

## **NEXT GENERATION PROJECTS PRIVATE LIMITED**

**W4D, 204/5, Keshav Kunj, Cariappa Marg, Sainik Farms, Delhi-110062**

**CIN NO. U45201DL2004PTC125229**

### **DETAILED PROJECT REPORT OF PROPOSED RASHTRA PROJECT AT SECTOR-88 A, GURUGRAM**

M/S NEXT GENERATION PROJECTS PRIVATE LIMITED is an existing profit-making company, registered with ROC, Delhi under the Company's Act 1956 having its registered office W4D, 204/5, Keshav Kunj, Cariappa Marg, Sainik Farms, Delhi-110062. The company engages in Real Estate business as to promote, buy, sell or acquire in India or abroad whether on own account or in association with others or for and on behalf of others by purchase, exchange, hire or construct, reconstruct properties and to act as promoters, developer, builders, constructors, decorators, designers, architectures, planners, colonizers of estates, land, farm & residential building and to alter, maintain, pulldown, improve, enlarge, decorate, renovate, furnish, develop or otherwise any land, Buildings and pasture(s), waste lands, roads, warehouses, cold storage's buildings, shops and offices, and such of any other immovable property.

#### **• PARTICULAR ABOUT THE COMPANY**

<b>Name of the Company</b>	NEXT GENERATION PROJECTS PRIVATE LIMITED
<b>Date of Incorporation</b>	17/03/2004
<b>Constitution</b>	Private Limited Company
<b>Registered Office</b>	W4D, KESHAV KUNJ, SAINIK FARMS, DELHI-110062
<b>CIN</b>	U45201DL2004PTC125229
<b>PAN</b>	AADCR1302G
<b>Industry</b>	Real Estate Industry
<b>Listed on Stock Exchange</b>	Unlisted

- **SHAREHOLDING PATTERN:**

Shareholding Pattern of Next Generation Projects Pvt Ltd is as follows:

	Name of the Shareholders	Number of shares held	% holding in that class of shares
1	Urbanex Holding Private Limited	4000	40
2	Nayan Raheja	6000	60
	<b>Total</b>	<b>10000</b>	<b>100.00</b>

- **PROMOTER/DIRECTOR:**

NAME	ADD	PAN	DIN
NAYAN NAVIN RAHEJA	150 A, CENTRAL AVENUE, SAINIK FARMS, KHANPUR, DELHI 110062	AFYPR1671K	01116966
INDU KAUL WATTAL	H.NO 238/C, POCKET-F, GTB ENCLAVE, DILSHAD GARDEN, DELHI 110095	AASPW6337L	07569051

### **SCOPE OF THE PROJECT**

The site is close to Delhi & Faridabad, and ideal from connectivity point of view. LAND AREA 10.01875 ACRES AT VILLAGE HARSARU, SECTOR-88A, DISTRICT GURUGRAM.

### **ABOVE PROJECT LAND**

Location of the land is ideal. It falls in Residential area. There are no obstructions of any kind whatsoever and there will no hindrance in construction.

The land is free from all type of encumbrances and falls in residential Sector-88A of Gurugram.

### **SITUATION AND LOCATION**

The land is situated in revenue estate, Gurugram in the residential area as per the Master plan of Govt. of the Haryana. It is most suitable for the construction of Affordable Plotted Colony DDJAY for reasons like pollution free environment both in terms of air and noise as well as connectivity with other places.

### **STATUS OF THE LAND**

The company has clear ownership of the land and there are absolutely no disputes over it. The title documents such as Sale Deed, Jamabandi and Intqal are enclosed. We are also enclosing Sizra Plan.

### **PLANNING OF THE PROJECT**

The land is available. The company is financially sound. The cost of the project will be funded from own sources, advances from the prospective customers, etc.

The company has team of Architects, Engineers, and qualified Accountants with other related members and is managed by highly competent professional management with strong vision. The team has vast experience in this field and have several projects (constructed/under-construction) ranging from simple to most sophisticated projects. Construction shall be on-lines with planning and area parameters.

### **FINANCIAL ARRANGEMENT**

The financial strength company is very sound. They are having good reputation & contacts in the market. The Directors have also good contacts with bank/Financial Institutions therefore; there will be no difficulty in arranging the funds. So, financially the company is quite comfortable.

S.No.	Nature of Head	Estimated Cost (Rs. In lakhs)	Cost Incurred as on 28/09/2021	Cost to be Incurred
1	Land Cost	19151.00	16251.00	2900.00
2	EDC	2972.00	0.00	2972.00
3	IDC	246.00	0.00	246.00
4	License Cost	1235.00	860.00	375.00
5	Cost of Construction an dInfrastructure	1002.00	0.00	1002.00
6	Administration Cost	510.00	0.00	510.00
7	Marketing Cost	1550.00	0.00	1550.00
8	Tax & Cess	5520.00	0.00	5520.00
7	Other Cost	100.00	0.00	100.00
<b>Total</b>		<b>32286.00</b>	<b>17111.00</b>	<b>15175.00</b>

**Details of services and facilities which will be provided inside the project area as per service plan estimates and/or the project report:**

<b>Sr. No.</b>	<b>Name of the facility</b>	<b>Estimated cost (In lakhs) (Within the project area only)</b>
1	INTERNAL ROADS AND PAVEMENTS	283.20
2	WATER SUPPLY SYSTEM	100.97
3	STORM WATER DRAINAGE	72.95
4	ELECTRICITY SUPPLY SYSTEM	49.20
5	SEWAGE TREATMENT & GARBAGE DISPOSAL	50.20
6	STREET LIGHTING	23.05
7	SECURITY AND FIRE FIGHTING	0.00
8	PLAYGROUNDS AND PARKS	5.00
9	MTC OF SERVICE	151.90

