

PROJECT REPORT FOR “M3M FLORA68” RESIDENTIAL (GROUP HOUSING) PROJECT, SECTOR – 68, GURUGRAM, HARYANA

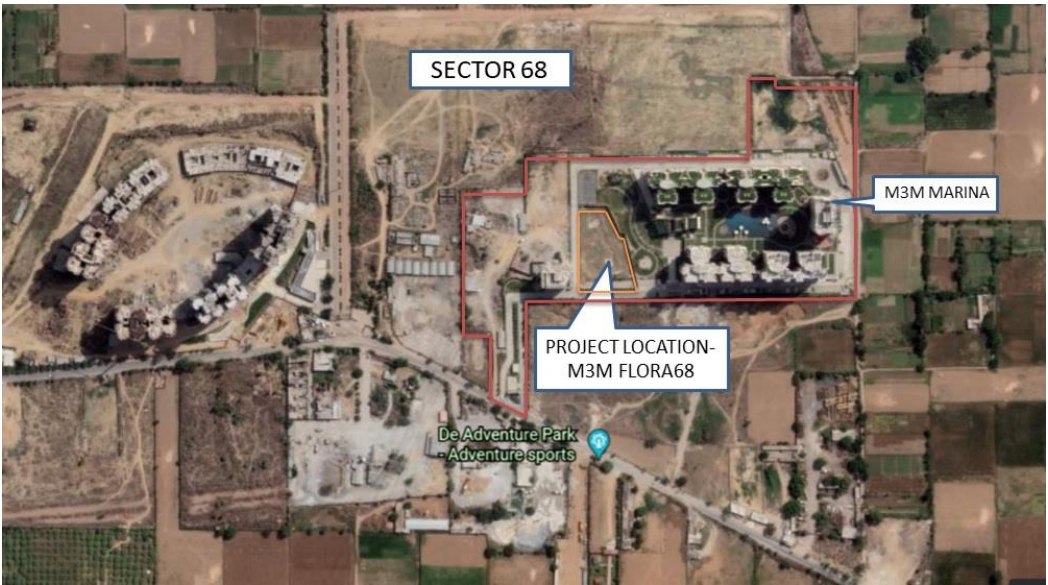
S.No.	Item	Description						
1	Name & Details of Promoters	<p>Hans Propcon Private Limited Glory Infracon Private Limited Blossom Propbuild Private Limited</p> <ul style="list-style-type: none"> • Reg. Office: 6th Floor, M3M Tee Point, North Block, Sector- 65, Gurugram, Haryana 122101 (Hans, Glory & Blossom) • Correspondence Address: 6th Floor, M3M Tee Point, North Block, Sector- 65, Gurugram, Haryana 122101 • About Company: <ol style="list-style-type: none"> 1. Hans Propcon Private Limited: A Private Limited Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 vide CIN No. U70109HR2012PTC056062. The Company is primarily engaged in infrastructure development, real estate development and project management association and in the business of infrastructure developers. 2. Glory Infracon Private Limited: A Private Limited Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 vide CIN No. U70109HR2012PTC056115. The Company is primarily engaged in infrastructure development, real estate development and project management association and in the business of infrastructure developers. 3. Blossom Propbuild Private Limited: A Private Limited Company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013 vide CIN No. U70101HR2012PTC056113. The Company is primarily engaged in infrastructure development, real estate development and project management association and in the business of infrastructure developers. • Brief of Promoters / Share Holders: Hans Propcon Private Limited is a private company limited by shares with its shareholders being: <table border="1" data-bbox="370 1451 1455 1585"> <thead> <tr> <th>Name</th> <th>Percentage of Shareholding as on</th> </tr> </thead> <tbody> <tr> <td>M3M India Private Limited</td> <td>100%</td> </tr> <tr> <td>Lavish Buildmart Private Limited</td> <td>(Nominee of M3M)</td> </tr> </tbody> </table> 	Name	Percentage of Shareholding as on	M3M India Private Limited	100%	Lavish Buildmart Private Limited	(Nominee of M3M)
Name	Percentage of Shareholding as on							
M3M India Private Limited	100%							
Lavish Buildmart Private Limited	(Nominee of M3M)							
2	Project Type	Residential (Group Housing)						
3	Nature of Project	Residential (Group Housing)						
4	Project Brief	<p>Group Housing (comprising of M3M MARINA / M3M SIERRA 68 / M3M NATURA / M3M Flora68)</p> <p>a) It is a group housing colony being developed as per terms and conditions of the License No. 93 of 2014 dated 13.08.2014 granted by DTCP, Haryana in Sector – 68, Gurugram.</p> <p>b) As per the approved revised building plans vide DTCP Memo No. ZP-1026/AD (RA)/2016/8595 dated 03.05.2016 there were total 10 nos. High rise residential towers namely Tower-1 (Natura-1) (G+20, 120 Units), Tower-2 (Natura-2) (G+20., 120 Units), Tower-3 (Marina-3) (G+26, 104 Units), Tower-4 (Marina-4) (G+26, 104 Units), Tower-5</p>						

