

# SKYVUE



For Landmark Apartments Pvt. Ltd.

*Rande*  
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LANDMARK GROUP | ISO 9001 : 2000 Certified Company

LANDMARK HOUSE - 65, Sector-44, Gurgaon, Haryana T +0124 485 0000 E [info@landmarkgoc.com](mailto:info@landmarkgoc.com) W [www.landmarkgoc.com](http://www.landmarkgoc.com)

## PROJECT REPORT

**Promoters:** Landmark Apartments Pvt. Ltd.

Landmark House, Plot No 65,

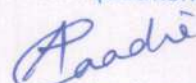
Sec 44, Institutional Area

Gurugram

### SKYVUE

S. No.	Particulars	
1.	Name & Address of Developer	Landmark Apartments Pvt. Ltd. Landmark House, Plot No 65, Sector 44, Institutional Area Gurugram - 122003 Ph. : 0124-4850000 E-mail: info@landmarkgoc.com
2.	Status of Developer	Landmark group comprises of IT consulting, BPO and Land Development companies. Several real estate projects already completed by the Group, largest resellers of IT hardware and software products in North India for last several years. Offices in Delhi, Gurgaon, Chandigarh, Noida, Faridabad and New York.
3.	Location of Proposed Group Housing	Sector 103, Gurgaon
4.	Land Area	3.9705 Acres (Approx.)
5.	Status of land acquisition	The land is acquired through collaboration and is in the possession of the company.

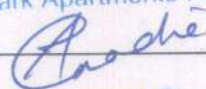
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6.	Collaborator	<p>Mr. Sombir S/o Sh. Roshan Lal</p> <p>Mr. Ajaybir S/o Sh. Roshan Lal</p> <p>Mr. Ishwar Singh S/o Sh. Partap Singh</p> <p>Mr. Ramesh Kumar S/o Sh. Partap Singh</p> <p>Mr. Hawa Singh S/o Sh. Partap Singh</p> <p>Mr. Gaj Raj S/o Sh. Partap Singh</p> <p>Mr. Krishan Kumar S/o Sh. Partap Singh</p> <p>Mr. Ved Parkash S/o Sh. Partap Singh</p> <p>Mr. Vinod Singh S/o Sh. Hoshiar Singh</p> <p>Mr. Anil Kumar S/o Sh. Hoshiar Singh</p>
		<p>Mr. Roshan Lal S/o Sh. Bhim Singh</p> <p>Mr. Jai Parkash S/o Sh. Suraj Bhan</p> <p>Mr. Rajesh Kumar S/o Sh. Suraj Bhan</p> <p>Mr. Dinesh Kumar S/o Sh. Chander Bhan</p> <p>Mr. Naresh Kumar S/o Sh. Chander Bhan</p> <p>Mr. Rakesh Kumar S/o Sh. Maman Singh</p> <p>Mr. Virender Singh S/o Sh. Maman Singh</p> <p>Mr. Pardeep Singh S/o Sh. Surjit Singh</p> <p>M/s Basic Developers Pvt. Ltd.</p>
7.	Means of Financing the Project	Approximately 60% of the total estimated cost of the project is going to be invested by the company through its internal sales and other sources, the rest of the 40% will be invested by the sister companies of the group, promoters of the project, banks and external investors/homebuyers.
8.	Time frame for the proposed project to be operational.	The Developer proposes to complete the construction and other related activities by 2031.
9.	Connectivity to the proposed Group Housing	The site is well connected with Dwarka Expressway Road, Railway Station, and is just a few kilometers from IGI airport.
10.	Site Plan	Enclosed
11.	Whether land is allotted by HUDA / HSIIDC	No, the land is acquired by the company.
12.	Size of the Group Housing	3.9705 acres

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## **BRIEF ABOUT COMPANY & PROMOTERS**

Landmark is a group that has set its mark in its category by its impressive portfolio. As a company with a perfectionist attitude delivers the best of IT solutions and lifestyle complexes and structures. The group came into existence sixteen years ago through the vision of highly motivated professionals and having offices in New Delhi & Gurgaon. The Group is committed in making its operations environmentally acceptable, on a scientifically established basis, while fulfilling customers' requirements for excellent quality, performance and safety. As such, the group has evolved an Environmental Policy, the aim of which is to do all that is reasonably practicable to prevent or minimize the risk of an adverse environmental impact arising from business operations while working with, in and around the nature. The Environmental Policy reflects the continuing commitment of the Management and Employees for sound Environment Management of its operations. The Policy applies to bidding, sub-contracting, designing, planning, execution, testing, delivering service or a product to the customer and handling complaints, if any. The Policy is thus applicable to all the companies, subsidiaries, associates and affiliate companies of the Group. **Landmark** is one of India's fastest growing businesses with diversified interests in IT, Hospitality and Real Estate.

