

**PROJECT REPORT FOR "M3M INTERNATIONAL FINANCIAL CENTER" (INCLUDING PHASE I & II)
COMMERCIAL COLONY PROJECT, SECTOR – 66, GURUGRAM, HARYANA**

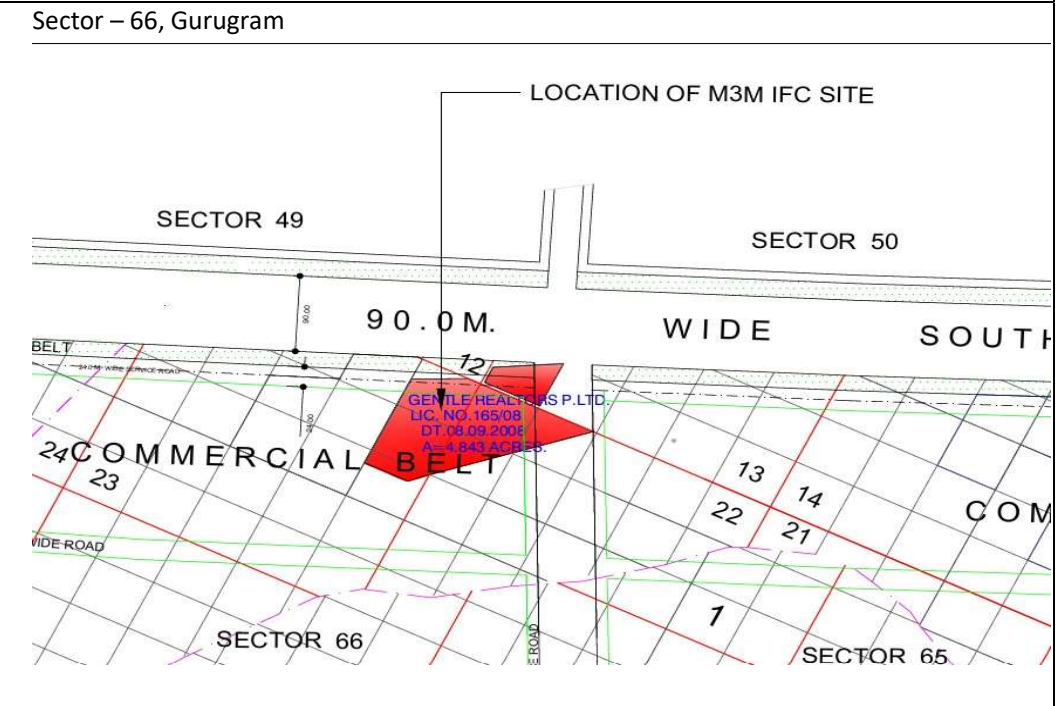
SI No.	Item	Description
1	Name of Promoters	GENTLE REALTORS PRIVATE LIMITED
2	Project Type	Commercial Colony
3	Nature of Project	Commercial Colony
4	Project Brief	<p>(1) The project is a Commercial Colony of 4.843 acres located in Sector 66, Gurugram. The project is being developed under the provisions of License No. 165 of 2008 dated 08.09.2008 by Gentle Realtors Pvt. Ltd. (Project Proponent). Originally, the sanctioned 32,582.88 sq.mts. was registered with The Haryana Real Estate Regulatory Authority, Gurugram, Haryana vide Reg. No. 20 of 2018 dated 02.02.2018.</p> <p>(2) The components / segments of the project for which registration stands granted comprises of 3 retail blocks and two office Towers, being constructed on top of the retail blocks. The bifurcation of these two components / segments as registered with RERA is as below:-</p> <ol style="list-style-type: none"> a. Retail Block 1 (GF & FF) b. Retail Block 2 (GF & FF) c. Retail Block 3 (GF, FF & SF) d. Office Tower 1 (GF to 12th floor) e. Office Tower - 2 (2nd to 11th floor) <p>(3) As per REP II self-declaration Affidavit filed at the time of grant of RERA registration, the project is proposed to be completed by 31.12.2024.</p> <p>(4) Vide DTCP Memo No. ZP-515/AD(RA)/2020/22257 dated 18.12.2020, the occupation permission has been granted for the following RERA registered components: -</p> <ol style="list-style-type: none"> a. Part of retail portion in 3 Blocks. (Ground to Second floor) b. Office Tower 2 (2nd to 11th floor) c. Four level basements below entire commercial colony. d. The total FAR area for which Occupation Permission has been granted is 16,772.196 sq.mts. out of sanctioned/RERA registered 32,582.88 sq.mts. The balance area under construction is 15,810.684 sq.mts. <p>(B) POST GRANT OF ADDL. FAR BENEFIT DUE TO TOD ZONE</p> <p>(1) The project site is situated within 500 mts. of Transit Oriented Development (TOD) Zone along Golf Course Extension road, it is eligible for FAR of 3.50 with additional benefit of green FAR as permissible under Haryana Building Code 2017.</p> <p>(2) Accordingly, the Company had applied to DTCP for availing TOD benefit for a total FAR of 3.50+12% LEED i.e. total FAR of 3.62, the same was approved vide memo no ZP-515/AD(RA)/2021/7668 dated 22.03.2021.</p> <p>(3) The present revised total permissible FAR is 68227.570 sq. mts. as against earlier approved / RERA registered 32582.88 sq. mts. for which RERA registration stands granted vide No. 20 of 2018 dated 02.02.2018, which is to be treated as Part 1 of the project.</p> <p>(4) Thus, now the additional has been sanctioned comprises of the following segments / constituents of the project: -</p> <ol style="list-style-type: none"> a. Office Tower 1 (13th to 43rd floor) with retail portion (34,090.04 sq. mts.) b. Office Tower -2 (12th & 12A floor) (1554.58 sq. mts.) <p>is to be treated as Phase-2 of the project.</p>

