

**PROJECT REPORT**

Sr. No	Item	Description						
1	Name of Promoters	1) Vibrant Infratech Pvt. Ltd. 2) Targe Buildcon Pvt. Ltd. 3) Union Buildmart Pvt. Ltd. In collaboration with Union Buildmart Pvt. Lt d.						
2	Applicant Name	Union Buildmart Private Limited						
3	Reg. Office	6th Floor, M3M Tee Point, North Block, Sector-65, Gurugram, Haryana 122101 IN						
4	About Company	Union Buildmart Private Limited 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 association.						
5	Address	6th Floor, M3M Tee Point, North Block, Sector-65, Gurugram, Haryana 122101 IN						
6	Brief of Promoters/ Share Holders	<div>Union Buildmart Private Limited is a private company limited by shares with its shareholders being:</div> <table><tr><td>Name</td><td>Percentage of Shareholding as on</td></tr><tr><td>M3M India Private Limited</td><td>99.99%</td></tr><tr><td>Lavish Buildmart Private Limited (Nominee of M3M India Private Limited)</td><td>0.01%</td></tr></table>	Name	Percentage of Shareholding as on	M3M India Private Limited	99.99%	Lavish Buildmart Private Limited (Nominee of M3M India Private Limited)	0.01%
Name	Percentage of Shareholding as on							
M3M India Private Limited	99.99%							
Lavish Buildmart Private Limited (Nominee of M3M India Private Limited)	0.01%							
7	Project Type	Mixed Use Colony under TOD (86% Group Housing + 14% Commercial) with additional FAR under GRIHA & TDR being developed in phases. The present RERA registration is applied for Phase – 2 of the said mixed use colony under the name and style of “M3M CAPITAL PHASE – 2” comprising of Residential Apartments and Retail Units.						
8	Nature of Project	Mix Use Colony under TOD under License No. 106 of 2021 dated 16.12.2021 at Sector - 113, Gurugram						
9	Total Phase Cost (In Lacs)	1,46,516.50						
10	Total estimated sale proceeds (In Lacs)	3,03,159.99						

Union Buildmart Private Limited

*[Signature]*  
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**Project Brief**

The Project site is located in Sector - 113, Gurugram. The total licensed area of the colony is 15.03125 acres. The net planned area of the licensed colony is 14.98385 acres. The colony was initially approved as Group Housing under New Integrated License Policy (NILP) vide License No. 106 of 2021 dated 16.12.2021. The colony is proposed to be developed in phases and accordingly Phase No. 1 has been registered under RERA Act, 2016 by HRERA Authority, Gurugram vide Registration No. 06 of 2022 dated 02.02.2022 for permissible FAR = 64003.067 sq.mts.

Further, the Project Proponent has been granted additional FAR by DTCP under Transfer of Development Rights Policy dated 16.11.2021 as per following TDR certificates:-

- Additional Residential FAR in TDR (TDR Certificate No. 01 of 2022 dated 07.04.2022) for 1000 sq.mts.
- Additional Commercial FAR in TDR (TDR Certificate No. 01 of 2022 dated 07.04.2022) for 10600 sq.mts.

As the said colony is situated in the intense zone (within 500 mts. of TOD Zone), the Project proponent has been allowed by DTCP to avail the enhanced FAR of 3.50 as per TOD Policy – 2016 and as amended from time to time vide DTCP Memo No 27733 dated 12.09.2022. Additionally, the Project Proponent has availed the 12% GRIHA FAR in the said colony.

**As per the revised building plans, the permissible FAR is as below:-**

Sl. No.	Permissible FAR type	TOD FAR (in sq.mts.)	TDR FAR (in sq.mts.)	TOTAL FAR (in sq.mts.)
1	Residential	188796.129 (86% of total TOD FAR)	1000	189796.129
2	Commercial	30734.253 (14% of total TOD FAR)	10600	41334.253
3	TOTAL	219530.382	11600	231130.382

The revised building plans have been approved vide DTCP Memo No. 27776 dated 12.09.2022. Accordingly, now the phase wise description is as below:-

Sl No.	Phase Name	Comprises of
1	M3M CAPITAL (Already RERA	a) Land area under this Phase is = 20250.976 sq. mtrs. b) Approved residential FAR = 78643.688 sq.mts.

