

PROJECT REPORT FOR "M3M CAPITAL FINANCIAL CENTRE" AT SECTOR - 113, GURUGRAM, HARYANA

Sr No.	Item	Description									
1	Name of Promoters	<table> <tr> <th>SN</th><th>Promoter</th><th>Name</th></tr> <tr> <td>1.</td><td>Developer/ Collaborator</td><td>M/s Union Buildmart Private Limited</td></tr> <tr> <td>2</td><td>License Holders / Land Owners (Co-Promoters)</td><td>1) M/s Union Buildmart Private Limited 2) M/s Vibrant Infratech Private Limited 3) M/s Targe Buildcon Private Limited In collaboration with M/s Union Buildmart Private Limited</td></tr> </table>	SN	Promoter	Name	1.	Developer/ Collaborator	M/s Union Buildmart Private Limited	2	License Holders / Land Owners (Co-Promoters)	1) M/s Union Buildmart Private Limited 2) M/s Vibrant Infratech Private Limited 3) M/s Targe Buildcon Private Limited In collaboration with M/s Union Buildmart Private Limited
SN	Promoter	Name									
1.	Developer/ Collaborator	M/s Union Buildmart Private Limited									
2	License Holders / Land Owners (Co-Promoters)	1) M/s Union Buildmart Private Limited 2) M/s Vibrant Infratech Private Limited 3) M/s Targe Buildcon Private Limited In collaboration with M/s Union Buildmart Private Limited									
2	Project Type	Commercial Component of Mix land use Colony under TOD Zone									
3	Name of the Project	M3M Capital Financial Centre									
4	Project Brief	1. M/s Union Buildmart Private Limited (Developer) entered into a registered collaboration Agreement with M/s Vibrant Infratech Private Limited and M/s Targe Buildcon Private Limited (Land Owners) vide Vasika No- 7322 dated 07.10.2019. As per the terms and conditions of the collaboration agreement, the landowners granted the development rights to the developer. In transfer of the development rights, the developer agreed to pay Rs. 280 Crores to the landowners as a refundable security deposit. The consideration shall be paid to the owners in the form of revenue percentage of final revenue/ collection/ realization from the project. Total revenue percentage shall not exceed 13% of the project in proportion to their respective shareholding. 2. Director, Town and Country Planning, Haryana has granted license no. 106 of 2021 dated 16.12.2021 valid till 15.12.2026 over an area admeasuring 15.03125 acres and 214 of 2023 dated 20.10.2023 valid till 19.10.2028 over an area admeasuring 0.03125 acres, totalling to 15.0625 acres for setting up of commercial component of Group Housing Colony (Mix Land Use) under TOD Policy to M/s Union Buildmart Private Limited, M/s Vibrant Infratech Private Limited, M/s Targe Buildcon Private Limited in collaboration with M/s Union Buildmart Private Limited. 3. The Revised Zoning Plan for the Group Housing Colony under TOD Zone has been issued by the Department of Town & Country Planning, Haryana vide Drawing No. DTCP 12190 dated 18.05.2026. 4. The Department of Town and Country Planning, Haryana has granted the Building Plans for the phase 4 of the colony vide Memo No. ZP-1531-IV/SD(RD)/2026/18469 dated 27.05.2026. 5. The project consists a commercial tower having 165 Commercial units comprising of Office, Retail and Multiplex. 6. The promoter has applied for the RERA Registration for the commercial component of Group Housing Colony (Mix Land Use) Under TOD Policy namely "M3M Capital Financial Center" over an area admeasuring 1.42585 acres out of the total licensed area 15.0625 acres.									

