

THE HARYANA REAL ESTATE REGULATORY

AUTHORITY, GURUGRAM

PROJECT REPORT

PROJECT- "THE ORYZA"

(GROUP HOUSING COLONY)

SITUATED IN THE REVENUE ESTATE OF VILLAGE HARSARU,

SECTOR 88A, GURUGRAM MANESAR URBAN COMPLEX

DEVELOPED BY - M/S AURA BUILDERS & DEVELOPERS

PVT. LTD.

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INTRODUCTION :-

THE ORYZA

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The Oryza is a residential project designed for Sector -88A, Gurugram, Haryana.

This magnificent landmark project is the epitome of comfort, style, and exclusivity, offering an exceptional living experience like no other. This luxurious gated community boasts trendsetting and modern apartments that are designed to meet your every expectation. Whether you're looking for a cozy space to call home or a grand living area for entertainment, The Oryza has something for everyone.

Group Housing Project " THE ORYZA", on the land parcel admeasuring 4.6545 Acres situated in Sector -88A, Gurugram, Haryana.

Project THE ORYZA has good connectivity from Northern Peripheral Road (NPR) & Dwarka Expressway and it is situated in strategical location.

STATUS OF STATUARY APPROVAL'S :-

2

Sr: No.	DOCUMENTS	APPROVAL NO.	DATE OF APPROVAL
1	LICENSE	98 OF 2025	13/06/2025
2	ZONING PLAN	DRG No. DTCP 11176	16/06/2025
3	BUILDING PLAN	ZP-2195/SD(RD)/ 2026/2582	21/01/2026
4	AAI	AAI/RHQ/NR/ATM/NOC/2025/1098/365 5-58	03/09/2025
5	ENVIRONMENT CLEARANCE	APPLIED	30/01/2025
6	FIRE SCHEME APPROVAL	APPLIED	07/02/2026
7	SERVICE ESTIMATES AND PLANS	APPLIED	02/02/2026
8	FOREST NOC	Reference No. (SRN):- TTR-GB4-UYV5	17/04/2025
9	WATER ASSURANCE	I/10234/2025	14/11/2025
10	SWERAGE ASSURANCE	GMDA/SEW/2025/852	13/11/2025
11	STROM DRANGE ASSURANCE	GMDA/DRAINAGE/2025/528	14/11/2025
12	HUDA CONSTRUCTION	GMDA/SEW/2025/853	13/11/2025
13	ELECTRICAL LOAD AVAIBILITY	Memo No. 3997	08/07/2025
14	PHASING LETTER	ZP-2195/SD(RD)/2025/38116	30/09/2025
15	NATURAL CONSERVATION ZONE NOC	PROJECT IS NOT FALLING IN NCZ	
16	FOREST LAND DIVERSION	THE PROJECT IS NOT FALLING IN FOREST LAND.	
17	TREE CUTTING PERMISSION	THERE ARE NO EXISTING TREES ON THE AFORESAID LAND HENCE NO PERMISSION IS REQUIRED	

PROJECT INVENTORY AND FINANCIAL DETAILS :-

Sr. No.	Type	Carpet Area		Total No of Apartment	Total Area of Apartment (Sq. Fit.)	Estimated Sales Price (Lakhs)
		Sq. Mts	Sq. Fit			
1	2 BHK	84.32	907.62	8	7260.96	2637.531
2	3 BHK (TYPE 1)	121.98	1312.99	80	105039.42	38155.36
3	3 BHK (TYPE 2)	105.7	1137.75	172	195693.83	71085.39
4	3 BHK + SERVICE PERSONNEL UNIT	126.06	1356.91	84	113980.43	41403.16
Total				344	421974.64	153281.4

ESTIMATED COST OF PROJECT AND INCURRED COST
(LAKHS) :-

Sr: No.	Head	(Total Estimated)	(Incurred)	(To be incurred)
		Amount (Rs in Lakhs)	Amount (Rs in Lakhs)	Amount (Rs in Lakhs)
1	Land Cost	44,133.84	31,511.54	12,622.30
2	EDC	3,960.47	495.56	3,464.91
3	IDC	374.04	374.04	0.00
4	Construction Cost	61,781.09	0.00	61,781.09
5	IDW Cost	3,691.23	0.00	3,691.23
6	Other Cost	18,255.92	2,124.57	16,131.35
7	Total	1,32,196.6	34,505.71	97,690.89

ESTIMATED INTERNAL DEVELOPMENT COST- (LAKHS) :-

(5)

Sr. No.	Particulars	Estimated Expenditure
1	Internal Roads and Pavements	147.00
2	Water Supply system	650.00
3	Storm Water drainage	195.00
4	Sewerage system	185.00
5	Street Lighting	25.00
6	Playgrounds and Parks	15.11
7	Electricity supply system	750.00
8	Security and firefighting	912.37
9	Renewable energy system	122.50
10	STP	125.00
11	Underground water tank	286.00
10	Rainwater harvesting	83.25
12	Electrical sub station	195.00
Total		3691.23

Statement of quarterly estimated expenditure (Project -" THE ORYZA", Sector-88A, Gurugram(Amount in lakhs)

