

DETAILED PROJECT REPORT CUM EXPLANATORY NOTE

**"Independent Residential Floor"
namely "TERRA ELEGANCE" Project
admeasuring 2186.66 Sq.M (18 plots area) with
4371.28 Sq.M (FAR), located in "Precore City"
(Affordable Residential Plotted Colony under
DDJAY) admeasuring 8.28125 Acres located at
Village Sohna, Tehsil Sohna, District Gurugram.**

**TERRA INFRACON PVT. LTD.
B-52/AB, 2nd FLOOR,
KALKAJI NA NEW DELHI – 110019,
DELHI (INDIA)
WEBSITE: <https://www.terrainfracon.com>**

Company Profile

Terra Infracon Pvt. Ltd. is a Company incorporated under the Companies Act, 1956 (No. 1 of 1956) as a Private Limited Company on 19th February 2013 by the Ministry of Company Affairs in the National Capital Territory of Delhi with a Corporate Identity Number (CIN)–U70109DL2013PTC248476 having its registered office situated at B-52/AB, 2nd Floor, Kalka ji Na New Delhi, Delhi – 110019. The copy of the Certificate of Incorporation issued is enclosed as **Annexure 'A'**.

The Firm is desirous of entering the space of Real Estate by developing Independent Residential Floors at Sohna, Haryana. The management strongly believes in the theory of building a loyal customer base.

Location of the Project and its accessibility sums up to be the USP of the Project. Also, the following factors result to fall it in High-I Potential zone:

1. Kundli- Manesar-Palwal (KMP) Expressway passing by the southern side of Sohna Town.
2. Dedicated Freight Corridor (DFC) passing by the south-eastern side of Sohna Town.
3. Haryana State Industrial & Infrastructure Development Corporation (HSIIDC) has already acquired approximately 1500 acres land for development of an Industrial Model Township (IMT) between Sohna Town and KMP Expressway.
4. HSIIDC is further demanding additional 1500 acres for expansion of IMT.
5. Haryana Government envisaged development of theme hubs namely Leisure Hub, Sports Hub and Leather Hub along KMP Expressway in proximity of Sohna Town.

Precore City admeasuring 8.28125 acres is licensed by Directorate of Urban Local Bodies, Haryana bearing License No. DULB/CTP/TP-Sohna/2020/1996 dated 13th March 2020 valid till 12th March 2025, copy enclosed as **Annexure 'B'**.

It is at Baluda road which is 1.2km distant from the National Highway No. 248A (formerly NH-248A). The City is 25 Kms from Gurugram and 42 Kms from the Indira Gandhi International Airport at Delhi. The Precore city Project comprises of 178 residential plots and one commercial space measuring 0.33006 acres. The sizes of the plots vary from approximately 93 square yards to 162 Square yards (77-135 Square meters approximately).

Precore City has been registered with Haryana Real Estate Regulatory Authority vide Certificate No. HARERA/GGM/473/205/2021/41 dated 20.07.2021 valid till 12th March 2023 is located at Village Sohna, Tehsil Sohna, District Gurugram – 122103 and enclosed as **Annexure 'C'**.

The Board of Directors of the Company as on date with their addresses, PAN Card and Aadhaar Card details are enlisted hereunder –

| S. No. | Name & Address | Gender | Date of Birth | Aadhaar Card No. | PAN Card No. |
|--------|--|--------|---------------|------------------|--------------|
| 1 | Mr. Dishant Sanduja (Director) S/o Sh. Vijay Kumar R/o House no. 60, Ward No. 6, Sohna, Gurgaon - 122103 | Male | 28-09-1990 | XXXX XXXX 3298 | DXGPS2179A |
| 2 | Mrs. Gayatri Devi (Director) W/o Sh. Vijay Kumar R/o DF 249, Ward No. 6, Sohna, Gurgaon - 122103 | Female | 05-04-1966 | XXXX XXXX 9745 | ABVPD9897J |

The Authorized Share Capital of the Company is Rs. 5,00,00,000/- (Rupees Five Crores only) and Paid Up Capital as on date is Rs. 39,00,000/- (Rupees Thirty-Nine Lakhs only) as reflected in the Company Master Data enclosed as **Annexure 'D'**.

