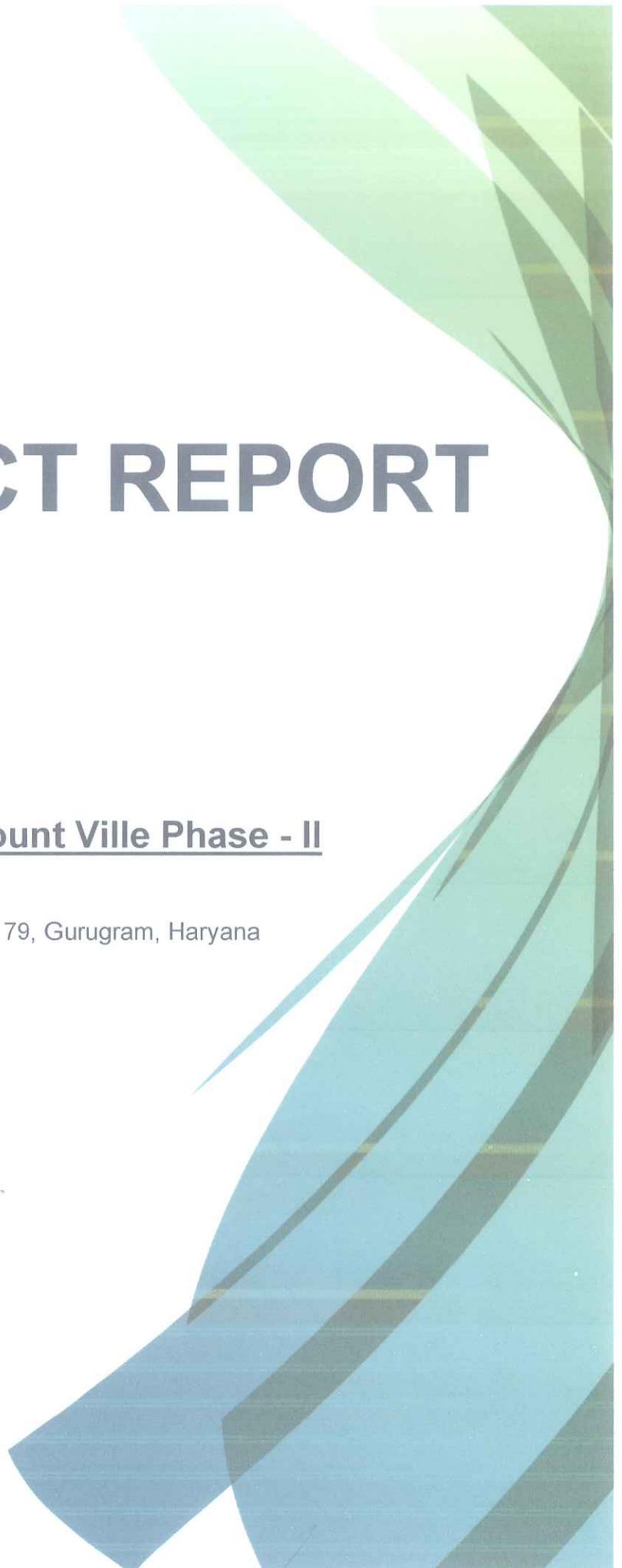


# PROJECT REPORT

## Mapsko Mount Ville Phase - II

Sector 78 & 79, Gurugram, Haryana



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# Project at a glance

## Name & Address of Unit

Mapsko Builders Pvt. Ltd.  
Mapsko Mount Ville Phase - II  
Sector 78 & 79, Gurugram, Haryana

## Details of unit

Email : cs@mapskogroup.com  
Phone : 9911573792  
Constitution : Private Limited  
Total project cost : 8,975.97 lakhs  
Land Area : 1.492 acres

## Name & address of promoter(s)

Name : Pankaj Singla  
Address : A-31, Rosewood City, Sector 49, Gurugram  
Phone : 9911573792  
Gender : Male  
Category : General  
E-mail : cs@mapksogroup.com

Name : Sahil Singla  
Address : 21, Birch Court, Nirvana Country, Sector 50, Gurugram  
Phone : 9911573792  
Gender : Male  
Category : General  
E-mail : cs@mapksogroup.com



# Introduction

MAPSKO is a leading and growing real estate organization, reckoning its position among the top-notch developers. This is exemplified by its world-class structures and services.

