

PROJECT REPORT

Devatwal and Devatwal Developer Private Limited (“Promoter”) is developing project namely “Green Hill City” (“Project”) on 90 number of plots in an affordable plotted colony under DDJAY in sector-2, Sohna on 5.775 acres of land parcel.

ESTIMATED PROJECT COST

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

Particulars	Rs. In lakhs	Particular	RS. In lakhs
Land Cost (as per registration)	1212.22	sales	5532.79
Conversion charges (as per LOI)	28.39	Equity	200
License Fees (as per LOI)	47.75		
EDC	454.48	Total	5732.79
IDC	79.99		
Administrative Cost	25.00		
Renewable of approvals	25.00		
Marketing cost	50.00		
Any other	50.00		
Construction Cost	986.80	Profit	2573.16
Total	2959.63	Equity	200.00
		Profit + Equity	2773.16

The total land of the project measuring 5.775 acres will be utilized in the following manner:

Sr. No.	Land area under usage	Area of land (Acres)
1	PLOTS TO BE SOLD	3.034
2	LAND AREA TO BE USED FOR CONSTRUCTION OF APARTMENTS	0
3	CONSTRUCTION OF ROADS	1.499
4	PAVEMENTS	0
5	PARKS AND PLAYGROUNDS	0.438

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	0.578
12	ANY OTHER	0
13	COMMERCIAL	0.226
	Total	5.775