The PAN CARD No. of Terra Infracon Pvt. Ltd. is AAECT8041M, copy enclosed as **Annexure 'E'**.

ABOUT SOHNA

Sohna also known as South Gurugram or greater Gurugram is a City and a municipal committee in the Gurgaon district of Haryana, India. Sohna tehsil is part of Ahirwal Region. It is situated 28.25° North latitude and 77.07° East longitude. Sohna town is situated at the height of 212 meters above from the sea level. A popular tourist weekend and conference retreat, it is on the highway from Gurgaon to Alwar near a vertical rock. Sohna is known for its hot springs and Shiva temple.

Its geographical boundaries have District Jhajjar in its North, District Rewari in its West, District Nuh in its South and District Faridabad and District Palwal in its East and South – East directions. Rajasthan State touches the District Gurugram in the South-West.

Sohna town is situated at 24th km stone on Gurgaon-Sohna-Alwar road and is an important junction at Palwal-Sohna-Rewari (N.H.-71) road. Other important cities/towns in the region around Sohna are Delhi (56 km.), Gurgaon (24 km.), Faridabad (35 km), Palwal (30 km), Nuh (20 km) and Rewari (45 km). The town is very well served by frequent bus services from all sides. The Kundli-Manesar-Palwal (KMP) Expressway which is passing by the southern side of the town. This is a major artery in western side of Delhi in the NCR portion of Haryana connecting Kundli to Palwal via Manesar. Two clover- leaf junctions have been developed on the KMP Expressway that enhances accessibility of this region substantially. A 50 m wide strip of land have been reserved for Orbital Rail Corridor along KMP Expressway towards Delhi side. The Dedicated Freight Corridor (DFC) linking Delhi to Mumbai, is also

passing by the south- eastern side of the town. The land for DFC has already been acquired. Thus, the Sohna Town is having high potential for development.

The population of Sohna town in 2011 AD including the population of villages falling in urban limit was 67,785 persons approximately and in 2021 AD, the projected population was estimated to be 2,08,777 persons. Further, it is envisaged that upto 2031 A.D. the population would be 6,40,000 persons.

A master plan for the town was introduced in 2012. Divided into 38 sectors, the plan covers residential, commercial, institutional, industrial, transport, communications, utilities, public and semi-public use, open spaces and agricultural and conservation zones. The Final Development Plan Sohna 2031AD comprises of 45 controlled areas measuring 45,687 hectares. It has been prepared for a population of 6,40,000 persons. The existing population of Sohna Town and villages falling under proposed urbanization is 67,785 persons i.e. 174 persons per hectare (PPH) or 70 PPA.

Haryana Government, Town and Country Planning Department Notification No. CCP(NCR)/DDP-2031/GGN-SHN/2012/2350 dated 25th July, 2012 published the Final Development Plan for Sohna-2031 A.D. as Drawing No. DTP (G) 2103/2012 dated 9th November, 2012.

PROJECT LOCATION

The proposed project, "Independent Residential Floor" namely "**TERRA ELEGANCE**" i.e. 18 plots/54 floors, is located at Sector – 7, Baluda Road, Sohna, District Gurgaon, Haryana and has the connectivity through Baluda Road currently 13.5m wide (proposed to be 75m wide road with 100m wide green belt on outer side and 50m wide belt on the inner side) as well as internal circulation road of 24 meter width of "Precore City" (Affordable Residential Plotted Colony under DDJAY).