(Marina-5) (G+29, 116 Units), Tower-6 (Sierra68-1) (G+14, 84 Units), Tower-7 (Sierra68-2) (G+14, 84 Units), Tower-8 (Sierra68-3) (G+14, 84 Units), Tower-9 (Sierra68-4) (G+14, 84 Units), Tower-10 (EWS) (G+13, 180 Units) (Total Apartments / Units = 1080) and 10 Nos. Convenient shops and One No. community building with swimming pool and other related facilities /nursery cum primary school.

- c) All the above approved building blocks / towers are registered with HRERA vide Registration No. 57(a) of 2017 dated 17.08.2017 valid up to 30.11.2022.
- d) The occupation permission to above building blocks, convenience shops, community building has been received vide DTCP Memo No. ZP-1026/SD (DK)/2020/16181. Dated 14.09.2020. Copy attached in Folder D as Annexure D-21
- e) Now vide DTCP Memo No ZP-1026/Vol. II /AD (RA)/2021/15973 dated 06.07.2021, the building plans have been revised and a new high rise residential tower namely M3M Flora68 (S+20) has been approved in Part – 2 of the entire group housing colony and has approved FAR = 11014.247 sq. mts., for which fresh RERA registration as an **Ongoing Project category** is now being requested for. The land area on which this new proposed Tower – 13 (M3M Flora68) is being planned is 0.905 acres. The building blocks as described in Para b) above falls in Part – 1 of the group housing colony.
- f) The building plans have been revised to use the balance permissible FAR, which is still left after the grant of occupation permission on 14.09.2020 and grant of Transfer of Development Rights Utilization Certificate by DTCP vide Memo No. 1257-D/JE (DS)/2021/2194 dated 29.01.2021. Vide this TDR utilization certificate, DTCP has allowed to utilize 3308.173 sq. mts. in favour of the licensee company namely Hans Propcon Pvt. Ltd. in lieu of TDR Certificate No. 4 of 2018 dated 21.06.2018. Copy of the TDR certificate is attached in the Folder - A as Annexure A-1.
- g) FAR, Ground Coverage, Parking area statement at the entire group housing colony level is as tabulated below in Table 1.0. The tabulated data has been picked from the area statement table pasted on the approved revised building plan dated 06.07.2021

Table 1.0

Sl. No.	Item	Area in sq. mts. /Acres
1	Proposed site area	13.2118 acres
2	Permissible FAR (@1.75)	93565.80 SQ.MTS.
3	Addl. 3% solid waste management	1603.99 sq. mts.
4	Total	95169.79 sq. mts. (2+3)
5	FAR achieved so far as per OC report	87463.714 sq. mts.
6	New FAR in Tower T-13 (Balance FAR + FAR through TDR)	11014.247 sq. mts. {7706.076 + 3308.173(TDR)} sq. mts.