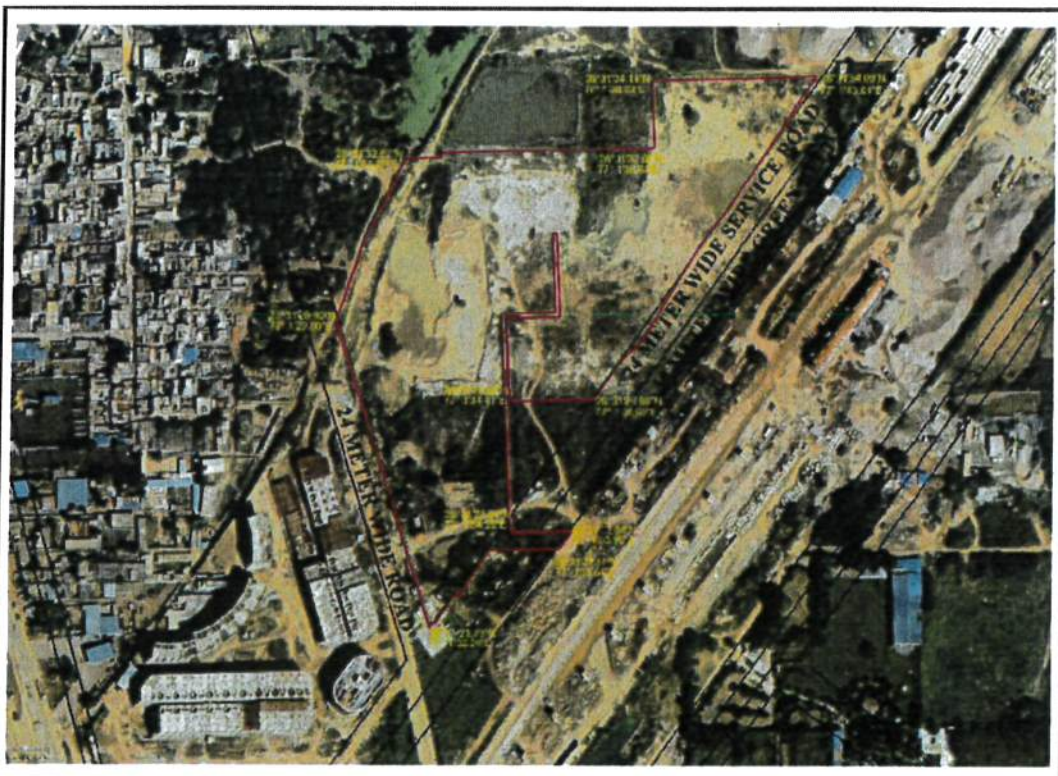


		registered & Being applied for revision/ supercessions seperately	<p>c) Five residential towers namely Tower No. 1,2,3A,3B &amp; 3C. Out of these, except for 22<sup>nd</sup> to 36<sup>th</sup> floor in Tower 3C, the rest of the Towers have already been registered under RERA, 2016 vide Registration No. 06 of 2022 dated 02.02.2022 bearing name as <b>"M3M CAPITAL"</b>.</p> <p>d) Now with the revision of the building plans after availing additional FAR under TOD and TDR policies, the existing RERA registered project details of Phase-1 are also being applied separately, for revision of / supersession of existing RERA registered project of Phase-1 in order to include the following additional building blocks/ towers:-</p> <ul style="list-style-type: none"><li>i. 22<sup>nd</sup> to 36<sup>th</sup> floor in Tower – 3C (detailed inventory submitted as part of DPI)</li><li>ii. EWS block (complete block)</li><li>iii. Nursery School</li><li>iv. Primary School</li></ul> <p>e) The total no. of general category dwelling units in Phase-1 are = 700, EWS = 306 for entire colony.</p> <p>f) Two level basements for parking and services purpose. The parking provision for the dwelling units in Phase – 1 is proposed to be confined to the basement (s) under Phase – 1 land profile as far as possible, with some spillover, if required, on adjoining phase as well.</p>
2	M3M CAPITAL PHASE-2 (PRESENTLY APPLIED RERA APPLICATION)	<p>a) Land area under this is 31217.20 sq. mtrs.</p> <p>b) The approved <b>residential FAR = 1,07,942.352 sq.mts.</b></p> <p>c) The approved <b>commercial FAR is 40,556.076 sq.mts.</b></p> <p>d) This Phase is proposed to comprise of the following:-</p> <ul style="list-style-type: none"><li>i. Residential towers 4A, 4B, 5A, 5B, 5C &amp; 6A. Total number of dwelling units = 763.</li><li>ii. Entire commercial / retail including the retail portion below Residential Towers 1 &amp; 2.</li><li>iii. Club.</li></ul> <p>a) All the residential towers are S+36 floors.</p> <p>b) Commercial / retail area is spread across 6 levels i.e. (LG+GF+UGF+FF+SF+TF).</p>	

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		<p>c) Two level basements for parking and services purpose. The parking provision for the dwelling units in Phase – 2 is proposed to be confined to the basement (s) under Phase – 2 land profile as far as possible, with some spillover, if required, on adjoining phase as well.</p>
3	3 (name yet not finalized)	This phase is proposed for future construction.
4	4 (name as yet not finalized)	This phase is proposed for future construction
<p>The balance FAR area i.e. difference of permissible FAR vs approved FAR is 3988.266 sq.mts. <math>(231130.382 - (78463.488+107942.352+40556.076))</math> will be constructed in above mentioned future construction area. The Project proponent may obtain additional FAR under TDR policy as approved by DTCP from time to time. At present, the max. Permissible FAR is 5.0 under TOD+TDR.</p> <p>The common areas and facilities in the respective phases/ Colony will be as per declaration to be filed after grant of occupation permission as per provisions of Haryana Apartment Ownership Act, 1983.</p>		
10.	Location	<p>Sector- 113, Gurugram, Haryana.</p> <p>The Google Image is depicted as below:</p> 



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Unit  
Description

RESIDENTIAL INVENTORY OF UNITS					
TYPE	2 BHK + Study	3 BHK + Study	3 BHK + Study + Servant	4 BHK + Study	4 BHK + Study + Servant
TOWER-4A	2	132			
TOWER-4B	2	131			
TOWER-5A			2	62	70
TOWER-5B				62	36
TOWER-5C			2	62	68
TOWER-6A	1	2		62	67
TOTAL	5	265	4	248	241
TOTAL INVENTORY					763

COMMERCIAL INVENTORY OF UNITS			
Sr.No.	Tower Name	Floor No.	No of Units
1	Tower 1	LGF	288
2	Tower 1	GF	67
3	Tower 1	UGF	221
4	Tower 1	1	242
5	Tower 1	2	215
6	Tower 1	3	14
TOTAL INVENTORY			1047

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