Union Buildmart Private Limited



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		7. The Promoter undertakes to obtain the Occupation Certificate (OC) on or before 30.06.2033 and Completion Certificate (CC) on or before 30.06.2035.																											
5	Location	Village- Chauma, Sector – 113, Gurugram																											
6	Unit description	Inventory <table><tr><th>Sr No.</th><th>Type</th><th>No. of Units</th><th>Total Carpet Area (sqm)</th><th>Total Carpet Area (sq. ft)</th></tr><tr><td>1</td><td>Multiplex</td><td>6</td><td>1625.79</td><td>17500.00</td></tr><tr><td>2</td><td>Office</td><td>152</td><td>21844.20</td><td>235131.00</td></tr><tr><td>3</td><td>Retail</td><td>7</td><td>2557.52</td><td>27529.12</td></tr><tr><td></td><td>Grand Total</td><td>165</td><td>26027.51</td><td>280160.12</td></tr></table>	Sr No.	Type	No. of Units	Total Carpet Area (sqm)	Total Carpet Area (sq. ft)	1	Multiplex	6	1625.79	17500.00	2	Office	152	21844.20	235131.00	3	Retail	7	2557.52	27529.12		Grand Total	165	26027.51	280160.12		
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7	Total Project Cost (INR Lakhs)	Rs. 55,415.47 Lacs/-																											
8	Total estimated sales proceeds (INR Lakhs)	Rs. 81,501.12 Lacs/-																											
9	Applicant/Promoter Name	Union Buildmart Private Limited																											
10	Reg. Office	41st Floor, Tower-1, M3M, International Financial Center, Sector-66, Badshahpur, Gurugram, Haryana																											
11	About Company	Union Buildmart Private Limited is a Private Limited Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 vide CIN No. U70100HR2012PTC089615. The Company is primarily engaged in real estate development and project management.																											
12	Correspondence Address	7 th Floor, M3M Urbana Business Park, Sector-67, Gurugram, Haryana.																											
13	Cost of Construction and Internal Development Works Costing	Cost of Construction <table><tr><th colspan="2">Budget Heads</th><th>Amounts in Lacs</th></tr><tr><td colspan="2">Sub Structure</td><td>6,007.38</td></tr><tr><td colspan="2">Super Structure</td><td>13,370.58</td></tr><tr><td colspan="2">MEP</td><td>8,618.72</td></tr><tr><td colspan="2">Finishing</td><td>6,572.60</td></tr><tr><td colspan="2">Total</td><td>34,569.28</td></tr></table> Internal Development Works <table><tr><th>Sr No.</th><th>Internal Development Works</th><th>Amount</th></tr><tr><td>1</td><td>Underground tank</td><td>174.64</td></tr><tr><td>2</td><td>Water Supply</td><td>29.50</td></tr></table>	Budget Heads		Amounts in Lacs	Sub Structure		6,007.38	Super Structure		13,370.58	MEP		8,618.72	Finishing		6,572.60	Total		34,569.28	Sr No.	Internal Development Works	Amount	1	Underground tank	174.64	2	Water Supply	29.50
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NAME OF THE PROJECT/ PHASE
