



## **BRIEF DESCRIPTION OF COMPANY**

The GLS Group of companies has scripted its market success and built a formidable brand equity in the niche segment of “**Real Estate**” in Delhi NCR/Gurgaon within a short time-span owing to a firm commitment to innovation, technology required to address this segment and provide quality product to customer satisfaction. The Group Managed to use learning from initial projects and is reaping its benefits while following ethical behavior of the highest standards.

The GLS Group leverages its local knowledge, network, energy and creative spirit to bring novelty into real estate and other social assets. GLS Group believes in high standard and quality of its projects and delivers the same before time. The Group has commendable track record with financial institutions and banks in its limited exposure over the years.

The Group and its affiliates currently has 10500 units under execution, of which 5500 units have been delivered/waiting for receipt of occupation certificate till date and another 2500 units will be handed over by July 2022.

## PROJECT REPORT

### I. BASIC INFORMATION OF THE PROJECT

1	Name of the Project	GLS Courtyard		
2	Location of the Project (attach Location Map)	Sector 95 Gurugram, in the Revenue Estate of Village Dhorka, District Gurugram, Haryana		
3	Name of the promoter	GLS INFRAPROJECTS PVT LTD		
4	Address of the Promoter	707, 7TH FLOOR, JMD PACIFIC SQUARE, SECTOR 15 PART 2, GURGAON, HARYANA 122001		
5	Nature of the Project	Commercial Plotted Colony		
6	Area of the project	3.8375 ACRES		
7	Project Brief	SHOP-CUM-OFFICE PLOTTED COLONY		
8	Total Saleable up Area	5435.403 SQ.MTR.		
9	Total Expected Sales	81.25 CRORE		
10	Expected Completion by	10.07.2028		
11	Description of units in the project to be registered			
	11.1	In case of Group Housing/affordable housing		
		Tower No.	Apartment Type	No. of Units
		NA	NA	NA
		Total No. of Blocks (if any)		Total No. of Units
	11.2	In case of commercial plotted colony		
		Plot Type	Size of Plots (Sq.Mt.)	No of Plots
		A1	114.76	1
		A2 to A11	114	10
		B2 to B9	114	9
		B10	128.725	1
		C1	53.15	1
		C2-C13	90.00	12
		D1 to D4	85.00	4
		D5	141.525	1
		E1	110.317	1
		E2	99.06	1
E3		93.867	1	
F1	128.99	1		
F2	776.875	1		

	F3	90.735	1
	F4 to F10	95.00	7
	F11	146.49	1
	<b>Total Block</b>		<b>Total Plots 53</b>

## II. FINANCIAL DETAILS OF THE PROJECT

1	Project Cost Detail					
	S.No.	Component			Estimate Cost (Crore)	
	1	Land Cost			29.93	
	2	Cost of Construction (including Consultant Fees)			0	
	3	Cost of Construction of Community Facilities			0	
	4	Cost of Infrastructure i.e. Internal Development			8.45	
	5	Other Cost, EDC, IDC and Taxes, duties etc			36.92	
		Total Project Cost			75.30	
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(Crore)
		Commercial Plots	5435.403	53	150587	81.85
		Apartments	NIL	NIL	NIL	NIL
		Balcony	NIL	NIL	NIL	NIL
		Community facilities	NIL	NIL	NIL	NIL
		Garages/Car parking(No.)	NIL	NIL	NIL	NIL
		Estimated total of sale proceeds				81.85
		2	Total cost of the project			75.30
	3	Returns from the project			5.95	
3	Financial resources					
	16.1	Equity by the promoters (OWN FUNDS)			12.50	
	16.2	Loan or advances			21.15	
	16.3	Others				
	16.4	Instalments from allottees before completion (sold inventory instalments)			41.64	



### III. DETAILS OF PLOTS/UNITS OF THE PROJECT

1	Details of plots in case of Plotted Residential Colony and Plotted Industrial Colony				
	Block No.	Plot Type	Plot Size	No. of Units	Total estimated sale value
		NA	NA	NA	NA
2	Details of Plots for Commercial Plotted Colony				
	Block	Type	Carpet Area (in Sq.mtr.)	No. of Plots	Total estimated sale value (Crore)
	A	A1	114.76	1	1.73
	A	A2 to A11	114	10	17.17
	B	B2 to B9	114	9	15.45
	B	B10	128.725	1	1.94
	C	C1	53.15	1	0.80
	C	C2-C13	90.00	12	16.26
	D	D1 to D4	85.00	4	5.12
	D	D5	141.525	1	2.13
	E	E1	110.317	1	1.66
	E	E2	99.06	1	1.49
	E	E3	93.867	1	1.41
	F	F1	128.99	1	1.94
	F	F2	776.875	1	1.16
	F	F3	90.735	1	1.37
	F	F4 to F10	95.00	7	10.01
	F	F11	146.49	1	2.21
	3	Details of Shopping Area			
Type of Unit		Total Area (in Sq.ft) /Approx)	Total estimated Sale Value		
NA		NA	NA		
4	Parking Details of the project				
	S.No.	Description	Saleable Area Sq. Mtr.	Non Saleable Area Sq. Mtr.	Total Area Sq. Mtr.
	1	Underground parking	NA	NA	NA
	2	Stilt Parking	NA	NA	NA
	3	Covered Parking Car (No.)	NA	NA	NA
	4	Open Parking (Two Wheelers)	NA	NA	NA
	5	Independent Garages/ Car (No.)	NA	NA	NA

For GLS INFRAPROJECTS PVT. LTD.

  
Authorised Signatory