

PROJECT REPORT

PROJECT TYPE- BUILT UP COMMERCIAL AT SECTOR 2,3 PINJORE KALKA URBAN COMPLEX,
PANCHKULA, HARYANA

“THE VALLEY CENTRAL – **8 SCOs (Built up)”**

Introduction

Name of the Company	DLF HOMES PANCHKULA PRIVATE LIMITED
Address	Registered Office: 2 nd 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 Homes Panchkula Private Limited (DHPPL) is a subsidiary of DLF Home Developers Limited (DHDL). 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 projects. The group is also engaged in the business of generation and transmission of power, provision of maintenance services, hospitality, and recreational activities.</p>

Site location

The proposed project is in residential plotted colony measuring 159.76 acs in Sector 2, 3, Village Bhagwanpura, Pinjore-Kalka Urban Complex, Panchkula, Haryana.

Fig: Location of Plot

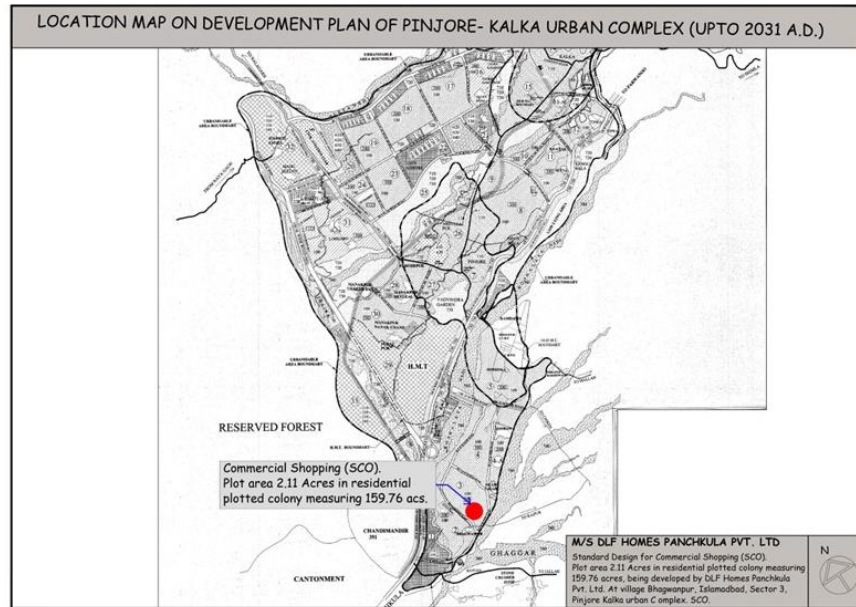


Fig: Layout



Project Details

DLF Homes Panchkula Private Limited (DHPPL) ("The Company") is developing and constructing a Commercial project on a commercial licensed land area of 2.11 acres by the name "The Valley Central."

This comprises a total of 31 SCO plots, out of which 23 SCOs are sold as plotted development and 8 SCOs shall be built and sold as floor wise. There would be 5 number of storey on each plot. Therefore, the present project under RERA approval is limited to 8 SCO plots upon which the built-up units shall be developed.

DLF Homes Panchkula Private Limited (DHPPL) has a legal right to develop the proposed project and license has been granted on the same basis in favor of the land owning companies, which have been amalgamated with DHPPL. The construction and the Internal Development works of the Project shall be executed by the developer.

Financial & Technical Capability:-

DHPPL is a subsidiary of DLF Home Developers Ltd. and is financially and technically capable of developing and constructing the project. The details are mentioned in the tables below:-

Table 1: Project details

Sr. No	Particulars	Proposed
1	Total Land area (acres)*	2.11
2	Total Land area (m ²)	1008
3	Total no. of Commercial units	40

- Part of 2.11 acres i.e., 1008 sq mts comprising of 8 SCO plots shall be built.

Table 2: Financials

Financials of the project [INR (In Lacs)]			
1	Net expected gain/ profit		
	Sr. No.	Description	Details
	1.1	Total estimated cost	3026
	1.2	Total estimated sales proceeds	7530
	1.3	Net expected gains/profit, keeping in view the market trends.	4504
2	Estimated cost details for completion of the project		
	2.1	Cost incurred up to the date of application (other than land)	9
	2.2	Cost incurred towards land cost	556
	2.3	Estimated balance cost to be incurred for completion of the project	2461

[illegible]