

**Consulate Realty LLP**  
**Office Property No- 13, Block-B, Sector-23, First Floor, Bagdola, Dwarka, South West Delhi, Delhi**  
**LLPIN: ACJ-3674**  
**DETAILED PROJECT REPORT OF PROPOSED “AUM GREEN RESIDENCY” PROJECT AT SECTOR-4,**  
**PATAUDI, GURUGRAM**

Date:30.10.2025

**HISTORY**

**M/s Consulate Realty LLP** was incorporated on 06<sup>th</sup> Sep, 2024 vide LLP Identification no.: ACJ-3674 with Registrar of the Companies, Delhi. The LLP is promoted by Sh. Desh Raj & Sh. Ramphool. The LLP registered office is situated at Office Property No- 13, Block-B, Sector-23, First Floor, Bagdola, Dwarka, South West Delhi, Delhi, India. The firm is incorporated with main objects:

- a. To Purchase, sell, develop take in exchange or on lease, hire or otherwise acquire of Real Estate.
- b. To establish and run in any part of India.

The firm is engaged the business of infrastructure facilities. The management of the firm have planned to develop a Affordable Residential Plotted Colony under DDJAY Policy-2016 in Sector-4, Pataudi, Gurugram. For this purpose, we entered into collaboration agreement (CA) dated 28.10.2024 registered as document No- 2664 and collaboration agreement (CA) dated 28.10.2024 registered as document No- 2663 at the office of the Sub Registrar, Pataudi, Gurugram with the Landowners viz. Sh. Ajit Pal Singh S/o Sh. Om Parkash, Sh. Tarun Rana S/o Sh. Rajbir & Sh. Avneesh Shaukeen S/o Sh. Vijender Singh who are jointly the absolute legal and beneficial owner on the land measuring 5.04375 acres at Sector-4, Pataudi, Gurugram. The firm will develop this land for an Affordable Residential Plotted project under DDJAY 2016 providing amenities and a residential plots as per norms.

**BRIEF PARTICULARS**

Name of the Company	<b>M/s. Consulate Realty LLP</b>
Regd. Office	<b>Office Property No- 13, Block-B, Sector-23, First Floor, Bagdola, Dwarka, South West Delhi, Delhi, India</b>
Constitution	<b>Limited Liability Partnership</b>
Date & No. of Certificate Incorporation	<b>06<sup>th</sup> September, 2025 LLPIN- ACJ-3674 with The Registrar of the Companies, Delhi</b>
Total Project Cost	<b>5950.72 Lacs</b>
Land	<b>5.04375 Acres</b>
Total No. of Unit	<b>79 Residential Plots &amp; 1 Commercial Plot</b>
Expected date of obtaining Completion Certificate	<b>31<sup>st</sup> May, 2031</b>

## **MANAGEMENT**

The Firm is being managed by its partners, consisting of Sh. Ajit Pal Singh, Sh. Neha Sehrawat, Sh. Raj Kumar Sehrawat and Sh. Abhishek Sehrawat.

## **SCOPE OF THE PROJECT**

The Site is close to Delhi NCR. The area is witnessing rapid urban expansion with improving connectivity through NH-352W, Dwarka Expressway, and nearby industrial and residential hubs. This growth is creating strong demand for affordable, independent housing options. The DDJAY policy further supports such development through simplified approval processes, smaller plot sizes, and incentives for affordable housing, making the project both feasible and socially beneficial.

The project aims to cater to the **middle-income and first-time homebuyer segment**, offering them an opportunity to own residential plots within a well-planned and licensed colony. With Pataudi's growing importance as a residential extension of Gurugram and increasing infrastructure investment by the government, the project is expected to experience steady appreciation and high occupancy potential. Overall, this initiative aligns with the state's vision of promoting affordable housing and provides a secure, sustainable opportunity for both developers and end-users.

## **ABOVE PROJECT LAND**

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

The project falls in residential area of Sector-4 of Pataudi, Gurugram.

## **SITUATION AND LOCATION**

The land is situated in revenue estate of Village - Pataudi, Sector 4, Gurugram in the residential area as per the Master plan of Govt. of the Haryana. The location of ideal being closer to the main city centre and falls on 24 meter proposed road and 9 karam wide existing road. It is most suitable for the construction of residential project for reasons like pollution free environment both in terms of air and noise as well as connectivity with other places as mentioned above.

## **PLANNING OF THE RESIDENTIAL PLOTTED PROJECT**

The land is available. The firm is financially sound. The cost of the project will be funded from own sources and installments from allottees before completion.

The firm 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.

## **FINANCIAL ARRANGEMENT**

The proposed Project will be founded partially through equity share capital.

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

The financial strength of the firm & its 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 firm is quite comfortable.

<b>Cost of 79 Plots (Fig. in Lakh)</b>				
<b>S.No.</b>	<b>Nature of Head</b>	<b>Estimated Cost (Rs. In Lacs)</b>	<b>Cost Incurred as on 20.09.2025</b>	<b>Cost to be Incurred (Rs. In Lacs)</b>
1	Land Cost	2599.31	650.00	1949.31
2	EDC	211.71	92.63	119.08
3	IDC	106.93	26.73	80.20
4	License Fee (as per LOI)	5.26	5.26	0.00
5	Conversion charges (as per LOI)	0.00	0.00	0.00
6	Cost of Construction and Infrastructure	1095.09	0.00	1095.09
7	Marketing cost	391.80	0.00	391.80
8	Administrative cost	391.80	0.00	391.80
9	Taxes	0.00	0.00	0.00
10	Cess	0.00	0.00	0.00
11	Renewable of approvals	0.00	0.00	0.00
12	Interest to financial institutions	0.00	0.00	0.00
13	Any Other	1148.82	0.00	1148.82
<b>Total</b>		<b>5950.72</b>	<b>774.62</b>	<b>5176.10</b>

**Details of services and facilities which will be provided inside the project area as per project report:**

S. No.	Name of facility	Estimated Cost (In Lakhs)
1	Internal Roads and Pavements	152.10
2	Water Supply system	217.75
3	Storm Water drainage	101.40
4	Sewerage system	137.80
5	Street Lighting	40.00
6	Play grounds and Parks	14.20
7	Boundary Wall	62.64
8	Soil Filling	195.00
9	Any other	174.20
	<b>Total</b>	<b>1095.09</b>