The Google Map of the proposed site is appended as under –



LAND DETAILS

Terra Infracon Pvt. Ltd. are now desirous of implementing the **“Independent Residential Floor ”** located in Licensed Project named Precore City DDJAY admeasuring 8.28125 acres i.e. 66K-5M vide License No. DULB/CTP/TP-Sohna/2020/1996 dated 13.03.2020 by Directorate of Urban Local Bodies, Haryana in the revenue estate of Village Sohna falling under Sectors – 7, Tehsil and District Gurgaon, Haryana with the land details of all concerned plots falling in Khasra no. 221//15/1 as under –

| M/s Terra Infracon Pvt. Ltd. | | | | | | | | | |
|--|--------------------------|------------------------------|---------------------|----------------------|---------------|-------------------|---------|---|-------------|
| Land Schedule for setting up of "Independent Residential Apartment Floor" namely "TERRA ELEGANCE" Project at 18 Plots ad-measuring 2186.66 Sq.Meter or 0.5403346 Acres, a part of "Precore City" (Affordable Residential Plotted Colony under DDJAY) admeasuring 8.28125 Acres having RERA Registration No. HARERA/GGM/473/205/2021/41 dated 20.07.2021 located at Village Sohna, Tehsil Sohna, District Gurgaon-122103. | | | | | | | | | |
| S.No | Village | Name of Owner | Conveyance Deed No. | Conveyance Deed Date | Type/Plot No. | Area in Sq. Meter | Acres | Mode of Payment to the MV Buildcon | Property ID |
| 1 | Sohna, District Gurugram | Urmila Kumari | 135 | 07-04-23 | Q-178 | 122.29 | 0.03022 | By Adjustment of dues at MV Buildcon | 3TSUKHJ1 |
| 2 | | | 136 | 07-04-23 | R-162 | 121.38 | 0.02999 | By Adjustment of dues at MV Buildcon | 3TU55UT2 |
| 3 | | | 137 | 07-04-23 | Q-161 | 122.29 | 0.03022 | By Adjustment of dues at MV Buildcon | 3TEAYNA9 |
| 4 | | Gayatri Devi | 133 | 07-04-23 | R-163 | 121.38 | 0.02999 | By Adjustment of dues at MV Buildcon | 3TD19E31 |
| 5 | | | 134 | 07-04-23 | R-164 | 121.38 | 0.02999 | By Adjustment of dues at MV Buildcon | 3T8G7P84 |
| 6 | | Vijay Kumar | 13045 | 29-03-23 | R-166 | 121.38 | 0.02999 | By Adjustment of dues at MV Buildcon | 3TVV51M5 |
| 7 | | | 13046 | 29-03-23 | R-165 | 121.38 | 0.02999 | By Adjustment of dues at MV Buildcon | 3TVUEL29 |
| 8 | | | 13092 | 31-03-23 | R-167 | 121.38 | 0.02999 | By Adjustment of dues at MV Buildcon | 3TDYQ829 |
| 9 | | | 13093 | 31-03-23 | R-168 | 121.38 | 0.02999 | By Adjustment of dues at MV Buildcon | 3TAAGRM2 |
| 10 | | | 13079 | 31-03-23 | R-169 | 121.38 | 0.02999 | By Adjustment of dues at MV Buildcon | 3T5L JF16 |
| 11 | | | 13110 | 31-03-23 | R-174 | 121.38 | 0.02999 | By Adjustment of dues at MV Buildcon | 3TE8FJF7 |
| 12 | | | 13107 | 31-03-23 | R-175 | 121.38 | 0.02999 | By Adjustment of dues at MV Buildcon | 3TMWVP56 |
| 13 | | | 13108 | 31-03-23 | R-176 | 121.38 | 0.02999 | By Adjustment of dues at MV Buildcon | 3T5DGRP1 |
| 14 | | | 13105 | 31-03-23 | R-177 | 121.38 | 0.02999 | By Adjustment of dues at MV Buildcon | 3TDCP8P8 |
| 15 | | M/s Terra Infracon Pvt. Ltd. | 13040 | 29-03-23 | R-170 | 121.38 | 0.02999 | Payment through Cheque to the MV Buildcon Account | 3TTAVUP8 |
| 16 | | | 13044 | 29-03-23 | R-171 | 121.38 | 0.02999 | Payment through Cheque to the MV Buildcon Account | 3TUM9DHI |
| 17 | | | 13043 | 29-03-23 | R-172 | 121.38 | 0.02999 | Payment through Cheque to the MV Buildcon Account | 3TAYWWK2 |
| 18 | | | 13041 | 29-03-23 | R-173 | 121.38 | 0.02999 | Payment through Cheque to the MV Buildcon Account | 3T2GPQA6 |
| Total | | | | | | 2186.660 | 0.54033 | | |

The land plots ownership and title detailed at S. Nos. 1, 2 & 3 are in the name of Urmila Kumari, S. No. 4 & 5 are in the name of Gayatri Devi, S. No. 6 to 14 are in the name of Vijay Kumar and S. No. 15 to 18 are in the name of M/s Terra Infracon Pvt. Ltd. as listed above.

