

Annexure-1

Project Description and Cost

Project Name : Sovereign Next(Phase-1)
City/Town : Sector-82A, Gurugram
Name of the Developer : Vatika Limited
Complete address of Developer : Vatika Triangle, 4th Floor, Sushant Lok, Phase-I
Block-A, M.G Road, Gurugram.

Description of the project:

1. Total Area of the Site : 7.50 Acres
2. The total FAR of the project : 35046.22 Sq m
3. Land use of the project as per Zoning : Group Housing Colony
4. The project consists of following blocks, which have been applied for registration with the authority under this application:
 - a. Block A (FAR - 13067.301 Sq Mts)
 - b. Block C (FAR - 3184.057 Sq Mts)
 - c. Block D (FAR - 3184.386 Sq Mts)
 - d. Block E (FAR - 5853.941 Sq Mts)
 - e. Block F (FAR - 2569.641 Sq Mts)
 - f. Block G (FAR - 2794.116 Sq Mts)
 - g. Block H (FAR - 2796.354 Sq Mts)
 - h. EWS (FAR - 941.283 Sq Mts)
 - i. Retail Block (FAR - 121.123 Sq Mts)
5. The total area for the above blocks for which this application is submitted is 34519.201 sq. mts.
6. The Estimated total cost of the project is as under:

A	Land Cost (Including Cost of Development Rights)	Rs.	8,43,00,000
B.	Direct Cost incidental to the project (Development Charges, Government fees and overheads)	Rs.	66,75,00,000
C.	Construction Costs (including overheads)	Rs.	1,15,00,00,000
	Estimated Total Cost of the project	Rs.	1,90,18,00,000

7. Additional blocks shall be included as the second phase and will be applied for registration under a separate cover.