It is also India's blossoming real estate developer, a company that meticulously cultivates flowers of concrete and glass for commercial and residential use. Each structure follows the pattern of a distinct signature. We carved a niche for ourselves in the burgeoning field of real estate development and construction. For over a decade, the company has consistently set quality benchmarks in property development by creating world-class townships and commercial spaces in prime locations.

The Krishna Apra group was set up on March 13, 1997, formally by Late Sh. Amrit Singla (Former Director, Apra Builders Ltd.) and Jai Krishan Estate Pvt. Ltd.

The mission of Late Sh. Amrit Singla (Former Director, Apra Builders Ltd and Jai Krishan Estate Pvt. Ltd.) was to create a lifestyle within the garden of greens.

Apart from this, they have greater status de persona in their social, economic and family spheres. The results show the value and importance of their performance in the field of real estate.

A name that emerged for the promoters of the Krishna Apra Group, an entity born to reform the builder's world, is MAPSKO, conceptualized on Jan 21, 2003, with a good amount of investment. The Group has pooled in endowment and proficiency from varied backgrounds, like architecture, civil engineering, planning, management, marketing, finance and legal, to efficiently accommodate varied requirements of the clients. One of its key drivers is Mr. Pankaj Singla, Chairman cum Managing Director, Mapsko Builders.

The highest standards are set by the Group in its pursuit to position India on par with the developed economies of the world, and a vision to reach and remain at the commanding heights of real estate business.

The company's ability to meet the special requirements of the real estate market and clients stems from the strong foundations of professionalism. The company's passion for exceeding industry benchmarks is evident in its ability to redefine value engineering - project after project - reinforcing the best of conceptual innovation and cutting-edge construction technologies. We create a niche for our clients in the real estate space, looking beyond steel and concrete, to redefine life and lifestyle. We raise the benchmark of excellence by creating commercial & residential landmarks pan India that are at par with prestigious addresses across the globe. We try to achieve international quality standards through cutting-edge value engineering and intelligent resource management.





MAPSKO Group has been a pioneer in the real estate services offering the luxurious and best-in-class commercial and residential properties to the customers. We feel proud to announce that we have developed many residential spaces over the past 20 years. When it comes to handling residential projects in Gurugram, our highly experienced engineers have crafted some of the premium residential complexes according to the different requirements of the clients. We merge the finest of aesthetics, architecture, design, construction, and technology together to come up with something unique and modern every single time. Our recent projects involve the MAPSKO MOUNT VILLE, Premium Hill Homes, Sec-79, Gurugram, MAPSKO Royale Ville at Sector 82, Gurugram.

## Project Introduction

Mapsko Mount Ville is an artistic representation customized for those who apprehend the merit of luxury and abundance of greenery. Nestled in sector-79, Gurugram, offering Villas, 3-4 BHK luxury apartments in Gurugram is a pure model of urban architecture, which is designed to perfection. Aravali is a quintessential complement to this wonderful project, which has been marvelously arranged by the World's leading landscape architects- LSG Inc, USA and structured by Shapoorji Pallonji.

Mapsko Mount Ville is a RERA registered project (Registration number HRERA 328 of 2017) having 8 towers of 17- 30 floors in Phase – 1 and obtained Occupation Certificate vide memo No. ZP-801/JD(RD)/2020/9328 dated 03-06-2020.

Phase - 2, Tower I & 3 Villas, are under development admeasuring 1.492 Acres and is part of existing group housing society with Licence No. 38 of 2012 over an area measuring 16.369 Acres.

