

Address Infrastructures Pvt. Ltd.
PR-4, Sector 17, Near International Cricket Stadium, New Chandigarh, Chandigarh-
160016
CIN NO.U70200PB2015PTC039948

DETAILED PROJECT REPORT OF PROPOSED “3XCROSSING SQUARE” PROJECT AT SECTOR-
109, GURUGRAM

Date:05/06/2025

HISTORY

M/s Address Infrastructures Pvt. Ltd. was incorporated on **11th Dec, 2015** vide certificate of incorporation No. **U70200PB2015PTC039948** with Registrar of the Companies, Punjab. The company is promoted by Sh. Ankit Sidana and Sh. Amit Mangla The company is incorporated with main objects:

- a. To Purchase, sell, develop take in exchange or on lease, hire or otherwise acquire of Real Estate.
- b. To establish and run in any part of India .

The Company is engaged the business of infrastructure facilities. The management of the Company have planned to develop a comfortable 3 Commercial SCO (High Rise) Project in Sector-109, Village Chauma, Gurugram. For this purpose, we shall use our land measuring 0.1934 Acres at Sector-109, Gurugram. The Company will develop this land for an commercial project providing amenities and a commercial complex as per norms.

BRIEF PARTICULARS

Name of the Company	M/s. Address Infrastructures Pvt. Ltd.
Regd. Office	Sector 17,PR- 4,Near International Cricket Stadium, New Chandigarh
Constitution	Private limited company
Date & No. of Certificate Incorporation	11th Dec, 2015, CIN no- U70200PB2015PTC039948 with The Registrar of the Companies, Punjab
Total Project Cost	3474.46 Lacs
Land	0.1934 Acres
Total No. of Unit	3 Commercial SCO
Expected date of obtaining Occupancy Certificate	31st October, 2029

MANAGEMENT

The Company is being managed by its Board of Director, consisting of Sh. Ankit Sidana and Sh. Amit Mangla.

SCOPE OF THE PROJECT

The site is close to Delhi & Gurugram, and ideal from connectivity point of view. This will provide commercial shopping and business area to common people in urbanized area. Therefore, the project will be best suited to the class of the people, who stay in Gurugram and Delhi for the purpose of their employment and small business.

The decision to develop Commercial SCO project in Gurugram is ideal in view of the above facts. Geographical location and other factors will be a temptation to the deserving section of the society. Such kind of concept has become need of the masses which forms backbone of today's population. The people of this area will greatly be benefitted by availability of such houses.

ABOVE PROJECT LAND

Location of the land is ideal. It falls in commercial zone. There are no obstructions of any kind whatsoever and there will no hindrance in construction.

The project falls in commercial area of Sector-109 of Gurugram.

SITUATION AND LOCATION

The land is situated in revenue estate of Village - Chauma, Sector 109, Gurugram in the commercial 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 construction of commercial Project for reasons like pollution free environment both in terms of air and noise as well as connectivity with other places as mentioned above.

PLANNING OF THE COMMERCIAL PROJECT

The land is available. The Company is financially sound. The cost of the project will be funded from own sources and installments from allottees before completion.

The Company has team of Architects, Engineers, and qualified Accountants with other related members and is managed by highly competent professional management with strong vision. The team has vast experience in this field and have several projects (constructed/under-construction) ranging from simple to most sophisticated projects. Construction shall be on-lines with planning and area parameters.

FINANCIAL ARRANGEMENT

The proposed Project will be founded partially through equity share capital.

As far as External Development charges and other charges, the Company has planned to pay the same from own sources. However, if there is an option from Director of Town & Country Planning, Haryana, Chandigarh for deferred payment of EDC in installments at certain rate of interest, it shall be decided by the Company at that time only either to make lump-sum or to opt for such plan.

The financial strength of Company & Directors is very sound. They are having good reputation & contacts in the market. The Directors have also good contacts with bank/Financial Institutions therefore; there will be no difficulty in arranging the funds. So, financially the Company is quite comfortable.

(Fig. in Lakh)				
S.No.	Nature of Head	Estimated Cost (Rs. In Lacs)	Cost Incurred as on 31.03.2025	Cost to be Incurred
1	Land Cost	1235.82	286.87	948.95
2	EDC	80.53	0.00	80.53
3	IDC	11.74	11.74	0.00
4	License Cost as per LOI	37.96	37.96	0.00
5	Conversion charges as per LOI	28.73	28.73	0.00
6	Cost of Construction and Infrastructure	1903.00	1422.39	480.61
7	Marketing and selling cost	77.24	0.00	77.24
8	Administrative cost	65.65	44.46	21.19
9	Taxes	7.72	2.13	5.59
10	Cess	10.59	0.00	10.59
11	Renewable of approvals	0.00	0.00	0.00
12	Interest to financial institutions	0.00	0.00	0.00
13	Other Cost	15.48	0.00	15.48
Total		3474.46	1834.28	1640.18

Details of services and facilities which will be provided inside the project area as per project report:

S.No.	Nature of Head	Estimated Cost (Rs. In Lacs)
1	Internal Roads and Pavement	Not Applicable as EDW cost covered in Commercial Plotted Colony
2	Water Supply System	Not Applicable as EDW cost covered in Commercial Plotted Colony
3	Storm Water Drainage	Not Applicable as EDW cost covered in Commercial Plotted Colony
4	Sewerage System	Not Applicable as EDW cost covered in Commercial Plotted Colony
5	Street Lighting	Not Applicable as EDW cost covered in Commercial Plotted Colony
6	Play Grounds and Parks	Not Applicable as EDW cost covered in Commercial Plotted Colony
7	Electricity Supply System	Not Applicable as EDW cost covered in Commercial Plotted Colony
8	Security and Fire Fighting	Not Applicable as EDW cost covered in Commercial Plotted Colony
9	Renewable energy system	Not Applicable as EDW cost covered in Commercial Plotted Colony
10	Parking	Not Applicable as EDW cost covered in Commercial Plotted Colony
11	Rain water harvesting	Not Applicable as EDW cost covered in Commercial Plotted Colony
12	Electrical Sub Station	Not Applicable as EDW cost covered in Commercial Plotted Colony
13	Construction of Circulation road	Not Applicable as EDW cost covered in Commercial Plotted Colony
14	MTC Services and resurfacing of road	Not Applicable as EDW cost covered in Commercial Plotted Colony
Total		-