

Fantasy Buildwell Pvt. Ltd.
11th Floor, Paras Twin Towers, Sector -54, Gurugram
CIN NO. U45201DL2003PTC122055

DETAILED PROJECT REPORT OF PROPOSED RESIDENTIAL GROUP HOUSING PROJECT “THE MANOR” AT SECTOR-2, GWAL PAHARI, GURUGRAM

Date: 05.02.2024

HISTORY

M/s Fantasy Buildwell Pvt. Ltd. was incorporated on **03rd SEP, 2003** vide Registration No. **122055** with Registrar of the Companies, NCT Delhi & Haryana. The Company is promoted by **Mr. Vinay Ojha** as a director of the company. The registered office of the Company is situated at **Room No 205, Welcome Plaza, S-551, School block (II), Shakarpur Delhi, East Delhi, DL - 110092**. The Company was incorporated with following main objects:

- a. Carry on the business of builders, developers, colonizers, town planners, constructors, contractors, brokers, dealers, traders, civil engineers, surveyors, valuers, soil-testers, consultants, designers e.t.c.
- b. Construct, build, execute, carry out, equip, maintain, manage, improve, design, develop, layout infrastructure facilities and public utilities e.t.c.
- c. Apply for tender, purchase any civil contracts and concessions for or in relation to the construction, execution, carry out or improvement of civil works, and of conveniences and to undertake, execute, carry out or dispose of the same.
- d. Purchase, hire any immovable property such as land, buildings, tenements of any tenure and to improve, alter, sub-divide, develop, maintain, turn to account, hold, sell, let, alienate, mortgage, charge or otherwise deal with all or any such land, building and tenements.

The Company is engaged in the business of infrastructure facilities. The Company has planned to develop the Residential Group Housing Colony on additional land measuring 4.26785 Acres issued by The Director, Town & Country Planning Haryana, Chandigarh, for Project **“THE MANOR”** in Sector-2, Gwal Pahari, Gurugram. For this purpose, we shall use our land measuring 4.26875 Acres at Sector-2, Gwal Pahari.

BRIEF PARTICULARS

- | | | |
|---------------------------|---|---|
| 1. Name of the Company | : | M/s Fantasy Buildwell Pvt. Ltd |
| 2. Regd. Office | : | Room No 205, Welcome Plaza,S-551,East
Delhi
DL – 110092 |
| 3. Constitution | : | Company |
| 4. Date &Registration No. | : | 03rdSep, 2003 & No. 122055
With The Registrar of the Companies,
NCT of Delhi & Haryana. |
| 5. Total Project Cost | : | Rs. 49135.00 Lacs |
| 6. Land | : | 4.26875 Acres |
| 7. Total No of Units | : | 120 Apartments, 18 EWS and 12 Shops |

MANAGEMENT

The Company is being managed by its Board of Directors, consisting of **Sh. Vijender Singh and Sh. Vinay Ojha**

The Details Bio-Data of Directors are given hereunder

SCOPE OF THE PROJECT

The site is in residential area in “**Gwal Pahari**, Sector 2, District – Gurugram, Haryana and ideal from connectivity point of view. This will provide the shelters to the common people in urbanized area. Therefore, the project will be best suited to the class of the people, who stay in Gurugram, Faridabad and Delhi for the purpose of their employment and business.

The decision to develop the Group Housing Colony project in Gurugram is ideal in view of the above facts. Geographical location and other factors will be a temptation to the deserving section of the society. Such kind of concept has become need of the masses which forms backbone of today's population. The people of this area will greatly be benefitted by availability of such houses.

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 part of Gwal Pahari, Sector 2 of Gwal Pahari, 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. The location of ideal is being closer to the main city centre and falls on 24 Meter road. It is much suitable for the construction of residential Group housing colony for reasons like pollution free environment both in terms of air and noise as well as connectivity with other places as mentioned above.

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 Mutation are enclosed. We are also enclosing Sizra Plan.

PLANNING OF THE RESIDENDIAL GROUP HOUSING COLONY 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, bank loan 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.