The total land applied for RERA Registration for setting up of **“Independent Residential Floor”** situated in the revenue estate of Village Sohna (Hadbast No. 187) admeasures 2186.66 sqm under High-I Potential Zone. The entire area falls in Sector 7 of Village Sohna of Gurgaon District of as per Sectoral Circulation Plan.

PROJECT PLANNING PROPOSITION

It is proposed to develop the said Project comprising of the facilities combining modern comforts with timeless charm. Convenience of Low-rise floors with lifts and a captivating personalised feel to the spaces making it a home.

Location near the highway and accessible in all transportational aspects making it Live, work and play balanced project specializing in Customized spaces for all age groups. Connectivity to NH-248 A, the Gurgaon Sohna Elevated Corridor is at 5 minutes time distance, KMP expressway and Delhi- Mumbai Freight Corridor at 10 mins and Sohna Bus stand and major banks or City market at 5 mins time distance.

The Structure stands as a testament to the harmonious blend of aesthetics and functionality, where each detail has been meticulously curated a elevate everyday living into a grand experience.

The Project is facilitated with LED Street Lights, Scenic Pathways and greenery and secured gated complex with 24 x 7 monitoring of Entry and Exit.

PROJECT PLANNING PARAMETERS

The land applied for RERA Registration admeasures 2186.66 Sqm (18 plots) 4371.36 sqm (FAR) proposed being developed as area adjoining Precore City under the Residential Plotted Colony admeasuring 8.28125 Acres falling in revenue estate of Village Sohna (Hadbast No. 187) situated in Sector 7 of Sohna (marked on layout plan approved of Precore City by DULB vide DRG no. – DULB/CTP/2020/06 dated 16.03.2020.

PLOT – WITH AREA

| Plot with Area details | | | | | |
|------------------------|----------|-----------------------|---------|----------------|----------------|
| Plot Type | Plot No. | Plot Size (in Metres) | | Area | |
| | | Length | Breadth | Sqm | Acres |
| Q/1 | Q-161 | 18.117 | 6.750 | 122.29 | 0.03022 |
| R/8 | R-162 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-163 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-164 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-165 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-166 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-167 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-168 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-169 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-170 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-171 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-172 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-173 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-174 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-175 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-176 | 18.117 | 6.700 | 121.38 | 0.02999 |
| R/8 | R-177 | 18.117 | 6.700 | 121.38 | 0.02999 |
| Q/1 | Q-178 | 18.117 | 6.750 | 122.29 | 0.03022 |
| Total Area | | | | 2186.66 | 0.54033 |