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15.	Estimated Quarterly Source of Funds	<table><tr><td colspan="5">"M3M Capital Financial Centre" situated at Sector-113, Gurugram being developed by M/s Union Buildmart Private Limited</td></tr><tr><td colspan="5">Statement of Quarterly Estimated Sources of Funds for The Project- (In Lacs)</td></tr><tr><th>Quarter</th><th>Sale Proceed</th><th>Others</th><th>Total</th><th>Cumulative</th></tr><tr><td>Incurred till Date</td><td>-</td><td>12,765.03</td><td>12,765.03</td><td>12,765.03</td></tr><tr><td>Jul-26 to Sep-26</td><td>1,833.78</td><td>-</td><td>1,833.78</td><td>14,598.81</td></tr><tr><td>Oct-26 to Dec-26</td><td>2,078.28</td><td>-</td><td>2,078.28</td><td>16,677.09</td></tr><tr><td>Jan-27 to Mar-27</td><td>1,630.02</td><td>-</td><td>1,630.02</td><td>18,307.11</td></tr><tr><td>Apr-27 to Jun-27</td><td>1,695.22</td><td>-</td><td>1,695.22</td><td>20,002.33</td></tr><tr><td>Jul-27 to Sep-27</td><td>1,238.82</td><td>-</td><td>1,238.82</td><td>21,241.15</td></tr><tr><td>Oct-27 to Dec-27</td><td>2,021.23</td><td>-</td><td>2,021.23</td><td>23,262.38</td></tr><tr><td>Jan-28 to Mar-28</td><td>2,216.83</td><td>-</td><td>2,216.83</td><td>25,479.21</td></tr><tr><td>Apr-28 to Jun-28</td><td>2,249.43</td><td>-</td><td>2,249.43</td><td>27,728.64</td></tr><tr><td>Jul-28 to Sep-28</td><td>2,070.13</td><td>-</td><td>2,070.13</td><td>29,798.77</td></tr><tr><td>Oct-28 to Dec-28</td><td>3,162.24</td><td>-</td><td>3,162.24</td><td>32,961.01</td></tr></table>	"M3M Capital Financial Centre" situated at Sector-113, Gurugram being developed by M/s Union Buildmart Private Limited					Statement of Quarterly Estimated Sources of Funds for The Project- (In Lacs)					Quarter	Sale Proceed	Others	Total	Cumulative	Incurred till Date	-	12,765.03	12,765.03	12,765.03	Jul-26 to Sep-26	1,833.78	-	1,833.78	14,598.81	Oct-26 to Dec-26	2,078.28	-	2,078.28	16,677.09	Jan-27 to Mar-27	1,630.02	-	1,630.02	18,307.11	Apr-27 to Jun-27	1,695.22	-	1,695.22	20,002.33	Jul-27 to Sep-27	1,238.82	-	1,238.82	21,241.15	Oct-27 to Dec-27	2,021.23	-	2,021.23	23,262.38	Jan-28 to Mar-28	2,216.83	-	2,216.83	25,479.21	Apr-28 to Jun-28	2,249.43	-	2,249.43	27,728.64	Jul-28 to Sep-28	2,070.13	-	2,070.13	29,798.77	Oct-28 to Dec-28	3,162.24	-	3,162.24	32,961.01
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NAME OF THE PROJECT/ PHASE
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		Jan-29 to Mar-29	3,423.05	-	3,423.05	36,384.06
		Apr-29 to Jun-29	3,276.35	-	3,276.35	39,660.40
		Jul-29 to Sep-29	3,471.95	-	3,471.95	43,132.35
		Oct-29 to Dec-29	4,612.96	-	4,612.96	47,745.31
		Jan-30 to Mar-30	4,661.86	-	4,661.86	52,407.18
		Apr-30 to Jun-30	4,857.47	-	4,857.47	57,264.65
		Jul-30 to Sep-30	4,955.27	-	4,955.27	62,219.91
		Oct-30 to Dec-30	4,433.66	-	4,433.66	66,653.58
		Jan-31 to Mar-31	3,960.95	-	3,960.95	70,614.53
		Apr-31 to Jun-31	4,971.57	-	4,971.57	75,586.10
		Jul-31 to Sep-31	5,167.17	-	5,167.17	80,753.27
		Oct-31 to Dec-31	3,895.75	-	3,895.75	84,649.02
		Jan-32 to Mar-32	3,960.95	-	3,960.95	88,609.98
		Apr-32 to Jun-32	5,656.18	-	5,656.18	94,266.16
		Total	81,501.12	12,765.03	94,266.16	