Spread over a vast area of greenery and fresh ambience, these accommodations flaunt architectural brilliance which are worth praises. It is a specially fabricated residential project surrounded with Aravalli Hills, which nests all the modern amenities and benefits in a sprawling landscape. The planned urban enclave is protected with necessary and mandatory security so that you can spend day and night in peace. It is not just the privacy you will enjoy here, but you can also share rich values and culture, intermingled with other inhabitants of Mapsko Mount Ville during festivals and parties. To sum it up, Mount Ville has Villas, 3 BHK & 4 BHK premium hill view apartments are one place for joyous experience prospering your lifestyle.



# Scope of the project

In Mapsko Mount Ville Phase -II we are developing 3 Villas & 4 BHK premium hill view apartments, which are designed to perfection. Aravali is a quintessential complement to this wonderful project, which has been marvelously arranged by the World's leading architect Hafeez Contractor and landscape architects- LSG Inc, USA,

Phase - 2, Tower I & 3 Villas, are under development admeasuring 1.492 Acres and is part of existing group housing society with Licence No. 38 of 2012 over an area measuring 16.369 Acres. Now, we have got the revised drawings and will apply for Registration under RERA for 1.492 Acres.

# Promoter(s) details

The promoters of the proposed project is Mr Pankaj Singla, A-31, Rosewood City, Sector 49, Gurugram, Haryana & Mr. Sahil Singla 21, Birch Court, Nirvana Country, Sector 50, Gurugram. They are having on experience of 17 years for various constructions projects. The Project is promoted as a private limited under the name of Mapsko Builders Pvt. Ltd.



# Product/Services & Process

- Residential Group Housing
- Roads & Pavements
- Water Supply System
- Sewerage Treatment
- Electricity Supply System
- Storm Water Drainage
- Parks and Playgrounds
- Open Gym
- Basket Ball Court
- Tennis Court
- Cricket Pitch
- Multipurpose Court with Badminton Court & Skating Ring
- Restaurant & Saloon
- Clubhouse with banquet hall, Steam, Sauna, indoor Games, Mini Theater, Library, Toddlers Play Area & Work Stations.
- Street Lighting
- Boundary Wall Gate and Guard Room



# Project Cost

Total Project Land Area : 1.492 Acres

Total Saleable Area : 12104.636 Sq. Mtr.

Particulars	Total Cost of Project	Expenditure incurred till the date of application
Land Acquisition Cost	270.47	270.47
Other Cost Including EDC, Taxes, Finance Cost Levies etc.	3,508.00	266.28
Construction Cost	5,000.00	3.16
Roads & Pavements	25.00	-
Water Supply System	30.00	-
Sewerage treatment & garbage disposal	-	-
Electricity Supply System	50.00	-
Storm Water Drainage	20.00	-
Parks and Playgrounds	30.00	-
Other	-	-
STREET LIGHTING	7.50	-
Ventilation	35.00	-
<b>Total</b>	<b>8,975.97</b>	<b>539.91</b>




# Project Cost

Total Project Land Area : 1.492 Acres

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Land Acquisition Cost	270.47	270.47
Other Cost Including EDC, Taxes, Finance Cost Levies etc.	3,508.00	266.28
Construction Cost	5,000.00	3.16
Roads & Pavements	25.00	-
Water Supply System	30.00	-
Sewerage treatment & garbage disposal	-	-
Electricity Supply System	50.00	-
Storm Water Drainage	20.00	-
Parks and Playgrounds	30.00	-
Other	-	-
STREET LIGHTING	7.50	-
Ventilation	35.00	-
<b>Total</b>	<b>8,975.97</b>	<b>539.91</b>



# Total Quarterly Expenditure (Rs. In Lakhs)

Particulars	Jan'23 to Mar'23	Apr'23 to Jun'23	Jul'23 to Sep'23	Oct'23 to Dec'23
Land Acquisition Cost	-	-	-	-
Other Cost Including EDC, Taxes, Finance Cost Levies etc.	205.00	203.00	199.00	196.00
Construction Cost	596.84	600.00	250.00	250.00
Roads & Pavements	-	-	-	-
Water Supply System	-	-	-	-
Sewerage treatment & garbage disposal	-	-	-	-
Electricity Supply System	-	-	-	-
Storm Water Drainage	-	-	-	-
Parks and Playgrounds	-	-	-	-
Other	-	-	-	-
STREET LIGHTING	-	-	-	-
Ventilation	-	-	-	-
<b>Total</b>	<b>801.84</b>	<b>803.00</b>	<b>449.00</b>	<b>446.00</b>

