PROJECT REPORT

OF

THE SELECT PREMIA

BY

ADORE PROPMART LLP

For ADORE PROPMART LLP

Authorised Signatory

BRIEF OF THE PROJECT

1.	**Name of the project**	The Select Premia
2.	**Name of the promoter/applicant**	Adore Propmart LLP
3.	**License Number and date**	264 of 2023 dated 19.12.2023
4.	**Name of the license holder**	In-principle approval for grant permission for transfer of entire license area from individual land owners to Adore Propmart LLP has been granted on 25.08.2026.
5.	**Location of the project**	Sector- 77, Gurugram
6.	**Registered address**	A-43, Shera Mohalla, Garhi, Near East of Kailash New Delhi -110065
7.	**Status of the project**	Ongoing
8.	**Nature of the project**	Group Housing Project
9.	**Type of zone**	Hyper Potential
10.	**Web address of the project on the website of the promoter**	www.adorerealtech.com
11.	**Email address for communication regarding project**	adorerealtech@gmail.com
12.	**Total licensed area of the project**	9.2453 Acres
13.	**Area applied for registration**	9.2453 Acres

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DETAILS OF PROJECT COST

S.NO	DETAILS	AMOUNT IN LACS.
1.	Land cost as per registration	25370
2.	Conversion charges	61.18
3.	License fee	380.45
4.	External Development Charges (as per LOI) inclusive of TDR	5373.65
	EDC Interest	780.70
5.	Cost of Infrastructure and other structures	13500
6.	Cost of construction	55687.50
7.	Infrastructure Development Charges (as per LOI) including TDR	976.49
8.	Administrative Cost	3800
9.	Marketing Cost	12850.03
10.	Interest to Financial Cost	3000
11.	Renewal of Approvals	1000
12.	Taxes	10000
13.	Cess	1000
14.	Other Cost	2800
	Total Cost	**136580**

ESTIMATED COST FOR SERVICES AND FACILITIES

Details on Services and Facilities	Estimated cost (In Lakhs)
Internal Roads and pavements	2,100.00
Water Supply System	650.00
Strom Water drainage	335.00
Sewerage system	400.00
Street Lighting	315.00
Play grounds and parks	950.00
Electricity Supply System	1,250.00
Security and fire -fighting	800.00
Parking	300.00
STP	800.00
Under ground water tank	800.00
Rain water harvesting	500.00
Electrical sub Station	800.00
Cummunity/ Clab	2,000.00
Other Misc	1,500.00
Total	**13,500.00**

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REVENUE FROM PROJECT

Estimated total of sale proceeds	Rs. 160572 lakh
Total project cost	Rs. 136580 lakh
Return from the project(C-D)	Rs. 23992 lakh

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CONCEPTUAL PLAN

INTRODUCTION

The Select Premia Project is to be developed by M/s Adore Propmart LLP. The project site is located at Sector- 77, Gurugram on a land measuring of 9.2453 acres.
The project facilities include:

- 7 towers + 1 EWS
- Retail Shops
- Club
- Nursery School

The Details of the said facilities are as under:

TOWER DETAILS

S.N	Tower No.	Tower Name (System Defined)	Ground Floor	No. of Floors including ground floor and excluding stilt floor (G*-Ground, S*-Stilt)	Nomenclature of 13th Floor	Whether basement if yes then total no. of basements in the tower
1	Tower 1	T1	no	26 S+ 26	12A	yes | 2
2	Tower 2	T2	no	26 S+ 26	NA	yes | 2
3	Tower 3	T3	no	26 S+ 26	NA	yes | 2
4	Tower 4	T4	no	26 S+ 26	NA	yes | 2
5	Tower 5	T5	no	26 S+ 26	NA	yes | 2
6	Tower 6	T6	no	31 S+ 31	NA	yes | 2
7	Tower 7	T7	no	31 S+ 31	12A	yes | 2

COMMERCIAL UNIT CATEGORIES*

S.N	Unit Type - Specify Unit Type such as MULTIPLEX, OFFICE SPACE, RESTAURANTS, RETAIL SHOPS etc.	Carpet Area (in sq. ft.)	Carpet Area (in sq. mtr.)	Apartment Categories
1	RETAIL SHOPS	181.00 sq. ft.	16.82 sq. mtr.	CATEGORY-1

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S.N.	Community Building/ Sites Type	Plot Area (in sq. mtr.)	Built-up Area (in sq. ft.)	Built-up Area (in sq. mtr.)	Community Sites Categories
1.	Club house	596.72 sq. mtr.	6423.04 sq. ft.	596.72 sq. mtr.	CATEGORY-1
2.	Nursery school	809.37 sq. mtr.	8711.99 sq. ft.	809.37 sq. mtr.	CATEGORY-2

EWS:

Tower No.	EWS Tower / Tower 8
Total Floors	8 Floors
Total Units	136 units
Basement	NA
Ground Coverage	434.438 sq. mtrs
FAR in Tower	3288.723 sq. mtrs.

