

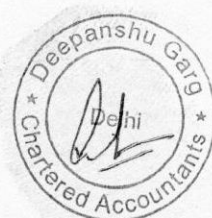
PROJECT REPORT

REGISTRATION
OF
PROJECT
SPRING VALLEY



1. BASIC INFORMATION OF THE PROJECT

1.	Name of the Project	SPRING VALLEY		
2.	Location of the Project (attach location Map)	Sector-35, Sohna, GURUGRAM HARYANA		
3.	Name of the Promoter	VIBHOR HOME DEVELOPERS PRIVATE LIMITED		
4.	Address of the Promoter	FLAT NO.11, DDA JANTA FLAT, SHIVALIK ROAD, PANCHSHEEL PARK, DELHI-110017		
5.	Nature of the Project	Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna - 2016		
6.	Area of the Project	9.0625 ACRES		
7.	Project Brief	Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna – 2016 INCLUDING COMMERCIAL PROJECT AT 4% OF TOTAL LAND AREA.		
8.	Total Built-up Area	N.A		
9.	Total Expected Sales	87.67 CRORE		
10.	Expected Completion by	19 TH FEBRUARY 2024		
11.	Description of units in the project to be registered			
11.1	In Case of Ploted Colony			
	Plot Type	Size of plots (sq. mtrs.)	No. of plots	
	A1	87.105	18	
	A2	139.416	33	
	A3	118.993	8	
	A4	96.002	23	
	A5	140.368	32	
	A6	94.284	20	
	A7	115.360	28	
	Total No. of blocks (if any)		Total No. of plots	162



	11.2	In case of Group Housing/affordable housing		
		Tower No.	Apartment Type	No. of units
		NA	NA	NA
		Total Tower	Total Type	Total Unit

II. FINANCIAL DETAILS OF THE PROJECT

1.	Project Cost Detail					
	S.No.	Component				Estimated Cost
	1.	Land Cost				30.97 CRORE
	2.	Cost of Construction (Including Consultant Fees)				7.00 CRORE
	3.	Cost of Construction of Community Facilities				-
	4.	Cost of infrastructure AND internal development				3.99 CRORE
	5.	EDC, IDC and taxes, dues etc.				35.98 CRORE
		Total Project Cost				77.94 CRORE
2	Project Sale proceeds					
	1	Total estimated sale value of units/ plots/ apartment/ sale proceeds.				
		Component	Area.	No.	Rate	Estimated sale proceeds
		Plots	22647.52 Sq. yds	162	25,000/Sq. yds.	56.62 Crore
		Apartments	NIL	NIL	NIL	NIL
		Balcony	NIL	NIL	NIL	NIL
		Commercial	41,402.37 Sq. Ft (Super Area)		7500/Sq.ft.	31.05 CRORE
		Community facilities	2,229.75	NIL		NIL
		Garages	No.			
		Estimated total of sale proceeds				87.67 CRORE
	2.	Total cost of cost of the project			77.94 CRORE	
	3.	Returns from the project			9.73 CRORE	
3.	Financial resources					
	16.1	Equity by the promoters (OWN FUNDS)		22.00 CRORE		



16.2	Loan or advances	16.60 CRORE
16.3	Others	-
16.4	Instalments from allottees	39.34 CRORE
Total		77.04 CRORE

III. DETAILS OF PLOTS/UNITS OF THE PROJECT

1.	Details of plots in case of Plotted Residential Colony and Plotted Industrial Colony					
	Block No.	Plot type	Plot size	No. of units	Total estimated sale value	
	1.	A1	87.105	18	1567.881	
	1.	A2	139.416	33	4600.728	
	1.	A3	118.993	8	951.942	
	1.	A4	96.002	23	2208.035	
	1.	A5	140.368	32	4491.770	
	1.	A6	94.284	20	1885.688	
	1.	A7	115.360	28	3230.083	
2.	Details of Apartments for Group Housing, Commercial and Cyber Park/IT					
	Tower name	no./	Type of apartment	Carpet area (in sq. mtrs.)	No. of apartments	Total estimated sale value
	NA		NA	NA	NA	NA
3.	Details of Additional Facilities					
	Sr. No.	Facility	Description	Saleable (Y/N)	Transferred to the association of Allottees (y/n)	
	1.	Club House/ Community Centre	Club House / Community Centre	N	Y	