Landmark Group is a premier real estate organization with a single minded focus to achieve pioneering myriads of feat in business with a mission to significantly positively impact the economic and social environment of India and the region.

The company is delivering large-scale as well as mixed-use real estate developments in India with a strategic focus on providing integrated retail and entertainment development. It continues to expand not only in terms of selective acquisition and construction but also in marketing and development of a wide range of projects that will transform the real estate landscape of India and the region.

Landmark Group has pioneered a number of commercial, residential and mixed-use concepts in India and has consistently risen to meet new challenges by virtue of its excellence and expertise. Landmark delivers ground-breaking projects that set a high

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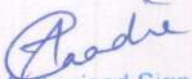
standard for the region and thereby maximizing its competitive advantage and position in the local market place.

In addition, the company is actively pursuing new locations to create different types of office space and shopping center formats helping to define the country's landscape in a more attractive manner that also provides added value to local communities. The cornerstone for each project will be to create residential, commercial, industrial and shopping centers that become a meeting point for the business and community and surpass every customer expectation for retail, office, residence and entertainment value.

As a leading property developer, the company offers a wide range of corporate investment and retail functions. This enables Landmark to understand and anticipate market needs and to extend added value advice to its business partners and stakeholders. As a leading real estate development company, Landmark's growth and success is led by an exemplary management and team which has made Landmark Group one of the region's most dynamic real estate development companies.

The Directors of the Company, Mr. Sandeep Chhillar & Mr. Dinesh Kumar are well qualified I.T. professionals. With sound financial backing, rich experience in real estate and I.T. field, and a clear vision they are well equipped to take the company to greater heights.

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## PROPOSAL

Landmark Apartments Pvt. Ltd. proposes to establish a Residential Group Housing at Gurgaon. The land admeasuring 3.9705 acres is acquired through collaboration and is in the possession of the company which is located on a 30 meter wide sector dividing road in Sector 103 of Gurgaon. The site is strategically located in the new residential zone of Gurgaon. The total cost of the project shall be Rs 626.40 Cr approx.

Haryana in General and Gurgaon in particular has made rapid development in Industrial, commercial and retail areas. With its location close to Dwarka Expressway and proximity to international airport and commercial development, it is offering world class development for offices, corporate headquarters and Residential Apartments.

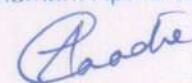
M/s Landmark Apartments Pvt. Ltd. is coming up with a luxury residential project named "Skyvue" situated in Sector 103, Dwarka expressway Gurugram, Haryana on a land parcel measuring 3.9705 acres. The project is strategically located in prime location of Sector 103, Gurugram surrounded by delivered group housing projects, schools, shops and major international & domestic airports etc. The project comprises of 2 sparkling towers with 240 residential units and 3 & 4 BHK configurations built by renowned architects, engineers and a professional manpower, all governed by a team of qualified chartered accountants. The project will be a gated society with tight security, ample vehicle parking space and other amenities like green area, kids play area etc to rejuvenate families.

This project is developed by Landmark Apartments Pvt. Ltd.

The main features of the proposal are as follows:

* Location	Sector 103, Gurgaon
* Area	3.9705 Acres
* Total Built-up area	53418.270 Square meters
* Cost	626.40 Crores (as per Annexure-I)
* Apartments	240 (3BHK and 4 BHK).
* Proposed Start of project	April 2025
* Completion of project	March 2031 Approx.
* The entire Group Housing shall have environment friendly features with basement parking for over 520 cars.	

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- \* The sewerage water recycling plants and energy efficient systems shall be installed.
- \* Provision for rain water harvesting and landscape & water bodies shall be made.

Gurgaon being part of the National Capital Region has fast developing tendency and Potential of fast growth. Further it has also started sharing the growing Industrial load of Delhi and Faridabad. In order to relieve the growing pressure of population in Delhi and NCR, it has been decided by the Haryana Govt. to promote new residential sectors in Gurgaon.

Landmark Apartments Private Limited since its inception has been striving to create landmark buildings in the city of Gurgaon brought the state-of-art technology in the real estate industry the group has proposed to develop many office complexes which would be used by blue chip national companies as well as multinational companies. Customer satisfaction is the watch word of the group and its key progress.

