

## **PROJECT REPORT**

**AVANI Independent Floors developed by N. S. Buildtech Pvt. Ltd.**

**Project Location: Sector 2, Sohna, Gurugram, Haryana, India**

### ***A Premium Independent Living at the Foothills of Aravalli***

N S Arcus, a prestigious name in the industry proudly unveils its first Residential gated society Anand Niketan in Sector 2, Sohna, Gurugram. The Project is strategically located in lush green area and natural beauty at the foothills of Aravalli, the great attraction and scenic urban space in south Gurugram for habitat and Real Estate Investment, attracting the end-users due to its strategic location, excellent connectivity and a catchment of housing and business hubs from rest of Gurugram and NCR, driving demand in this market.

**Anand Niketan, A licensed Residential Gated and Plotted Colony developed by NS Group with state-of-the Art amenities and infrastructure....**

The Anand Niketan enjoys a prime location of Greater Gurugram. Positioned as the ultimate residential, institutional and entertainment area, directly connected to Mumbai Expressway and distance from major destinations are:

- 5 MINUTES from Educational Hub - GD Goenka & K.R. Manglam University
- 10 MINUTES from Mumbai Expressway
- 15 MINUTES from KMP
- 15 MINUTES drive from Vatika-Chowk (Southern Peripheral Road – SPR) connecting all residential and commercial sectors of Gurugram
- 20 MINUTES From Rajiv Chowk, Gurugram
- 30 MINUTES drive to CPR and Dwarka Expressway, granting it unparalleled accessibility.

This location is further enhanced by proximity to significant destinations of Greater Gurugram i.e., Hot Springs of Sohna, a popular tourist weekend and located on the highway of Gurugram to Alwar, making it a key spot for visitors, and residents alike.

### **Brief of the Project – Anand Niketan**

License: The Developer has obtained a license from DTCP, Haryana. bearing license no. 103 of 2022 dated 28.07.2022 and an additional license No. 115 of 2023 dated 03.06.2023 to setup an affordable residential plotted colony over a land parcel measuring 11.95335 acres under the *Deen Dayal Jan Awas Yojana (DDJAY)* situated at Sector 2, Sohna, Gurugram, Haryana.

RERA: The Plotted Colony Project is registered with the Haryana Real Estate Regulatory Authority (HRERA) vide registration certificate no. 108 of 2022 dated 28.11.2022 and revised vide New Registration No. 105 of 2023 dated 04.12.2023 valid till 26.07.2027.

### **N S Group:**

#### ***A CONCRETE NAME TRUSTED FOR OVER 50 YEARS***

For over 5 decades N S Arcus is a reputed name in the industry for offering concrete solutions: Ready Mix Concrete (RMC) and Construction Materials. They are leaders of RMC and have been fulfilling the requirement of concrete to leading developers of India.

NS Arcus, headquartered in Gurgaon, is engaged in building and construction materials. Established in 1972, NS Arcus has a vast experience in the fields of mining, stone crushing, cement, ready mix concrete, concrete blocks, pavers and transportation. The group has concrete footprints in Gurugram, Manesar, Faridabad, Dwarka Expressway, Greater Noida, Jammu, Amaravati and Vrindavan. With relentless focus on product quality, superior customer service and sound financial standing, NS Arcus is the name to be trusted to build your dream home.

#### **NS Arcus Companies**

- N S Concretes Pvt Ltd
- N S Readymix Pvt Ltd
- N S Concrete Sol. Pvt Ltd
- N S Buildtech Pvt Ltd
- National Stone Crushing Co.

- Sohna Aggregate Solutions
- Jai Hind Enterprises

### **Founder Promoters:**

Mr. Ajit Arora (72), Mr. Surjit Arora (64) and Mr. Anoop Arora (47) are seasoned entrepreneurs having rich experience of both Infrastructural as well as realty projects.

Mr. Ajit Arora completed his graduation in Science and Law from Faculty of Law, Delhi University and has hands-on experience of more than 40 years in the industry. He believes in forming authentic and long-lasting relationships between NS Arcus and its extended family, and its customers.

Mr. Surjit Arora has more than 30 years of experience working in the industry with a degree of master's in Business Administration from the University of Pune. He believes in the notion of “we’re all in this together”, delivering industry-wide services and great communication leads to a great community.

Mr. Anoop Arora, the second-generation entrepreneur is responsible of Operations at NS Arcus, with a degree in Mechanical Engineering and a master's degree in Business Administration. He holds multiple leadership roles in product and strategy. His experience of more than 15 years enables him to develop and deliver exceptional service and experiences for both employees and customers.

### **AVANI Independent Floors**

#### ***A Premium Independent Living at the Foothills of Aravalli***

After successful and timely development of infrastructure work of the Residential Plotted licensed colony Anand Niketan developed by N S Group (N.S. Buildtech Pvt. Ltd.), the company has been planning to apply for Completion Certificate of Anand Niketan.

The seasoned promoters have decided to launch Premium Independent Floors, to be constructed by their own, under JDA between N S Buildtech Pvt. Ltd. and the Land/ Plot owners on about 35 plots total 140 units/ floors.