| Plot- Floor wise Area Details | | | | | | | | |
|-------------------------------|-------|------------|-------------|---------|---------------|----------|--------|--------|
| Plot No. | Floor | Floor Type | Carpet Area | | Built up Area | | FAR | |
| | | | Sqm | Sqft | Sqm | Sqft | Sqm | Sqft |
| Q-161 | 1st | 3BHK | 70.141 | 754.998 | 102.592 | 1104.30 | 77.707 | 836.44 |
| | 2nd | 3BHK | 70.141 | 754.998 | 102.592 | 1104.30 | 77.707 | 836.44 |
| | 3rd | 3BHK | 70.141 | 754.998 | 102.592 | 1104.30 | 77.707 | 836.44 |
| R-162 | 1st | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 2nd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 3rd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| R-163 | 1st | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 2nd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 3rd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| R-164 | 1st | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 2nd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 3rd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| R-165 | 1st | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 2nd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 3rd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| R-166 | 1st | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 2nd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 3rd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| R-167 | 1st | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 2nd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 3rd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| R-168 | 1st | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 2nd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| | 3rd | 3BHK | 69.672 | 749.949 | 101.666 | 1094.33 | 76.826 | 826.96 |
| R-169 | 1st | 3BHK | 69.268 | 745.608 | 101.771 | 1095.462 | 76.826 | 826.96 |
| | 2nd | 3BHK | 69.268 | 745.608 | 101.771 | 1095.462 | 76.826 | 826.96 |
| | 3rd | 3BHK | 69.268 | 745.608 | 101.771 | 1095.462 | 76.826 | 826.96 |
| R-170 | 1st | 3BHK | 68.792 | 740.478 | 101.631 | 1093.96 | 76.787 | 826.54 |
| | 2nd | 3BHK | 68.792 | 740.478 | 101.631 | 1093.96 | 76.787 | 826.54 |
| | 3rd | 3BHK | 68.792 | 740.478 | 101.631 | 1093.96 | 76.787 | 826.54 |
| R-171 | 1st | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 2nd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 3rd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| R-172 | 1st | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 2nd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 3rd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| R-173 | 1st | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 2nd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 3rd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| R-174 | 1st | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 2nd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 3rd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| R-175 | 1st | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 2nd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |

| | | | | | | | | |
|---------------------|-----|------|---------|---------|---------|---------|----------|--------|
| | 3rd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| R-176 | 1st | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 2nd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 3rd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 3rd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| R-177 | 1st | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 2nd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 3rd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| | 3rd | 3BHK | 69.877 | 752.155 | 101.656 | 1094.23 | 76.885 | 827.59 |
| Q-178 | 1st | 3BHK | 69.67 | 749.949 | 102.552 | 1103.87 | 77.440 | 833.56 |
| | 2nd | 3BHK | 69.67 | 749.949 | 102.552 | 1103.87 | 77.440 | 833.56 |
| | 3rd | 3BHK | 69.67 | 749.949 | 102.552 | 1103.87 | 77.440 | 833.56 |
| | 3rd | 3BHK | 69.67 | 749.949 | 102.552 | 1103.87 | 77.440 | 833.56 |
| Total area (in Sqm) | | | 3764.12 | | 5495.4 | | 4154.211 | |

Specifications

Spacious Bedrooms with Wall Putty and Emulsion paint on all walls with wooden floorings in Master bedroom and Italian look high gloss vitrified tiles 4'x2' in other bedrooms.

Kitchen with Granite top counter, Modular furniture with storage units in plyboard with SS baskets and gola profile as handles, shutters, SS single drain board sink and centre drawers.

With all the CP fittings to be ISI mark and Toilets to have all white sanitaryware makes it look aesthetically good.

Lift to be of 5-6 passenger capacity with the Lobby facia to be done with Granite stone or Selected tiles and will have Signages.

Balconies and all wet areas to have Anti-skid ceramic tiles. External Openings of UPVC AND Plumbing with CPVC/UPVC or PVC pipes.

WATER SUPPLY

Since it is an existing approved plotted colony, the water supply source is centralized plant room as per the master-plan for the entire site. The Water at the centralized plant room being provided at a Master plan level consists of the Main Water Treatment Plant (Filtration, Softening, Chlorination etc.). This is being supplied throughout the master plan at required pressure with distribution lines. For these plots under this project, a connection from the external main distribution line shall be done to each plot consisting of the treated water.

Similarly, the Centralized Sewage Treatment plant shall be consisting of a flushing water distribution ring, from which a connection shall be taken to fill the OH Flushing Water Storage tank of each plot.

