

PROJECT REPORT

REGISTRATION

OF

PROJECT

GREEN VALLEY



# 1. BASIC INFORMATION OF THE PROJECT

1.	Name of the Project	GREEN VALLEY		
2.	Location of the Project (attach location Map)	Sector-35, Sohna, GURUGRAM HARYANA		
3.	Name of the Promoter	LION INFRADEVELOPERS LLP		
4.	Address of the Promoter	PLOT NO.10. 3rd FLOOR, LOCAL SHOPPING COMPLEX, B-1,VASANT KUNJ NEW DELHI South West Delhi DL 110070 IN		
5.	Nature of the Project	Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojna - 2016		
6.	Area of the Project	12.41825 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	120.75 CRORE		
10.	Expected Completion by	19 <sup>TH</sup> 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	110.66	9
		A2	115.24	4
		A3	149.38	8
		A4	119.64	48
		A5	112.46	66
		A6	108.09	20





		A7	128.10	28	
		A8	136.28	8	
		A9	108.02	20	
		A10	123.92	14	
		Total No. of blocks (if any)		Total No. of plots	225
	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				31.69 CRORE
	2.	Cost of Construction (Including Consultant Fees)				9.32 CRORE
	3.	Cost of Construction of Community Facilities				-
	4.	Cost of infrastructure AND internal development				5.17 CRORE
	5.	EDC, IDC and taxes, dues etc.				34.07 CRORE
		Total Project Cost				80.25 CRORE
2	Project Sale proceeds					
	1	Total estimated sale value of units/ plots/ apartment/ sale proceeds.				
		Component	Area.	No.	Rate	Estimated sale proceeds
		Plots	31,754.91 Sq. Yard	225	25,000/Sq. yds.	79.39 Crore
		Apartments	NIL	NIL	NIL	NIL
		Balcony	NIL	NIL	NIL	NIL
		Commercial	55,147.51 Sq. Ft (Super Area)		7500/Sq.ft.	41.36 CRORE



		Community facilities		NIL		NIL
		Garages	No.			
		Estimated total of sale proceeds				
		2.	Total cost of cost of the project			80.25 CRORE
		3.	Returns from the project			40.50 CRORE
3.	Financial resources					
	16.1	Equity by the promoters (OWN FUNDS)			9.60 CRORE	
	16.2	Loan or advances			3.90 CRORE	
	16.3	Others			-	
	16.4	Instalments from allottees			66.75 CRORE	
	Total			80.25 CRORE		

### III. DETAILS OF PLOTS/UNITS OF THE PROJECT

1.	<b>Details of plots in case of Plotted Residential Colony and Plotted Industrial Colony</b>				
	Block No.	Plot type	Plot size	No. of units	Total estimated sale value
	1.	A1	110.66	9	2.98 CRORE
	1.	A2	115.24	4	1.38 CRORE
	1.	A3	149.38	8	3.57 CRORE
	1.	A4	119.64	48	17.17 CRORE
	1.	A5	112.46	66	22.19 CRORE
	1.	A6	108.09	20	6.46 CRORE
	1.	A7	128.10	28	10.72 CRORE
	1.	A8	136.28	8	3.26 CRORE
	1.	A9	108.02	20	6.46 CRORE
	1.	A10	123.92	14	5.20 CRORE
				225	79.39 CRORE
2.	<b>Details of Apartments for Group Housing, Commercial and Cyber Park/IT</b>				
	Tower no./ name	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	