Thus, the company has already entered in to the Joint Development Agreement with the landowners for development of plots into Independent Floors under the prevailing DTCP policy i.e., 4 Floors with Stilt and Basement on each residential plot.

The company has decided to launch 140 units being developed on 35 Plots in first phase for which **the requisite Building Plan Approvals from the DTCP have been obtained** plot wise by making the initial fee payments towards Scrutiny Fees, Additional FAR cost, External Development Charges (EDC) and Labour cess etc.

### **The Salient Features of the Project:**

Architected by a renowned team of designers and consultants, the project stands as a landmark with private basement, Stilt for identified car park, waiting area on Stilt, four spacious Independent Floors and useable Terrace for all the floor owners with advanced amenities and facilities using best construction material and technology develop the experienced and skilled manpower, contractors and Architects.

Basement: Useable area for all occupants for their personal purpose.

Stilt: for Car Parking and Lobby/ waiting space.

First to Fourth Floors: Spacious 3 BHK independent floor having a master bed room and two family living rooms with attached toilets, a modular Kitchen with fitting and fixtures having independent access to balcony, direct natural light hall cum dining with independent lift and stair cases on each plot.

Terrace: personal useable area for all residents

Elevator and Staircase: An independent elevator on each floor.

The project is being launched in the advanced developed residential plotted colony Anand Niketan **spread over 11.95 ACRES of Land at the foothill of Aravali in South Gurugram.**

- Exclusive community living GATED and secured complex.
- LOW-DENSITY plotted development complex.
- AMPLE GREEN and open spaces
- CONVENIENT access from 60m wide road
- BETTER air quality & less noise pollution

- WELL PLANNED infrastructure, roads & pathways
- DAILY CONVENIENCE store within the complex
  - Designer landscaping
  - Internal paved green avenues
  - Abundant floral beds shrubs and trees
  - Designer water features
  - Seating areas spread throughout the complex for relaxing
  - Pathways for a perfect stroll
  - Most plots with gardens nearby Tree lined streets & roads.

### **SPORTS ZONE FOR ACTIVE LIFESTYLE**

- Gazebo
- Cricket net area
- Half basketball court
- Multiple kids play areas
- Swimming Pool
- Yoga & meditation zone
- Outdoor gym

### **SAFETY AND SECURITY FOR A LIFETIME**

- Gated complex
- Regulated access at entrance
- CCTV and control room provision
- Well-lit common areas with provision for power back-up

### **SWOT Analysis:**

Quick overview of the SWOT analysis for the Project and Company:

#### **Strength:**

- Established brand name N S Arcus of over 5 decades;

- Seasoned Promoters with rich experience in Infra and Realty Sector;
- Strong corporate governance – independent board and Professional management and system led processes/controls.
- Proven track record fulfilling the requirement of concrete to leading developers of India
- Capability to develop and timely delivery of projects.
- Robust channel partner network;
- Diversified portfolio (from Concrete, Construction Material and Real Estate Projects Plotted and Floors) – lower risk
- Strong track record on payment obligations
- Licensed and monetizable land bank – visibility to revenue
- Regular in Statutory Compliances including RERA and DTCP etc.

**Weakness:**

- Scale of biz – at times spreads management thin;
- Dependence on third party labour for all trades.

**Opportunity:**

- Land bank in residential zones in the vicinity of Gurugram, NCR to launch.
- Demand and Supply Mismatch due to stalled projects and delayed delivery several of projects across Gurugram and NCR.
- First mover advantage in economy/ Mid-segment attracting the masses middle and upper middle segment.
- To expand in the Realty Sector by developing Independent Floors, fulfilling the urban housing requirement.
- Insolvency of certain big Real Estate Developers due to Liquidity crunch and Litigation issues because of wrong practices.

**Threat:**

- Change in government policy / delay in implementation;
- Sometimes delay in planned infrastructure proposed by the Government;
- Competition of some other established industrial houses entering real estate;
- Access to trained manpower (both managerial and labour)

**Estimated Project Cost:**

Total estimated cost of the project as per management estimates is as under:

<b>S.no.</b>	<b>Particulars</b>	<b>₹ in Lakhs</b>
1	Land cost	9580.43
2	External Development Charges	N.A
3	Infrastructure Development Charges	N.A
4	Cost of Infrastructure Development Works	5582.18
5	Miscellaneous cost	3345.00
	<b>Total Estimated Cost of the Project</b>	<b>18507.61</b>

The total land of the project measuring **4515.34 Square Meters** will be utilised in the following manner:

<b>Sr. No.</b>	<b>Land area under usage</b>	<b>Area of land (Square Meters)</b>
1	Plots to be Sold	0
2	Land area to be used for Construction of Apartments	0
3	Construction of Roads	0
4	Pavements	0
5	Parks and Playgrounds	0
6	Green Belts	0
7	Vehicle Parkings	0
8	Electricity Sub-Station	0
9	Club House	0
10	Sewage and Solid Waste Treatment Facility	0
11	Area to be Left for Transferring to the Government for Community Services	0
12	Any Other	0
13	Residential	4515.34
	<b>Total</b>	<b>4515.34</b>

Further the project namely Avani Signature Floors has been developing over 35 number of plots which comprises of 140 number of floors.