The water supply system has been designed as per Hazen Williams formula.

| WATER DEMAND CALCULATION | | | | | | | |
|--------------------------|--|--------------------|---------------------|-----------------------------|--|--------------------------------------|----------------------------------|
| S.No. | Plot No. | Total No. of Units | Population per unit | Population as per NBC norms | Domestic Water Requirement per person (In LPD) | Total Domestic Water Demand (In LPD) | Total Water Requirement (In LPD) |
| 1 | Q-161 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 2 | R-162 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 3 | R-163 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 4 | R-164 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 5 | R-165 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 6 | R-166 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 7 | R-167 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 8 | R-168 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 9 | R-169 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 10 | R-170 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 11 | R-171 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 12 | R-172 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 13 | R-173 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 14 | R-174 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 15 | R-175 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 16 | R-176 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 17 | R-177 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| 18 | Q-178 | 3 | 4.5 | 13.5 | 155 | 2092.5 | 2092.5 |
| Total | | | | | | 37665 | 37665 |
| I | Total Water Requirement (IN KLD) | | | | 37.66 | (Say in KLD) | |
| II | Total Fresh Water Requirement (IN KLD) | | | | 37.66 | (Say in KLD) | |

DESIGN

The scheme shall be designed for a population of approximately 270 persons in 54 units, considering 5 persons for each unit. The rate of water supply per

head/day has been taken as 172.50 Litres per head per day as per HSVP norms for regular plot population.

UNDERGROUND STORAGE TANK

Underground storage tank provision for these plots is not required as the capacity is already provided in the centralized UGT as per the master-plan for the entire site.

DISTRIBUTION SYSTEM

The distribution system for the development shall be designed to supply @ 172.50 litres per head per day @ 3 times the average rate of flow on Hazen William formula. Since the external domestic and flushing line have sufficient pressure to fill the OHT, a connection shall be taken to fill the OHT. The motorized valves system shall be provided into the OHT to fill the tank automatically. Each building shall have its own O.H tank as per requirement. From the overhead tanks, distribution of domestic water shall take place by adopting the gravity system. Water shall be supplied by gravity to all floors.

SEWERAGE SCHEME

The scheme shall be designed for sewer connecting to main sewer trunk of the colony with a provision of bypass connection to HSVP sewer scheme.

Necessary design statement for sewerage system shall be prepared and attached with estimate and as per N.B.C. (National Building Code)

STORM WATER DRAINAGE

It is proposed to have Rooftop Storm Water Collection and vertical pipe drains for disposal of storm water which will be connected to the HSVP drain.

SPECIFICATIONS

The work will be carried out in accordance with the standard specifications of Public Health as laid down by the Haryana Government/HSVP.

EXPENDITURE AND REVENUE

| Terra Infracon Pvt. Ltd. – Independent Residential Floor | | | | | |
|---|--|---------------|----------------|---------------------------|-----------------------|
| EXPENDITURE ENVISAGED : | | | | | |
| LAND COST (PART OWNERSHIP & PART UNDER COLLABORATION ONLY) | | | | | |
| S. No | Particulars | Area (In SQM) | Area (In SQFT) | Unit Rate (INR) @ per SQM | Amount (INR) |
| 1 | Cost Land of Terra Infracon of 4 Plots | 485.52 | 5226.14 | 21863.49 | 10615161.32 |
| | TOTAL | | | | 10615161.32 |
| | <i>Land Cost</i> | | | 2031/- per sqft | 21863 / SQM |
| LICENSING COST | | | | | |
| S. No | Particulars | Area (In SQM) | Area (In SQFT) | Unit Rate (INR) @ per SQM | Amount (INR) |
| 1 | Scrutiny Fee (LC-1) | 4371.285 | 47052.51 | 10/- per SQM | 43712.85 |
| | TOTAL | | | | 43712.85 |
| | <i>Licensing Cost</i> | | | | 10 / SQM |
| CONSULTANT, SURVEY AND TESTING FEE | | | | | |
| 1 | Architect / Structure / MEP / Consultant Fee | 4371.285 | 47052.51 | 25/- per sqft | 1176312.794 |
| | TOTAL | | | | 1176312.794 |
| | <i>Planning & Design Cost</i> | | | 25/- per sqft | 269 / SQM |
| BUILDING COST | | | | | |
| S. No | Particulars | Area (In SQM) | Area (In SQFT) | Unit Rate (INR) | Amount (INR) |
| 1 | Civil & Structural works | 4371.285 | 47052.51 | 1400/- per sqft | 65873516.44 |
| 2 | Finishing Works | 4371.285 | 47052.51 | 350/- per sqft | 16468379.11 |
| 3 | Plumbing Work | 4371.285 | 47052.51 | 100/- per sqft | 4705251.17 |
| 4 | Electrification (HT / LT & LV / Wiring) | 4371.285 | 47052.51 | 180/- per sqft | 8469452.11 |
| 5 | Lift | 4371.285 | 47052.51 | 220/- per sqft | 10351552.58 |
| | Total Building Cost (for 54 Units) | | | | 105868151.4 |
| | <i>Building Cost /Sqm/sqft</i> | | | 2250/- per sqft | 24219.00 / SQM |
| OTHER COSTS | | | | | |
| 1 | Administrative & Operative Expenses | 4.00% | | | 4283527.082 |

