and Parks	30
7	Electricity supply system - As per EP	3,188
8	Fire & HVAC & AC for Apartments	4,524
9	Renewable energy system(Solar lighting panel)	94
10	Parking (Epoxy & EV Charging)	522
11	STP	326
12	Underground water tank	389
13	Rain water harvesting	125
14	Electrical sub station	283
15	Construction of circulation road (such as 18m/24m/30m as per conditions of license)	-
16	Any other	10,468
	Total	22,096