Majority of the people don't have their own shelters as the cost is much prohibited. The land in the first instance is not available and if available it is beyond the reach of masses. Therefore, providing shelters to the common men at reasonable cost is highly the need of the hour. Though optimizing

design, construction cost and time management, the Company will provide decent shelters to the common men at reasonable prices benefiting the needy section of the society.

MANAGEMENT AND KEY PERSONAL

The Directors of the Company namely **Sh. Vijender Singh and Sh. Vinay Ojha** is well experienced and very comfortable in handling such businesses along with their team.

Sh. Vijender Singh

Mr. Vijender Kumar, having mater degree in Engineering, gained 37 experience in best business practices and consumer insights through his experience in real estate Companies. He has keen interest in diversifying the business and achieving successful deliveries.

Mr. Vijender Kumar, is Board of Directors of the Company. He has excellent track record of handling such projects with their expertise of having been involved in many prestigious projects and completing numerous residential, plotted colonies and commercial properties.

Mr. Vijender Kumar is registered with Ministry of Corporate Affairs (MCA). Their DIN is 08496867.

Mr. Vinay Ojha

Mr. Vinay Ojha gained experience in best business practices and consumer insights through his experience in real estate Companies. He has keen interest in diversifying the business and achieving successful deliveries.

Mr. Vinay Ojha is Board of Directors of the Company. He has excellent track record of handling such projects with their expertise of having been involved in many prestigious projects and completing numerous residential, plotted colonies and commercial properties. He believes in quality over quantity and is driven towards proving flats to customers which is value for money.

Mr. Vinay Ojha is registered with Ministry of Corporate Affairs (MCA). Their DIN is 09618336.

TECHNICAL ASPECTS

(A) KEY PERSONEL

Besides the Partners of the Company, the Company has qualified team of Architects and Engineers and will ensure smooth execution of the Project.

M/s. Morphogenesis, is well known architect Company from Delhi and will look after the development work of the proposed group housing colony project of the Company. They have handled many such Projects.

From the above, it will be noticed that the Company M/s Fantasy Buildwell Pvt. Ltd. is professionally managed with sound techno-commercial dedicated team fully committed and will provide quality houses at reasonable prices as per planning and parameters in time. This will be achieved though vast experience employing state of the art techniques optimizing design, cost and time management.

FINACIAL ARRANGEMENT

The proposed Project will be founded partially through equity share capital & by unsecured loan from associates and advances.

As far as External Development charges and other charges, the Company has planned to pay the same from own sources or through bank/Financial Institutions. However, if there is an option from director, Town & Country Planning, Haryana, Chandigarh for deferred payment of EDC in installments at certain rate of interest, it shall be decided by the Company at that time only either to make lump-sum or to opt for such plan.

The financial strength of Company& Partners is very sound. They are having good reputation & contacts in the market. The Partners 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. (InLacs)	Cost Incurred as on 31-12-23	Cost to be Incurred
1	Land Cost	4411.71	4411.71	0.00
2	Interest to Financial Institutions	2475.00	0.00	2475.00
3	License Fee	83.69	83.69	0.00
4	Conversion Charges	22.40	22.40	0.00
5	EDC	1201.79	125.00	1076.79
6	IDC	158.07	96.75	61.32
7	Cost of Construction and Infrastructure	33979.84	0.00	33979.84
8	Marketing Expenses	1200.00	0.00	1200.00
9	Administrative cost	4000.00	0.00	4000.00
10	Any Other	7.50	7.50	0.00
11	Cess	95.00	40.00	55.00
12	Taxes	1500.00	0.00	1500.00
	Total Cost	49135.00	4787.05	44347.95

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

S.No.	Name of the Facility	Estimated Cost (in lakh)
1	Internal Roads and Pavements	72.35
2	Water Supply system	174.18
3	Storm Water drainage	48.11
4	Sewerage system	58.14
5	Street Lighting	13.10
6	Play grounds and Parks	14.72
7	Electricity supply system	138.00
8	Security and fire-fighting	651.00
9	Renewable energy system	20.00
10	Electrical sub station	160.00
11	Maintenance of Services for 10 years including resurfacing of roads after 1st 5 years & II phase i.e. 10 years of maintenance (as per HUDA norms)	88.87
	Total	1438.47