Apartment:

Apartment Categories				
S.N	**Apartment Categories - Specify Apartment Category such as 1BHK, 2BHK, 3BHK, PENT HOUSE, DELUXE SUITE etc.**	**Carpet Area (in sq. ft.)**	**Carpet Area (in sq. mtr.)**	**Apartment Categories**
1	3BHK - TYPE 1	1025.05 sq. ft.	95.23 sq. mtr.	CATEGORY-1
2	3BHK - TYPE 2	1008.04 sq. ft.	93.65 sq. mtr.	CATEGORY-2
3	3BHK + UTILITY - TYPE 1	1163.26 sq. ft.	108.07 sq. mtr.	CATEGORY-3
4	3BHK + UTILITY - TYPE 2	1157.98 sq. ft.	107.58 sq. mtr.	CATEGORY-4
5	3BHK + UTILITY + SERVICE PERSONAL	1226.98 sq. ft.	113.99 sq. mtr.	CATEGORY-5
6	4BHK + UTILITY - TYPE 1	1570.02 sq. ft.	145.86 sq. mtr.	CATEGORY-6
7	4BHK + UTILITY - TYPE 2	1619.97 sq. ft.	150.50 sq. mtr.	CATEGORY-7
8	4BHK + UTILITY + SERVICE PERSONAL	1632.99 sq. ft.	151.71 sq. mtr.	CATEGORY-8

SITE LOCATION AND SURROUNDINGS

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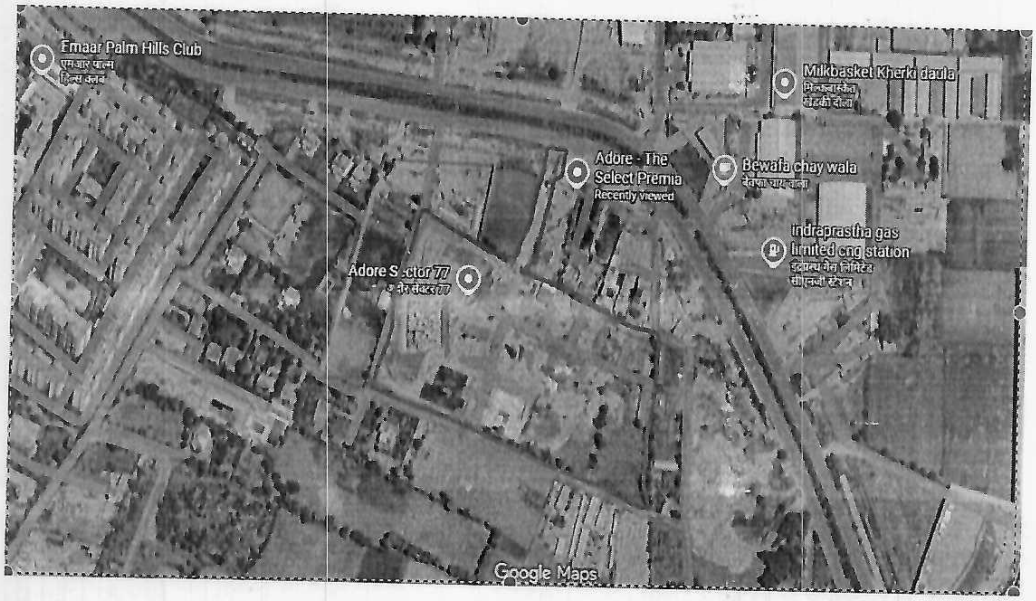
The project site is located at revenue estate of villages Shikohpur & Kherki Daula, Sector-77, Tehsil Manesar, District-Gurugram, on a land measuring of 9.2453 acres. The geographical coordinates of project site are Latitude:- 28°23'9.66"N and Longitude:- 76°59'3.68"E.

PROJECT COST

Total Project cost is Rs. **13,65,80,00,000**.

CONNECTIVITY

The said project is already connected to the road of Sector-77, Gurugram, which is then connected to NH-48, which makes a clear & feasibly connected approach to the Project.



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AREA STATEMENT

Area statement in case of group housing project			
S.N.	**Descriptions**	**For project**	
		Acre	**Sq.mtr.**
1	Total area	9.2453 acre	37414.4015 sq.mtr.
2	Ground coverage (maximum 35%)	1.2603 acre	5100.2531 sq.mtr.
3	Area under green (minimum 15%)	1.4267 acre	5773.6500 sq.mtr.
4	Area under commercial use (maximum 0.5%)	0.0462 acre	186.9648 sq.mtr.
5	FAR for group housing (1.75 general - TOD 3.5) saleable floor area	16.3949 acre	66347.8060 sq.mtr.
6	FAR for commercial component (1.75 - general and in case of TOD 3.5) saleable floor area commercial	0.0462 acre	186.9648 sq.mtr.
7	Area to be transferred to goverment for circulation roads(free of cost)	0.00 acre	0.00 sq.mtr

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