The Group believes in the induction of modern techniques and materials in their operation. This translates into cost effective and state-of-art solution to the construction needs. The Group has a dedicated and experienced team of Engineers, Architects, Marketing professionals and support services groups. The Group's mission is to provide highest value for money coupled with international styling and design.

Apart from various upcoming projects the group has proposed to setup a Residential Group Housing Colony in Gurgaon, Haryana. The Residential Group Housing Colony is well connected to Dwarka Expressway through Sector roads. The said Residential Group Housing Colony is planned to be developed in about 3.9705 acres of land in village Tikampur, Sec 103, District Gurgaon. It is proposed that Residential Group Housing Colony shall consist of commercial Space, Residential Area, organized green, buffer zones etc.

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**PROPOSED SKYVUE - FEATURES****Building Management System:**

Automated energy management system, Access control and Security systems, Automated Fire Alarm system, Public address system covers entire premises

**Separate Entry and Exit gates:**

Group Housing will have separate Entry / Exit gates in order to cope up with traffic, for pedestrian, heavy / light vehicles and two wheelers. The uplift facility includes wider pavements for easy movements of vehicles / pedestrian, water fountain and decorative light / Illumination to match international standards in terms of safety / good ambiance.

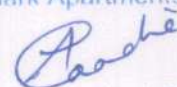
**WATER SUPPLY**

The source of water supply in this area is from HUDA and fit for consumption. Moreover the water is available at reasonable depth, the average yield of tube well. The provision taken in the estimate under the subhead tube well includes the cost of peagravgal packing. The drilling of tube wells will be done. The rate of water supply per head/day has been taken as 200 litres for domestic use.

**STORM WATER DRAIN**

It has been proposed to lay underground RCC pipe drains on the roads wherever possible to lay underground drains. The intensity of rain falls has been taken as ¼" per hour. The internal storm water drains will be joined into existing drainage belt. The estimate for these closed drains has been included. A minimum size of 400mm RCC storm water line will be provided. Necessary provision for gully grating, kerbs and channels has been made in the estimate.

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**Sewage Treatment Plant:**

As a measure of water conservation, Landmark will install a state-of-the-art treatment plant with ecofriendly / modern-membrane technology to recycle the used / sewage water. The treated water will be utilized for gardening, toilet flush, etc. The internal sewer lines have also been designed for three times Av. D.W.F in relation to water supply demand. It has been assumed that about 75% of the domestic water supply shall find its way into the proposed sewer. Sewer line has been designed to run half full three fourth full at peak flow as per HUDA Standard.

**Fire Protection System:**

There will be state-of-the-art fire protection system. Fully automated sprinkler system

**Parking:**

There will be adequate parking space for clients and visitors of the Residential Group Housing covered as well open.

**High Speed Elevators / Escalators**

Adequate number of high speed, high safety elevators, and escalators provided for occupants. There will be separate service elevators for the service providers.

**Post Office/Mail Centre:**

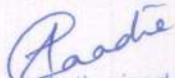
Services be available for the convenience of occupants with all facilities like regular mails as well as courier services that will operate 24x7.

**Gymnasium:** There will be gymnasium to serve the health conscious individuals. This will be located in the working floors so that staffs can use it in breaks.

**Sports Centre:** Facilities will be provided for indoor sports like Badminton and Table Tennis etc.

**Swimming Pool:** A swimming pool with provision for change rooms.

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**Commercial Centre:** In order to make it a truly integrated Residential Group Housing with comprehensive facilities the campus will have dedicated commercial space for various facilities like grocery shop, chemists, saloon, laundry etc.



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**SPECIFICATIONS:**

The work will be carried out in accordance with the standard specifications of P.H. as laid down by the Haryana Govt.