16. Estimated Quarterly Expenditures

"M3M Capital Financial Centre" situated at Sector-113, Gurugram being developed by M/s Union Buildmart Private Limited							
STATEMENT OF QUARTERLY ESTIMATED EXPENDITURE OF THE PROJECT							
Quarter	Land	EDC for additional TDR FAR	Construction Cost (COC)	Internal Development Works (IDW)	Others	Total	Cumulative Cost
Incurred till Date	3,176.59	3,190.81	2,830.30	-	3,567.33	12,765.03	12,765.03
Jul-26 to Sep-26	-	-	759.32	-	806.86	1,566.18	14,331.21
Oct-26 to Dec-26	-	-	773.16	-	816.64	1,589.80	15,921.01
Jan-27 to Mar-27	-	-	982.01	34.93	260.80	1,277.74	17,198.75
Apr-27 to Jun-27	-	-	1,004.76	34.93	214.51	1,254.20	18,452.95
Jul-27 to Sep-27	-	-	288.42	52.39	196.25	537.06	18,990.01
Oct-27 to Dec-27	-	-	324.15	52.39	374.25	750.79	19,740.80
Jan-28 to Mar-28	-	-	376.00	-	382.08	758.08	20,498.88
Apr-28 to Jun-28	-	-	567.92	-	187.78	755.70	21,254.58
Jul-28 to Sep-28	-	-	810.56	0.59	131.71	942.86	22,197.44
Oct-28 to Dec-28	-	-	1,076.23	0.89	322.09	1,399.21	23,596.65
Jan-29 to Mar-29	-	-	1,363.25	4.07	332.52	1,699.84	25,296.49
Apr-29 to Jun-29	-	-	1,651.66	6.41	277.76	1,935.82	27,232.31
Jul-29 to Sep-29	-	-	1,940.08	8.15	285.58	2,233.81	29,466.12
Oct-29 to Dec-29	-	-	2,362.20	8.74	429.02	2,799.96	32,266.09
Jan-30 to Mar-30	-	-	3,205.39	13.63	284.28	3,503.29	35,769.38
Apr-30 to Jun-30	-	-	3,319.04	15.53	292.10	3,626.67	39,396.05
Jul-30 to Sep-30	-	-	2,863.72	18.36	393.81	3,275.90	42,671.95
Oct-30 to Dec-30	-	-	2,530.10	19.14	421.85	2,971.09	45,643.04
Jan-31 to Mar-31	-	-	1,921.88	144.85	354.04	2,420.76	48,063.80
Apr-31 to Jun-31	-	-	1,470.50	196.93	345.56	2,013.00	50,076.80
Jul-31 to Sep-31	-	-	990.62	301.35	353.39	1,645.36	51,722.16
Oct-31 to Dec-31	-	-	742.96	233.22	204.73	1,180.92	52,903.08
Jan-32 to Mar-32	-	-	240.39	345.53	207.34	793.25	53,696.33
Apr-32 to Jun-32	-	-	174.66	366.14	1,178.34	1,719.15	55,415.48
Total	3,176.59	3,190.81	34,569.28	1,858.16	12,620.64	55,415.48	

Union Buildmart Private Limited



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17. Estimated Net Cash Flow

**"M3M Capital Financial Centre" situated at Sector-113, Gurugram being developed by
M/s Union Buildmart Private Limited**

Statement of Net Cash Flow (In Lacs)

Quarter	Sources of Fund	Total Cost	Net Cash Flow	Cumulative Cash Flow
Incurring till Date	12,765.03	12,765.03	-	-
Jul-26 to Sep-26	1,833.78	1,566.18	267.59	267.59
Oct-26 to Dec-26	2,078.28	1,589.80	488.48	756.07
Jan-27 to Mar-27	1,630.02	1,277.74	352.28	1,108.35
Apr-27 to Jun-27	1,695.22	1,254.20	441.03	1,549.38
Jul-27 to Sep-27	1,238.82	537.06	701.76	2,251.14
Oct-27 to Dec-27	2,021.23	750.79	1,270.44	3,521.57
Jan-28 to Mar-28	2,216.83	758.08	1,458.75	4,980.33
Apr-28 to Jun-28	2,249.43	755.70	1,493.73	6,474.06
Jul-28 to Sep-28	2,070.13	942.86	1,127.27	7,601.33
Oct-28 to Dec-28	3,162.24	1,399.21	1,763.04	9,364.36
Jan-29 to Mar-29	3,423.05	1,699.84	1,723.21	11,087.57
Apr-29 to Jun-29	3,276.35	1,935.82	1,340.52	12,428.09
Jul-29 to Sep-29	3,471.95	2,233.81	1,238.14	13,666.23
Oct-29 to Dec-29	4,612.96	2,799.96	1,813.00	15,479.23
Jan-30 to Mar-30	4,661.86	3,503.29	1,158.57	16,637.80
Apr-30 to Jun-30	4,857.47	3,626.67	1,230.80	17,868.59
Jul-30 to Sep-30	4,955.27	3,275.90	1,679.37	19,547.96
Oct-30 to Dec-30	4,433.66	2,971.09	1,462.57	21,010.54
Jan-31 to Mar-31	3,960.95	2,420.76	1,540.19	22,550.73
Apr-31 to Jun-31	4,971.57	2,013.00	2,958.57	25,509.30
Jul-31 to Sep-31	5,167.17	1,645.36	3,521.81	29,031.11
Oct-31 to Dec-31	3,895.75	1,180.92	2,714.83	31,745.95
Jan-32 to Mar-32	3,960.95	793.25	3,167.70	34,913.65
Apr-32 to Jun-32	5,656.18	1,719.15	3,937.03	38,850.68
Total	94,266.16	55,415.48	38,850.68	

Union Buildmart Private Limited

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