

# PROJECT REPORT

## PROJECT OVERVIEW

- **Project Name** : Terra Elegance Independent Residential Floor
- **Location** : Sector-07, Baluda Road, Sohna, Gurugram
- **Promoter Name** : Terra Infracon Private Limited
- **Number of Plots** : 18
- **Land Area** : 0.5404 Acres

## PROJECT DESCRIPTION:

Terra Elegance Independent Residential Floor is a premium residential project located in Sohna, Gurugram. This project aims to offer luxurious and independent living spaces across independent floors on 18 plots, ensuring both privacy and community living. Each unit is designed with modern architecture, state-of-the-art amenities, and high-quality construction standards.

## PROJECT BACKGROUND:

The proposed project consists of 54 independent units, being built on 18 plots which are a part of affordable residential plotted colony under DDJAY namely “Precore City” duly approved by Directorate of Urban Local Bodies, Haryana vide License No. DULB/CTP/TPSohna/2020/1996 dated 13.03.2020 and registered with Haryana RERA vide Registration Number: 41 of 2021 dated 20.07.2021.

Below are the ownership details of the said 18 plots:

S.No.	Plot No.	Area Sqm	Plot Owner's Name	Property ID	Collaborator
1	Q-161	122.2898	Urmila Kumari	3TEAYNA9	Terra Infracon Pvt. Ltd.
2	R-162	121.3839	Urmila Kumari	3TU55UT2	Terra Infracon Pvt. Ltd.
3	R-163	121.3839	Gayatri Devi	3TD19E31	Terra Infracon Pvt. Ltd.
4	R-164	121.3839	Gayatri Devi	3T8G7P84	Terra Infracon Pvt. Ltd.
5	R-165	121.3839	Vijay Kumar	3TVUEL29	Terra Infracon Pvt. Ltd.
6	R-166	121.3839	Vijay Kumar	3TYV51M5	Terra Infracon Pvt. Ltd.
7	R-167	121.3839	Vijay Kumar	3TDYQ829	Terra Infracon Pvt. Ltd.
8	R-168	121.3839	Vijay Kumar	3TAAGRM2	Terra Infracon Pvt. Ltd.
9	R-169	121.3839	Vijay Kumar	3T5LJF16	Terra Infracon Pvt. Ltd.
10	R-170	121.3839	Terra Infracon Pvt. Ltd.	3TTAVUP8	Plot Owner
11	R-171	121.3839	Terra Infracon Pvt. Ltd.	3TUM9DH1	Plot Owner
12	R-172	121.3839	Terra Infracon Pvt. Ltd.	3TAYWWK2	Plot Owner
13	R-173	121.3839	Terra Infracon Pvt. Ltd.	3T2GPQA6	Plot Owner
14	R-174	121.3839	Vijay Kumar	3TE8FJF7	Terra Infracon Pvt. Ltd.
15	R-175	121.3839	Vijay Kumar	3TMWVP56	Terra Infracon Pvt. Ltd.
16	R-176	121.3839	Vijay Kumar	3T5DGRP1	Terra Infracon Pvt. Ltd.
17	R-177	121.3839	Vijay Kumar	3TDCP8P8	Terra Infracon Pvt. Ltd.
18	Q-178	122.2898	Urmila Kumari	3T5UKHJ1	Terra Infracon Pvt. Ltd.

### **CIVIC AMENITIES DETAILS:**

Since the said 18 plots are a part of an already approved DDJAY project, completion of the following civic amenities and infrastructures shall be completed by the colonizer:

- Internal Roads
- Sewage
- Landscaping
- Street Lighting
- Storm Water Lines

### **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:**

<b>SALE PROCEEDS/REVENUE</b>		
<b>S.No</b>	<b>Particular</b>	<b>Rs. In Lakhs @Rs.5250/- per sq ft</b>
1	Estimated Sale Proceeds of 4 plots owned by M/s Terra Infracon Pvt. Ltd.  (Total Carpet Area: 8,991 sqft)	472.03
2	Estimated Sale Proceeds of 14 plots under collaboration  (Total Carpet Area: 31,526 sqft)	1655.11
<b>(A) TOTAL SALE PROCEEDS (in lakhs)</b>		<b>2127.14</b>
<b>PROJECT COST</b>		
<b>(B) LAND COST</b>		
<b>S.No</b>	<b>Particular</b>	<b>Rs. In Lakhs</b>
1	Cost of 4 plots owner by M/s Terra Infracon Pvt. Ltd. as per sale deeds	106.14
2	Cost of 14 plots under collaboration (40% of sale proceeds)	662
<b>TOTAL LAND COST</b>		<b>768.14</b>
<b>(C) OTHER COST</b>		
<b>S.No</b>	<b>Particular</b>	<b>Rs. In Lakhs</b>
1	Estimated Construction Cost	1058.71
2	Estimated Miscellaneous Cost (Admin, Interest Cost, Tax, Marketing etc.)	166.38
<b>(D) TOTAL PROJECT COST (B+C)</b>		<b>1993.23</b>
<b>RETURN FROM THE PROJECT (A-D)</b>		<b>133.91</b>

## **FINANCIAL RESOURCES:**

The project shall be financed as per the following:

<b>S.No</b>	<b>Description</b>	<b>Rs. In Lakhs</b>
1	Promoter equity	800
2	Loans or advances	0
3	From Banks/financial institutions	0
4	Other sources	0
5	Sol inventory instalments from the allottees	1193.23
<b>TOTAL</b>		<b>1993.23</b>

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