5	Location	<p>Sector – 68, Gurugram</p> 
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6	Unit description	Sr. No.	Tower no./ name	Type of unit	Carpet area (in sq. mtrs.)	No. of units	Total carpet area (in sq. mtrs.)
		1.	M3M Flora68	2BHK	4494.80	68	8,793.00
		2.		3BHK	3484	40	
		3.		4BHK	814.20	6	
TOTAL				8,793.00	114	8,793.00	
7	Total Project Cost (INR Lakhs)	5270.73 (inclusive of cost of proportionate EWS)					
8	Total estimated sales proceeds (INR Lakhs)	13,449.08					

Financial Details for the Project:

1. Statement of quarterly estimated expenditure [inr (in lacs)]									
Items of expenditure	Land cost expenditure	External development charges	Infrastructure development charges	Internal development works	Cost of construction	Cost of construction of community facilities	Others cost	Total expenditure during the quarter	Cumulative cost
Up to date of submission of application for registration	544.21	122.64	0.00	0.00	1559.28	0.00	11.21	2237.34	2237.34
Apr-Jun 22	-	-	-	26.73	242.46	-	-	269.18	2506.52
Jul-Sep 22	-	-	-	73.17	241.38	-	57.53	372.08	2878.60
Oct-Dec 22	-	-	-	56.91	274.44	-	88.90	420.25	3298.85
Jan-Mar 23	-	-	-	93.77	390.49	-	97.30	581.56	3880.41
Apr-Jun 23	-	-	-	85.07	459.95	-	172.23	717.25	4597.66
Jul-Sep 23	-	-	-	87.48	222.79	-	164.00	474.27	5071.93
Oct-Dec 23	-	-	-	-	-	-	80.66	80.66	5152.60
Jan-Mar 24	-	-	-	-	-	-	67.81	67.81	5220.40
Apr-Jun 24	-	-	-	-	-	-	28.51	28.51	5248.92
Jul-Sep 24	-	-	-	-	-	-	12.78	12.78	5261.69
Oct-Dec 24	-	-	-	-	-	-	9.03	9.03	5270.73
TOTAL	544.21	122.64	-	423.12	3,390.79	-	789.97	5,270.73	

2. Statement of quarterly estimated sources of funds for the project (if project is implemented in one go), otherwise, for the phase applied for registration – [INR (in Lacs)]

Items of expenditure	Sale proceeds	Temporarily funding /loan disbursement from other sources	Loans disbursement from Banks & Financial Institutions	Others (Equity etc.)	Total estimated available funds during the quarter	Cumulative availability of funds
Up to date of submission of application for registration	-	-	-	2,237.34	2,237.34	2,237.34
Apr-Jun 22	363.13	-	-	-	363.13	2,600.46
Jul-Sep 22	1,291.11	-	-	-	1,291.11	3,891.57
Oct-Dec 22	1,506.30	-	-	-	1,506.30	5,397.87
Jan-Mar 23	3,402.62	-	-	-	3,402.62	8,800.49
Apr-Jun 23	2,636.02	-	-	-	2,636.02	11,436.51
Jul-Sep 23	992.54	-	-	-	992.54	12,429.05
Oct-Dec 23	1,444.43	-	-	-	1,444.43	13,873.48
Jan-Mar 24	1,140.48	-	-	-	1,140.48	15,013.96
Apr-Jun 24	511.06	-	-	-	511.06	15,525.02
Jul-Sep 24	161.39	-	-	-	161.39	15,686.41
TOTAL	13,449.08	-	-	2,237.34	15,686.41	

3. Statement of net cash flow (for the project if project is implemented in one go, otherwise, for the phase applied for registration) - [INR (In Lacs)]

Items of expenditure	Total estimated expenditure during the quarter	Total estimated fund availability during the quarter	Net cash flow during the quarter	Cumulative cash flow till end of the quarter
Up to date of submission of application for registration	2237.34	2237.34	0.00	0.00
Apr-Jun 22	269.18	363.13	93.94	93.94
Jul-Sep 22	372.08	1291.11	919.03	1012.97
Oct-Dec 22	420.25	1506.30	1086.05	2099.02
Jan-Mar 23	581.56	3402.62	2821.06	4920.08
Apr-Jun 23	717.25	2636.02	1918.77	6838.84
Jul-Sep 23	474.27	992.54	518.27	7357.11
Oct-Dec 23	80.66	1444.43	1363.77	8720.88
Jan-Mar 24	67.81	1140.48	1072.67	9793.56
Apr-Jun 24	28.51	511.06	482.55	10276.11
Jul-Sep 24	12.78	161.39	148.61	10424.72
TOTAL	5270.73	15686.41	10424.72	