

**Deepanshu Garg,
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**PROJECT REPORT
OF
PROJECT
PALM COUNTY
AT
SECTOR-78
GURUGRAM**

**AN AFFORDABLE PLOTTED COLONY UNDER DDJAY TO BE DEVELOPED BY CONMIN
INFRADEVELOPERS LLP**

By

DEEPANSHU GARG

Chartered Accountant



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DEEPANSHU GARG

M.NO.549336

UDIN: 22549336AKQCQG6258

DATED: 06.06.2022

1. BASIC INFORMATION OF THE PROJECT

1.	Name of the Project	PALM COUNTY		
2.	Location of the Project (attach location Map)	Revenue Estate of Village Shikohpur & Naurangpur, Sector-78, Gurugram, Haryana.		
3.	Name of the Promoter	CONMIN INFRADEVELOPERS LLP		
4.	Address of the Promoter	H-38, G.F., M2K WHITE HOUSE, SECTOR-57, GURUGRAM, HARYANA-122002		
5.	Nature of the Project	AFFORDABLE PLOTTED COLONY UNDER DEEN DAYAL JAN AWAS YOJNA		
6.	Area of the Project	6.3 ACRES		
7.	Project Brief	<p>An Affordable Plotted Colony on a land admeasuring 6.3 Acres situated at Sector-78, Gurugram having following key specifications:</p> <ol style="list-style-type: none"> 1. Secure Gated Community 2. Community Facility Area 3. Attractive Plot Sizes 4. 24x7 Security with network of CCTVs 5. Decoratives Paver Roads 6. Kids Play Area 7. Environment Friendly Grass Concrete Paver side walks 8. Power Backup Provisions 9. Electricity Load of 5 KV per Plot as per DHBVN Norms 10. Designer Light Poles with Electricity Saving LED Lamps 11. Sewage Treatment Plant 12. Option to Build 4 Independent Floors 		
8.	Total Saleable Area	13,491.47 Sq. Mtr. – Residential 898.28 Sq. Mtr. – Commercial		
9.	Total Expected Sales	10,648.51 LAKHS		
10.	Expected Completion by	05TH March, 2027		
11.	Description of units in the project to be registered			
	11.1	Residential Plotted Colony		
		Plot Type	Size of plots (sq. mtrs.)	No. of plots
		Type-1	73.837	1



	Type-2	86.678	1
	Type-3	94.153	1
	Type-4	101.628	1
	Type-5	103.520	1
	Type-6	106.340	1
	Type-7	107.640	1
	Type-8	108.290	1
	Type-9	108.940	1
	Type-10	109.319	1
	Type-11	109.590	1
	Type-12	110.078	1
	Type-13	110.370	1
	Type-14	110.500	2
	Type-15	110.663	1
	Type-16	110.885	67
	Type-17	110.955	1
	Type-18	111.215	1
	Type-19	111.995	1
	Type-20	114.270	1
	Type-21	115.850	2
	Type-22	117.488	1
	Type-23	120.705	1
	Type-24	122.500	2
	Type-25	123.960	1



	Type-26	126.277	1
	Type-27	142.472	1
	Type-28	149.600	1
	Type-29	136.458	1
	Type-30	141.750	11
	Type-31	143.985	2
	Type-32	148.371	1
	Type-33	143.323	1
	Type-34	139.848	1
	Type-35	140.675	1
	Type-36	138.604	1
	Total No. of Types	36	Total No. of plots 116
11.2	Commercial Units		
	Type.	Area (in Sq. Mtr.)	No. of units
	A	898.28	NOT Known

II. FINANCIAL DETAILS OF THE PROJECT

1.	Project Cost Detail				
	S.No.	Component			Estimated Cost
	1.	Land Cost (Incl. Conversion Charges & License Fees)			4401.89 Lakh
	4.	Cost of infrastructure i.e. internal development			624.13 Lakh
	5.	EDC, IDC and taxes, dues and other Expenses etc.			5622.49 Lakh
		Total Project Cost			10648.51 Lakh
2	Project Sale proceeds				
	1	Total estimated sale value of units/ plots/ apartment/ sale proceeds.			
	Component	Area Sq. Mtr.	No.	Rate /Sq. Mtr.	Estimated sale proceeds



		Plots	13,491.47	116	80,000/Sq. Mtr.	10793.18 Lakh
		Commercial	892.28	1	1,10,000/Sq. Mtr.	988.11 Lakh
		Estimated total of sale proceeds				11781.29
		2.	Total cost of cost of the project			10648.51 lakhs
		3.	Returns from the project			1132.78 lakhs
3.	Financial resources					
	16.1	Equity by the promoters (OWN FUNDS)			450.00	
	16.2	Loan or advances from related parties			2500.00	
	16.3	Secured Loans			3450.00	
	16.4	Instalments from allottees			4248.51	
	Total				10648.51	

III. DETAILS OF UNITS OF THE PROJECT

1.	Details of plots in case of Plotted Residential Colony and Plotted Industrial Colony				
	Plot type	Plot size (in Sq. Mtr.)	No. of units	Total Area (In Sq. Mt.)	Total estimated sale value
	Type-1	73.837	1	73.84	59.07
	Type-2	86.678	1	86.68	69.34
	Type-3	94.153	1	94.15	75.32
	Type-4	101.628	1	101.63	81.30
	Type-5	103.520	1	103.52	82.82
	Type-6	106.340	1	106.34	85.07
	Type-7	107.640	1	107.64	86.11
	Type-8	108.290	1	108.29	86.63
	Type-9	108.940	1	108.94	87.15
	Type-10	109.319	1	109.32	87.46
	Type-11	109.590	1	109.59	87.67
	Type-12	110.078	1	110.08	88.06
	Type-13	110.370	1	110.37	88.30
	Type-14	110.500	2	221.00	176.80



Type-15	110.663	1	110.66	88.53
Type-16	110.885	67	7,429.30	5,943.44
Type-17	110.955	1	110.96	88.76
Type-18	111.215	1	111.22	88.97
Type-19	111.995	1	112.00	89.60
Type-20	114.270	1	114.27	91.42
Type-21	115.850	2	231.70	185.36
Type-22	117.488	1	117.49	93.99
Type-23	120.705	1	120.71	96.56
Type-24	122.500	2	245.00	196.00
Type-25	123.960	1	123.96	99.17
Type-26	126.277	1	126.28	101.02
Type-27	142.472	1	142.47	113.98
Type-28	149.600	1	149.60	119.68
Type-29	136.458	1	136.46	109.17
Type-30	141.750	11	1,559.25	1,247.40
Type-31	143.985	2	287.97	230.38
Type-32	148.371	1	148.37	118.70
Type-33	143.323	1	143.32	114.66
Type-34	139.848	1	139.85	111.88
Type-35	140.675	1	140.68	112.54
Type-36	138.604	1	138.60	110.88
		116	13491.47 SQM.	10,793.18
2.	Details of Shopping Area			
	TYPE OF UNIT	Total Area (in sq. mtrs.) / Approx		Total estimated sale value
	TYPES NOT ASCERTAINED YET	898.28		988.11 Lakhs
	TOTAL	500		988.11 Lakhs
3.	Details of Additional Facilities			



Sr. No.	Facility	Description	Saleable (Y/N)	Transferred to the association of Allottees (y/n)
1.	Anganwari / Community Centre	Anganwari / Community Centre	N	Y

