

PROJECT REPORT

PRECORE GREENS

Sector - 7, Sohna

About Company:

MV Buildcon Private Limited is a private company incorporated in 2005. The group is engaged in real estate business. The company is promoted by Mahender Partap and Vijay Kumar. The company was engaged in the business of land aggregation and consolidation before it launched its first developed project. With immense knowledge of the real estate business, the group forayed into the business of township development with a mission to win the trust of every customer by providing quality housing solutions at reasonable prices. The company is well diversified and appropriately equipped conglomerate to develop residential, commercial and retail real estate.

About Project Land and Location

Project is named as PRECORE GREENS and is situated at Sector 7, Sohna. The project is spread in 8.19 acres in two parts 5.19 acres and 3 acres which is in collaboration with various land owners. The land is situated in revenue estate, Sohna, South of Gurugram in the residential area as per the Master plan of Govt. of the Haryana. The location of ideal being closer to the main city centre and falls on 24 Meter. Proposed road. It is most suitable for the plotted development for reasons like pollution free

environment both in terms of air and noise as well as connectivity with other places as mentioned above.

Details of Licence:

The Project is duly approved by Directorate of Urban Local Bodies, Haryana, Chandigarh under Affordable Plotted Colony - Deen Dayal Jan Awas Yojana 2016 dated 26-07-2023 bearing license No. DULB/CTP/TP/Sohna/8922.

The Project comprises of 153 residential plots and two commercial space measuring 840.10 square meters and 485.60 square meters each. The sizes of the plots vary from approximately 90 square yards to 168 square yards (77-140 Square meters approximately). The 20% of the total saleable area is mortgaged by the Department out of which 10% is for the completion of Internal Development Work of the project and 10% is mortgaged by department towards the payment of EDC. The project comprises of two community facilities of area measuring 2114.64 square meters and 1833.93 square meters each.

FINACIAL ARRANGEMENT:

The overall estimated expenditure of the concerned project will amount to Rs. Lacs which includes the land cost, EDC/IDC, development cost, commercial construction etc. The company is financially sound and will fund the entire project through its own sources. Followings are the tentative cost of the project:

S.No.	Nature of Head	Estimated Cost (Rs. In Lacs)	Cost Incurred as on 15-07-2024	Cost to be Incurred
1	Land Cost	3300	-	-
2	EDC	644.52884	161.13221	483.39663
3	IDC	96.94429	96.94429	0
4	License Cost(sf+cs+lf)	127.14003	127.14003	0
5	Cost of Infrastructure	950.01	-	653.17
6	Administrative Cost	107.42	-	107.42
7	Marketing & Selling Cost	300.00	-	40.00
8	Other Cost	100.00	-	30.00
	Total	5626.04316	385.21653	1313.98663

PLANNING OF THE PROJECT:

The company will lay down services such as roads, water supply line, sewage line, electricity supply line, rain water harvesting line etc. The company will develop parks, pedestrians etc and will maintain its upkeep. The Precore Greens will be a gated community with three tier security and a will have lush green gardens with yoga area and senior citizen sitting area. The company shall complete the development of all services and amenities by 25/07/2028.