| | | | | | |
|---|---|---------------------------|-------------------------------|---|----------------------|
| 2 | Marketing Cost | 5.00% | | | 5354408.853 |
| | TOTAL OTHER COSTS | | | | 9637935.935 |
| | <i>Marketing & Administration & Costs</i> | | | <i>205/- per sqft</i> | <i>2205/ SQM</i> |
| | Total Expenditure (Envisaged) | | | | 127341274.31 |
| | Expenditure Incurred on Saleable Area | | | 4512/- per sqft | 48566 per SQM |
| <i>GST payable extra on above rates, as applicable.</i> | | | | | |
| | | | | <i>per sqft</i> | <i>per sqm</i> |
| | <i>Total Expenditure= Expenditure+Brokerage</i> | | <i>137976986.41</i> | <i>4774</i> | <i>51391.55</i> |
| REVENUE/EARNINGS ENVISAGED : | | | | | |
| S. No | Particulars | Area (In SQM) | Area (In SQFT) | Rate (INR) @ per SQM | Amount (INR) |
| 1 | Saleable Area of 14 plots (Collaborator's Share) | 2928.861 | 31526.26 | 56511 | 165512863.97 |
| 2 | Saleable Area of 4 plots (Developer's Share) | 835.26 | 8990.74 | 56511 | 47201377.86 |
| | TOTAL | | | 5250/- per sqft | 212714241.83 |
| 1 | Brokerage of 14 plots (Collaborator's Share) | 5% | | | 8275643.20 |
| 2 | Brokerage of 4 plots (Developer's Share) | 5% | | | 2360068.89 |
| | TOTAL | | | 262.50/- per sqft | 10635712.09 |
| | Total Revenue | | | | 202078529.74 |
| Part A - Collaborator's Share | | | | | |
| S. No | Particulars | Land Area (In SQM) | Saleable Area (In SQM) | % Ownership as per Collaboration | Amount (INR) |
| 1 | Urmila Devi's Share | 365.96 | 628.449 | 40.00% | 13495426.95 |
| 2 | Gayatri Devi's Share | 242.76 | 418.032 | 40.00% | 8976894.41 |
| 3 | Vijay Kumar's Share | 1092.42 | 1882.38 | 40.00% | 40422566.95 |
| | TOTAL | 1701.14 | 2928.86 | | 62894888.31 |
| Part B - Developer's Share | | | | | |
| S. No | Particulars | Land Area (In SQM) | Saleable Area (In SQM) | % Ownership as per Collaboration | Amount (INR) |
| 1 | M/s Terra Infracon Pvt. Ltd.'s Share | 485.52 | 835.26 | 100.00% | 44841308.97 |
| | | 1701.14 | 2928.861 | 60.00% | 94342332.46 |
| | TOTAL | 2186.66 | 3764.12 | | 139183641.43 |
| | Total Profit | | | | 74716704.65 |
| | Prorate Revenue Earning at Developers' End | | | | 1206655.03 |
| | | | | | 11.75 |

