

PROJECT REPORT

PROJECT TYPE- RESIDENTIAL PLOTS AND INTEGRATED COMMERCIAL PLOT
AT SECTOR 40 ,PANIPAT, HARYANA

"THE GRAND ENCLAVE"

Introduction

Name of the Company	DLF HOME DEVELOPERS LIMITED
Address	Registered Office: 1 st Floor, DLF Gateway Tower, R Block, DLF City Phase-III, Gurugram – 122002, Haryana (India) Corporate Office: DLF Gateway Tower, R Block, DLF City Phase – III, Gurugram – 122002, Haryana
Group	DLF
Line of Activity	Real Estate, Hospitality, Construction & Development
Background of Company	<p>DLF Home Developers Limited (DHDL) is a subsidiary of DLF Limited. DLF was founded in 1946 by Chaudhary Raghvendra Singh. Together with its subsidiaries, joint ventures and associates the group is primarily in the business of real estate development. The company has a unique business model with earnings arising from development and rentals. Its exposure across businesses, segments, and geographies, mitigates any down-cycles in the market. DLF has also forayed into infrastructure, SEZ and hotel businesses. It operates in all aspects of real estate development, ranging from acquisition of land, to planning, executing, constructing & marketing of project. The group is also engaged in the business of generation and transmission of power, provision of maintenance services, hospitality, and recreational activities.</p>

The proposed project is located at Sector 40, Panipat, Haryana. The plotted colony is residential in nature, with 75 residential plots and one integrated commercial plot.

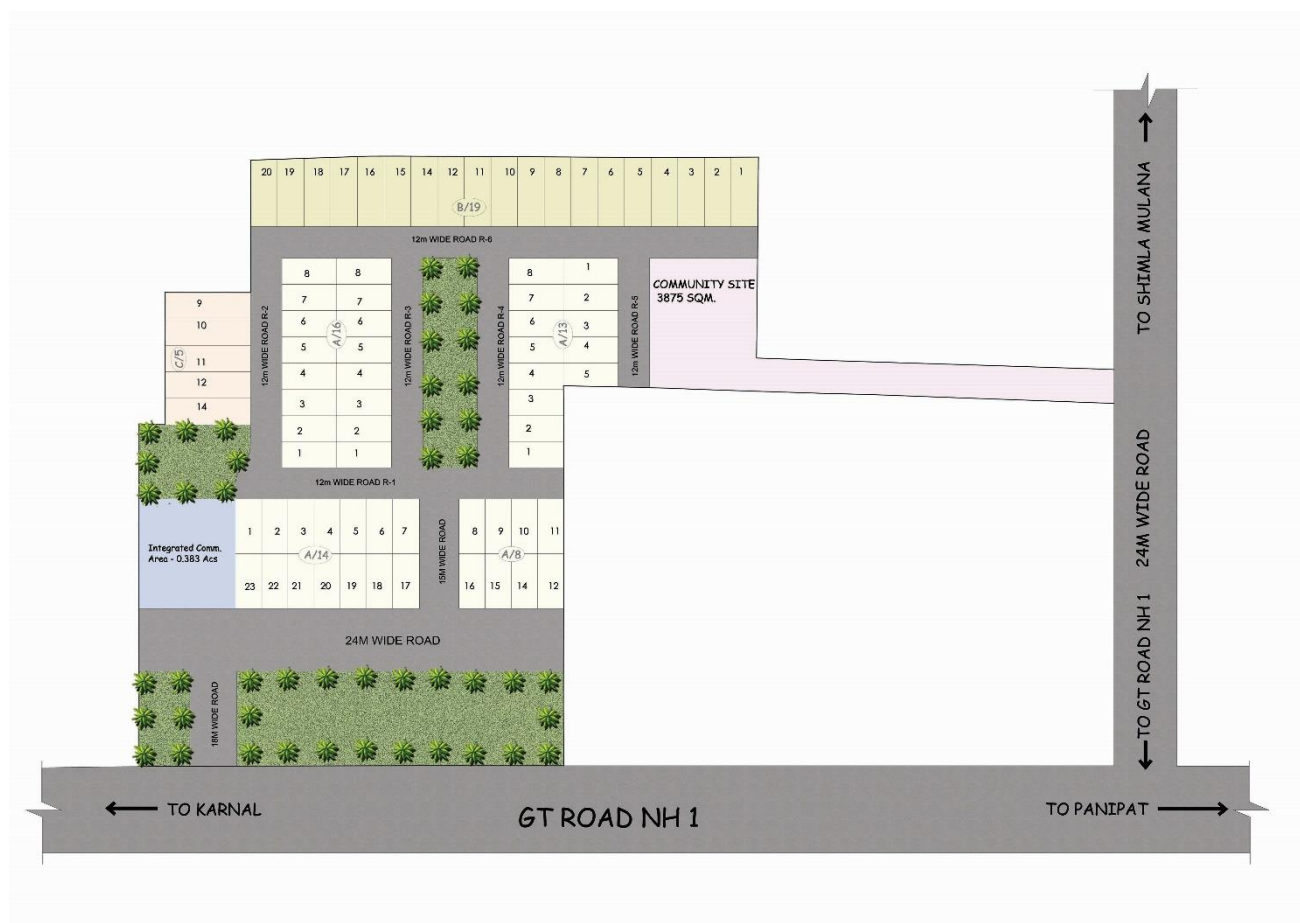
LOCATION MAP

**COMMERCIAL COLONY
BEING MIGRATED TO DDJAY
(10.77 Acres)**

TO KARNAL

TO DELHI

M/S DLF HOME DEVELOPERS LTD
APPLICATION FOR MIGRATION OF 10.77 ACS
COMMERCIAL COLONY (Licence nos. 139 of 2008,
218 of 2007 & 276 of 2007) TO
AFFORDABLE PLOTTED HOUSING COLONY (DDJAY)
IN SECTOR 40, VILLAGE - SHIMLA MOLANA, PANIPAT.



Project Details

DLF Home Developers Limited ("The Company") is developing Residential plots in a residential plotted colony measuring 10.77 acres of land license area. The Project is zoned for residential development.

DLF Home Developers Limited has a legal right on the land on which the development of the proposed project is to be carried out and license has been granted on same basis.

The Project has been branded by "DLF Home Developers Limited" under the name "The Grand Enclave" and the development shall be on 75 numbers of residential plot and 1 integrated commercial plot. Internal Development works on the said plots shall be executed by the developer.

Project details along with detailed area break-up are given below:

Table 1: Project details

Sr. No	Particulars	Proposed
1	Total Land area (acres)	10.77
2	Total Land area (m ²)	43584.57
3	Total no. of plots (residential)	75
4	Total no. of plots (commercial)	1

Table 2: Financials

Financials of the project [INR (In Lacs)]			
1	Net expected gain/ profit		
	Sr. No.	Description	Details
	1.1	Total estimated cost	14000
	1.2	Total estimated sales proceeds	20800
	1.3	Net expected gains/profit, keeping inview the market trends.	6800
2	Estimated cost details for completion of the project		
	2.1	Cost incurred up to the date of application (other than land)	2800
	2.2	Cost incurred towards land cost	5487
	2.3	Estimated balance cost to be incurred for completion of the project	5713

S. No.	Activity	Cost (in lacs)
1	Roads & Pavements	961
2	Water Supply	283
3	Sewage & Garbage	594
4	Electricity Supply	2092
5	Stormwater Drainage	452
6	Parks & Playgrounds	520
7	Others	752
	Total	5654

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