Particulars	Jan'24 to Mar'24	Apr'24 to Jun'24	Jul'24 to Sep'24	Oct'24 to Dec'24
Land Acquisition Cost	-	-	-	-
Other Cost Including EDC, Taxes, Finance Cost Levies etc.	191.00	187.00	182.00	178.00
Construction Cost	250.00	250.00	200.00	200.00
Roads & Pavements	-	-	-	-
Water Supply System	-	-	-	-
Sewerage treatment & garbage disposal	-	-	-	-
Electricity Supply System	-	-	-	-
Storm Water Drainage	-	-	-	-
Parks and Playgrounds	-	-	-	-
Other	-	-	-	-
STREET LIGHTING	-	-	-	-
Ventilation	-	-	-	-
<b>Total</b>	<b>441.00</b>	<b>437.00</b>	<b>382.00</b>	<b>378.00</b>



Particulars	Jan'25 to Mar'25	Apr'25 to Jun'25	Jul'25 to Sep'25	Oct'25 to Dec'25
Land Acquisition Cost	-	-	-	-
Other Cost Including EDC, Taxes, Finance Cost Levies etc.	173.00	168.00	163.00	157.00
Construction Cost	200.00	200.00	200.00	200.00
Roads & Pavements	-	-	-	-
Water Supply System	-	-	-	-
Sewerage treatment & garbage disposal	-	-	-	-
Electricity Supply System	-	-	-	-
Storm Water Drainage	-	-	-	-
Parks and Playgrounds	-	-	-	-
Other	-	-	-	-
STREET LIGHTING	-	-	-	-
Ventilation	-	-	-	-
<b>Total</b>	<b>373.00</b>	<b>368.00</b>	<b>363.00</b>	<b>357.00</b>

Particulars	Jan'26 to Mar'26	Apr'26 to Jun'26	Jul'26 to Sep'26	Oct'26 to Dec'26
Land Acquisition Cost	-	-	-	-
Other Cost Including EDC, Taxes, Finance Cost Levies etc.	150.00	145.00	139.00	133.00
Construction Cost	200.00	200.00	200.00	200.00
Roads & Pavements	-	-	-	-
Water Supply System	-	-	-	-
Sewerage treatment & garbage disposal	-	-	-	-
Electricity Supply System	-	-	-	-
Storm Water Drainage	-	-	-	-
Parks and Playgrounds	-	-	-	-
Other	-	-	-	-
STREET LIGHTING	-	-	-	-
Ventilation	-	-	-	-
<b>Total</b>	<b>350.00</b>	<b>345.00</b>	<b>339.00</b>	<b>333.00</b>



Particulars	Jan'27 to Mar'27	Apr'27 to Jun'27	Jul'27 to Sep'27	Oct'27 to Dec'27
Land Acquisition Cost	-	-	-	-
Other Cost Including EDC, Taxes, Finance Cost Levies etc.	127.00	121.00	115.00	109.72
Construction Cost	200.00	200.00	200.00	200.00
Roads & Pavements	6.25	6.25	6.25	6.25
Water Supply System	7.50	7.50	7.50	7.50
Sewerage treatment & garbage disposal	-	-	-	-
Electricity Supply System	12.50	12.50	12.50	12.50
Storm Water Drainage	5.00	5.00	5.00	5.00
Parks and Playgrounds	7.50	7.50	7.50	7.50
Other	-	-	-	-
STREET LIGHTING	-	-	3.75	3.75
Ventilation	8.75	8.75	8.75	8.75
<b>Total</b>	<b>374.50</b>	<b>368.50</b>	<b>366.25</b>	<b>360.97</b>