| FUND FLOW SUMMARY | | | | | |
|--|---|---------------|----------------|---------------------------|-----------------------|
| EXPENDITURE ENVISAGED: | | | | | |
| LAND COST (PART OWNERSHIP & PART UNDER COLLABORATION ONLY) | | | | | |
| S. No. | Particulars | Area (In SQM) | Area (In SQFT) | Unit Rate (INR) @ per SQM | Amount (INR) |
| 1 | Cost Land of Terra Infracon of 4 Plots | 485.52 | 5226.14 | 21863.49 | 10615161.32 |
| | TOTAL | | | | 10615161.32 |
| | <i>Land Cost</i> | | | <i>2031/- per sqft</i> | <i>21863 / SQM</i> |
| LICENSING COST | | | | | |
| S. No. | Particulars | Area (In SQM) | Area (In SQFT) | Unit Rate (INR) @ per SQM | Amount (INR) |
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| | TOTAL | | | | 43712.85 |
| | <i>Licensing Cost</i> | | | | <i>10 / SQM</i> |
| CONSULTANT, SURVEY AND TESTING FEE | | | | | |
| 1 | Architect / Structure / MEP / Consultant Fee | 4371.285 | 47052.51 | 25/- per sqft | 1176312.794 |
| | TOTAL | | | | 1176312.794 |
| | <i>Planning & Design Cost</i> | | | <i>25/- per sqft</i> | <i>269 / SQM</i> |
| BUILDING COST | | | | | |
| S. No. | Particulars | Area (In SQM) | Area (In SQFT) | Unit Rate (INR) | Amount (INR) |
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| 5 | Lift | 4371.285 | 47052.51 | 220/- per sqft | 10351552.58 |
| | Total Building Cost (for 54 Units) | | | | 105868151.4 |
| | <i>Building Cost /Sqm/sqft</i> | | | <i>2250/- per sqft</i> | <i>24219.00 / SQM</i> |
| OTHER COSTS | | | | | |
| 1 | Administrative & Operative Expenses | 4.00% | | | 4283527.082 |
| 2 | Marketing Cost | 5.00% | | | 5354408.853 |
| | TOTAL OTHER COSTS | | | | 9637935.935 |
| | <i>Marketing & Administration & Costs</i> | | | <i>205/- per sqft</i> | <i>2205/ SQM</i> |
| | Total Expenditure (Envisaged) | | | | 127341274.31 |
| | Expenditure Incurred on Saleable Area | | | 4512/- per sqft | 48566 per SQM |

| | | | | | |
|--|--|--------------------|-----------------------|----------------------------------|--------------|
| GST payable extra on above rates, as applicable. | | | | | |
| | | | | per sqft | per sqm |
| | Total Expenditure= Expenditure+Brokerage | 137976986.41 | | 4774 | 51391.55 |
| REVENUE/EARNINGS : | | | | | |
| S. No. | Particulars | Area (In SQM) | Area (In SQFT) | Rate (INR) @ per SQM | Amount (INR) |
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| | TOTAL | | | 5250/- per sqft | 212714241.83 |
| 1 | Brokerage of 14 plots (Collaborator's Share) | 5% | | | 8275643.20 |
| 2 | Brokerage of 4 plots (Developer's Share) | 5% | | | 2360068.89 |
| | TOTAL | | | 262.50/- per sqft | 10635712.09 |
| | Total Revenue | | | | 202078529.74 |
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| 3 | Vijay Kumar's Share | 1092.42 | 1882.38 | 40.00% | 40422566.95 |
| | TOTAL | 1701.14 | 2928.86 | | 62894888.31 |
| Part B - Developer's Share | | | | | |
| S. No. | Particulars | Land Area (In SQM) | Saleble Area (In SQM) | % Ownership as per Collaboration | Amount (INR) |
| 1 | M/s Terra Infracon Pvt. Ltd.'s Share | 485.52 | 835.26 | 100.00% | 44841308.97 |
| | | 1701.14 | 2928.861 | 60.00% | 94342332.46 |
| | TOTAL | 2186.66 | 3764.12 | | 139183641.43 |
| | Total Profit | | | | 74716704.65 |
| | Prorate Revenue Earning at Developers' End | | | | 1206655.03 |
| | | | | | 11.75 |