RESIDENTIAL FINISHING SPECIFICATIONS							
Structure	Flooring	Walls	Skirting	Ceiling	Doors	Windows	Fixtures / Fittings / Others
LIVING/ DINING/ PASSAGE	Vitrified Tiles	Acrylic Emulsion Paint	100mm High Vitrified Tiles	Acrylic Emulsion Paint	Main Entry Door- Hardwood door frame with 1h Fire Resistant Flush Shutter	UPVC Glazing & Shutters	
KITCHEN	Vitrified Tiles	Ceramic Tiles upto 600mm above counter with Acrylic Emulsion Paint on remaining area	100mm High Vitrified Tiles	Acrylic Emulsion Paint	Hardwood door frame, Factory made skin doors- Laminated finish	UPVC Glazing & Shutters	Modular kitchen with hob, chimney, SS sink, Granite counter top, CP fittings
BEDROOMS	8 MM LAMINATED WOODEN	Acrylic Emulsion Paint	72 mm Profile Skirting	Acrylic Emulsion Paint	Hardwood door frame, Factory made skin doors- Laminated finish	UPVC Glazing & Shutters	
MASTER BEDROOM	8 MM LAMINATED WOODEN	Acrylic Emulsion Paint	72 mm Profile Skirting	Acrylic Emulsion Paint	Hardwood door frame, Factory made skin doors- Laminated finish	UPVC Glazing & Shutters	
TOILETS	Vitrified Tiles	Vitrified Tiles upto 2400mm with Oil Bound Distemper on remaining area	NA	Oil Bound Distemper, MR Board False Ceiling	Hardwood door frame, Factory made skin doors- Laminated finish	UPVC Glazing & Shutters	Granite counters, White Chinaware, CP Fittings, Provision for Hot & Cold water supply
POOJA / STORE	Vitrified Tiles	Acrylic Emulsion Paint	100mm High Vitrified Tiles	Acrylic Emulsion Paint	Hardwood door frame, Factory made skin doors- Laminated finish	UPVC Glazing & Shutters	
DRESS	Vitrified Tiles	Acrylic Emulsion Paint	100mm High Vitrified Tiles	Acrylic Emulsion Paint	Hardwood door frame, Factory made skin doors- Laminated finish	UPVC Glazing & Shutters	
BALCONY/ TERRACE	Anti Skid full body tile	Weather apex dust proof emulsion	100mm High Vitrified Tiles	NA	NA	NA	Painted MS Railing
UTILITY	Vitrified Tiles	Acrylic Emulsion Paint	100mm High Vitrified Tiles	Acrylic Emulsion Paint	Hardwood door frame, Factory made skin doors- Laminated finish	UPVC Glazing & Shutters	
W.C.	Vitrified Tiles	Vitrified Tiles upto 2400mm with Oil Bound Distemper on remaining area	NA	MR Board False Ceiling	Hardwood door frame, Factory made skin doors- Laminated finish	UPVC Glazing & Shutters	Conventional Fittings & WC
LIFT LOBBIES- ENTRY LEVEL	Granite/Indian Marble	Granite/ Indian Marble cladding on all walls	NA	Gypsum False Ceiling	Hardwood door frame with 2h Fire Resistant Flush Shutter having 200x400mm vision Panel	NA	
LIFT LOBBIES-TYPICAL LEVEL	Granite/Indian Marble	Granite & wall Tile around Lift entrance, Acrylic Emulsion Paint in the remaining areas	100MM HIGH GRANITE	Gypsum False Ceiling	Hollow Metal frame with 2h Fire Resistant Flush Shutter having 200x400mm vision panel - Painted finish	NA	
ENTRANCE LOBBIES	Granite/ Indian Marble	Granite/ Indian Marble cladding	NA	Gypsum False Ceiling	Hardwood door frame with 1h Fire Resistant Flush Shutter	Structural glazing	
STAIRCASES	Granite	Oil Bound Distemper	100MM HIGH GRANITE	Oil Bound Distemper	Hollow Metal frame with 2h Fire Resistant Flush Shutter having 200x400mm vision panel - Painted finish	NA	Enamel painted MS railing & handrail
REFUGE AREA	Anti Skid full body tile	Weather apex dust proof emulsion	100mm High Vitrified Tiles	Acrylic Emulsion Paint	Hardwood door frame with 2h Fire Resistant Flush Shutter	NA	
COMMON AREA AND PASSAGE	Granite/Indian Marble	Acrylic Emulsion Paint	100MM HIGH GRANITE	Acrylic Emulsion Paint	Hollow metal frame with 2h Fire Resistant Flush Shutter - Painted finish	NA	
EXTERNAL FAÇADE	External Weather shield superfine texture paint - allwhite						

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**Annexure-I**

<b>Details of Total Project Cost</b>		
Particulars	Amount (in lacs.)	Amount (in lacs.)
Land Cost	2456.79	
Conversion Charges	26.28	
License Fee	23.05	2506.12
EDC	1673.32	
IDC	114.27	1787.59
Construction Cost	0	36301.32
Administration	2500.00	
Loan Interest	3500.00	
Marketing	7495.00	
Others	8550.00	22045.00
<b>Total Project Cost</b>		<b>62640.03</b>

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