

PROJECT REPORT

OF

COUNTRYSIDE PROPERTIES PRIVATE LIMITED

FOR

"PRIME RESIDENCES"

"INDEPENDENT RESIDENTIAL FLOORS"

AT

SECTOR 65, VILLAGE MAIDAWAS,
GURUGRAM

PROJECT REPORT
OF
COUNTRYSIDE PROPERTIES PRIVATE LIMITED

PROJECT HIGHLIGHTS

Name of the Company	: COUNTRYSIDE PROPERTIES PRIVATE LIMITED
Correspondence Address	: 51, Gulmohar Marg, DLF Phase II, Gurugram – 122001 (Haryana)
Activity	: Development of Independent Residential Floors
Proposed Location	: Rect. No. 21, Kila No. 5, 6, 15/1, 15/2, 16/1, 16/2, 14/3, 17/1, 25/2/1, Rect. No.22, Kila No. 21/1min, 20/1min and 20/2min falling in village Maidawas, Tehsil Badshahpur, Distt Gurugram
Area of Land	: 8838.43 Square Meters OR 2.1840 Acres
Constitution of developer	: Pvt. Ltd. Company
Particulars of Directors/ Key Officials	
1. Name	: RAGHAV MALHOTRA
s/o	: Sh. Rakesh Malhotra

r/o : 51, Gulmohar Marg, DLF Phase 2
Gurugram-122002

Age : 21 Years

Qualification : Graduate

Experience : 3 years

2. Name : **NEERY MALHOTRA**

w/o : Sh. Rakesh Malhotra

r/o : 51, Gulmohar Marg, DLF Phase 2
Gurugram-122002

Age : 60 Years

Qualification : Post Graduate

Experience : 32 years

3. Name : **RAKESH MALHOTRA**

s/o : Late Sh. Vidya Prakash

r/o : 51, Gulmohar Marg, DLF Phase 2
Gurugram-122002

Age : 64 Years

Qualification : Chartered Accountant

Experience : 42 years

BACKGROUND

COUNTRYSIDE PROPERTIES PRIVATE LIMITED is a private limited company having its registered office at 51, Gulmohar Marg, DLF Phase 2, Gurugram (Haryana). The company is registered under the Companies act 1956 with Registrar of Companies NCT of Delhi & Haryana. The Board of Directors of the Company consist of two Directors namely, Sh. Raghav Malhotra and Smt. Neeru Malhotra. The company wants to develop a **Independent Residential Floors** project on its land in village Maidawas, Tehsil Badshahpur, Distt Gurugram as per land particulars given herein above as there is very good potential and scope for such type of project in this area.

Gurugram city falls within the NCR region notified by the government of India. It is located on the outskirts of Delhi and is in the close proximity of both domestic & international airports. Gurugram itself and its surrounding areas are fast developing areas with lots of industrial, commercial and IT relating activities which is creating huge demand for residential areas from all over. A number of multinational companies, shopping malls and buildings, corporate offices, call & BPO centers, government offices both center and state are located and operating from Gurugram. A number of tourists, travelers and businessmen visit this place quite often. There is a heavy demand of residential properties in the Gurugram region due to lots of commercial/ industrial and IT related activities. The population of Gurugram is increasing constantly/ day by day as such there is going to be good demand of residential properties. In view of the above, the company has decided to develop a Independent residential Floors over 2.1840 acres of land falling in Rect. No. 21, Kila No. 5, 6, 15/1, 15/2, 16/1, 16/2, 14/3, 17/1, 25/2/1, Rect.

No.22, Kila No. 21/1min, 20/1min and 20/2min falling in village Maidawas, Tehsil Badshahpur, Distt Gurugram.

PROJECT SITE

The site where the proposed Independent Residential Floors are to be developed is ideally located on the main road in sector 65, Gurugram falling in Rect. No. 21, Kila No. 5, 6, 15/1, 15/2, 16/1, 16/2, 14/3, 17/1, 25/2/1, Rect. No.22, Kila No. 21/1min, 20/1min and 20/2min falling in village Maidawas, Tehsil Badshahpur, Distt Gurugram. The site is surrounded with several prestigious commercial & residential buildings and sectors. It is one of the fast developing sector and there is a very good scope of Independent Residential Floors development on this land. The land is just 2-3 kms from most happening golf course road. Several prestigious schools of repute are just 2-3 kms from the site. The site is well equipped with necessary infrastructure like roads network, water supply, electricity & power etc. etc.

LAND

The land admeasuring 2.1840 acres is falling in Sector 65, Gurugram in Rect. No. 21, Kila No. 5, 6, 15/1, 15/2, 16/1, 16/2, 14/3, 17/1, 25/2/1, Rect. No.22, Kila No. 21/1min, 20/1min and 20/2min falling in village Maidawas, Tehsil Badshahpur, Distt Gurugram where the proposed 'Independent Residential Floors' Project is proposed to be developed, is owned by the company.

MANAGEMENT AND PERSONNEL

Well qualified and experienced personnel will be employed for the development of the project. The project will be managed

by a Manager level person who shall work under the close supervision of Board of Directors. In addition several well qualified and experienced persons from the real estate industry shall be employed in order to develop the Independent Residential Floors project more effectively and efficiently.

SCOPE

Gurugram is a fast developing area with lots of good quality Residential, Commercial and Industrial developments. Due to these reasons, there is a very good scope of Independent Residential Floors project in this area. The company anticipates a huge demand for its proposed project considering that the same is located in a well-developed and happening areas. The Board of Directors of the company have good experience in the development of such projects and accordingly they are confident that there is a very good scope for the proposed Independent Residential Floors project.

MANPOWER

One Project Manager

One Project Architect

One Manager

One Care taker

Two Accountants

Besides above, several other skilled and unskilled manpower shall be employed for the development of the project.

PROJECT FINANCIALS

The projected revenue, cost and profitability statement is attached herewith.

MARKETING

At present the Gurugram is the center of lots of developments in north India. With the major industrial manufacturing and IT industries setting up their base in this satellite township. Gurugram has become home for several prestigious multinational companies, corporate offices as well as offices of both central and state governments. There is always need to set up a Independent Residential Floors in the well planned township. Gurugram is being considered the corporate capital of India as it is strategically located near the Airports, The strong and attractive characteristics of Gurugram includes good infrastructure, adequate water supply, uninterrupted power supply, strong transport system, investor friendly policies of state government and environment, progressive outlook of the state as also good living conditions Gurugram is emerging as a best livable place in the region. The Board of Directors of the developer company are well experienced and therefore are quite confident for the success of the proposed Independent Residential Floors Project.

EXPENDITURE OF THE PROJECT

S.No.	Nature of Head	Estimated Cost (Rs. In Lacs)	Cost Incurred as on 12-12- 2024	Cost to be Incurred
1	Land Cost	7524	7524	0
2	Cost of Construction	16663	0	16663
3	Marketing Cost	5268	0	5268
4	Govt fees/EDC/Labour cess/ FAR	787	527	260
5	Administrative cost/ Overheads	2195	0	2195
6	Other Misc Cost	1800	0	1800
7	Professional Fee	878	0	878
8	Income Tax	2111	0	2111
	Total	37226	8051	29175