(5) It is further informed that at the time of grant of RERA registration in 2018, 2.156 acres licensed land was owned by Mr. Rakesh Kaushik out of total licensed land measuring 4.843 acres. However, now w.e.f. 01.09.2021, the licence of Mr. Rakesh Kaushik has also been transferred in the name of Gentle Realtors Pvt. Ltd. (the developer / promoter of the project) vide DTCP Memo No. LC- 1200-II-JE (VA)/2021/21781 dated 01.09.2021. Hence, now entire licensed land measuring 4.843 acres is now owned by the Promoter namely Gentle Realtors Pvt. Ltd.

(6) As per TDR Cancellation agreement dated 20 August 2017 executed b/w Gentle Realtors Pvt. Ltd ("GRPL"). & M3M India Pvt. Ltd. ("MIPL"), the total consideration to be paid to MIPL shall be in the form of percentage of final revenue/collection/realization from the project to be developed by GRPL (not exceeding 20% of the total revenue of the Project) in lieu of return of TDR rights from MIPL to GRPL Projected Topline of the Project 867.99cr and 20% revenue is 173.6 cr but the promoter has submitted working of Land cost for RERA Registration as per the current collector rate 4.834 acre x collector rate of 3.5cr/acre x multiple for agricultural land to commercial 5 = 84.75 cr. The detailed explanation is also attached as annexure of additional documents.

This Rera application is for registration of the entire project including the said Phase-1 & 2 areas thus superseding the earlier granted RERA registration.

5 Location



6 Unit description

Sr. No.	Tower no./ name	Type of unit	Carpet area (Sq. mtrs.)	No. of units	Total carpet area (Sq. mtrs.)
1.	Office Tower 1	Office	13.8 to 176.55	348	31704.88
2.	Office Tower 2	Office	179.10 to 240.30	37	7435.20
3.	Retail Block 1	Retail	7.70 to 193.70	17	1096.15

		4.	Retail Block 2	Retail	33.10 to 321.16	21	1817.98						
		5.	Retail Block 3	Retail	2.90 to 240.80	53	4691.58						
		TOTAL				476	46745.697						
7	Total Project Cost (INR Lakhs)	Rs. 53,327.57 Lacs											
8	Total estimated sales proceeds (INR Lakhs)	Rs. 81,804.03 lacs											
9	Applicant Name	Gentle Realtors Private Limited											
10	Reg. Office	LGF-C-34, Sushant Shopping Arcade, Sushant Lok, Phase-1, Gurugram – 122002, Haryana											
11	About Company	<p>Gentle Realtors Private Limited</p> <p>A Private Limited Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 vide CIN No. U45201HR2006PTC044855. The Company is primarily engaged in infrastructure development, real estate development and project management association and in the business of infrastructure developers.</p>											
12	Correspondence Address	LGF-C-34, Sushant Shopping Arcade, Sushant Lok, Phase-1, Gurugram – 122002, Haryana											
13	Brief of Promoters / Share Holders	<p>Gentle Realtors Private Limited is a private company limited by shares with its shareholders being:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Name</th> <th style="text-align: left;">Percentage of Shareholding as on</th> </tr> </thead> <tbody> <tr> <td>M3M India Pvt. Ltd.</td> <td>99.99%</td> </tr> <tr> <td>Lavish Buildmart Pvt. Ltd. (nominee of M3M India Pvt. Ltd.)</td> <td>0.01%</td> </tr> </tbody> </table>						Name	Percentage of Shareholding as on	M3M India Pvt. Ltd.	99.99%	Lavish Buildmart Pvt. Ltd. (nominee of M3M India Pvt. Ltd.)	0.01%
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