Items of expenditure Quarter	Land cost expenditure	Internal development works	Cost of construction of Towers, Shop &	Others cost inclusive EDC & IDC	Total expenditure during the quarter	Cumulative cost
	-1	2	3	5	6	10
Up to date of submission of application for registration	31511.54	-		2,994.17	34,505.71	34,505.71
Jan-26 to March-26	474.345	-		284.56	758.90	35,264.61
April-26 to June-26	474.345	-		284.56	758.90	36,023.52
July-26 to Sep-26	474.345	-		284.56	758.90	36,782.42
Oct-26 to Dec-26	474.345	-	857.784	284.56	1,616.69	38,399.11
Jan-27 to March-27	474.345		857.784	284.56	1,616.69	40,015.80
April-27 to June-27	474.345	20.55	857.784	684.56	2,037.24	42,053.03
July-27 to Sep-27	474.345	20.55	1380.807	684.56	2,560.26	44,613.29
Oct-27 to Dec-27	474.345	106.02	1380.807	684.56	2,645.73	47,259.02
Jan-28 to March-28	474.345	174.8111	1809.699	684.56	3,143.41	50,402.44
April-28 to June-28	474.345	174.8111	1809.699	684.56	3,143.41	53,545.85
July-28 to Sep-28	474.345	184.5611	2402.663	684.56	3,746.13	57,291.98
Oct-28 to Dec-28	474.345	270.0295	2465.417	684.56	3,894.35	61,186.33
Jan-29 to March-29	274.345	329.0722	4021.949	684.56	5,309.92	66,496.25
April-29 to June-29	374.345	348.5722	4021.949	684.56	5,429.42	71,925.68
July-29 to Sep-29	374.345	348.5722	4021.949	684.56	5,429.42	77,355.10
Oct-29 to Dec-29	374.345	369.1222	4021.949	684.56	5,449.97	82,805.08
Jan-30 to March-30	374.345	369.1222	4639.76	684.56	6,067.79	88,872.86
April-30 to June-30	374.345	369.1222	4639.76	684.56	6,067.79	94,940.65
July-30 to Sep-30	374.345	369.1222	3485.494	684.56	4,913.52	99,854.17
Oct-30 to Dec-30	374.345	198.1855	3485.494	684.56	4,742.58	104,596.75
Jan-31 to March-31	374.345	39.01	2713.23	684.56	3,811.14	108,407.89
April-31 to June-31	374.345	-	2713.23	684.56	3,772.13	112,180.03
July-31 to Sep-31	374.345	-	1390.075	684.56	2,448.98	114,629.01
Oct-31 to Dec-31	374.345	-	1390.075	684.56	2,448.98	117,077.98
Jan-32 to March-32	374.345	-	617.811	684.56	1,676.71	118,754.70
April-32 to June-32	374.345	-	617.811	684.56	1,676.71	120,431.41
July-32 to Sep-32	374.345	-	1235.622	684.56	2,294.53	122,725.94
Oct-32 to Dec-32	374.345	-	1235.622	684.56	2,294.53	125,020.46
Jan-33 to March-33	374.345	-	1853.433	684.56	2,912.34	127,932.80
April-33 to June-33	374.345	-	1853.433	684.56	2,912.34	130,845.14
July-33 to Sep-33	274.345	-		284.56	558.90	131,404.04
Oct-33 to Dec-33	17.6			774.95	792.55	132,196.59
Total	44133.84	3691.23	61781.09	22590.43	132196.59	

**QUATERLY FUND FLOW STATEMENT - (Project - "THE ORYZA", Sector-88A,
Gurugram(Amount in lakhs)**

Items of Sources of funds Quarter	Sale proceeds	Temporarily funding /loan disbursement from other sources	Loans disbursement from Banks & Financial Institutions	Others (Equity etc.)	Total estimated available funds during the quarter	Cumulative availability of funds
Up to date of submission of application for registration	-	-	-	35,000.00	35,000.00	35,000.00
Jan-26 to March-26	7,712.33	-	-	2,000.00	9,712.33	44,712.33
April-26 to June-26	7,712.33	-	-	2,000.00	9,712.33	54,424.66
July-26 to Sep-26	7,712.33	-	-	2,000.00	9,712.33	64,136.99
Oct-26 to Dec-26	3,712.33	-	-		3,712.33	67,849.32
Jan-27 to March-27	3,712.33	-	-		3,712.33	71,561.65
April-27 to June-27	3,712.33	-	-		3,712.33	75,273.98
July-27 to Sep-27	3,712.33	-	-		3,712.33	78,986.31
Oct-27 to Dec-27	3,712.33	-	-		3,712.33	82,698.64
Jan-28 to March-28	3,712.33	-	-		3,712.33	86,410.97
April-28 to June-28	3,712.33	-	-		3,712.33	90,123.30
July-28 to Sep-28	3,712.33	-	-		3,712.33	93,835.63
Oct-28 to Dec-28	3,712.33	-	-		3,712.33	97,547.96
Jan-29 to March-29	3,712.33	-	-		3,712.33	101,260.29
April-29 to June-29	3,712.33	-	-		3,712.33	104,972.62
July-29 to Sep-29	3,712.33	-	-		3,712.33	108,684.95
Oct-29 to Dec-29	3,712.33	-	-		3,712.33	112,397.28
Jan-30 to March-30	3,712.33	-	-		3,712.33	116,109.61
April-30 to June-30	3,712.33	-	-		3,712.33	119,821.94
July-30 to Sep-30	3,712.33	-	-		3,712.33	123,534.27
Oct-30 to Dec-30	3,712.33	-	-		3,712.33	127,246.60
Jan-31 to March-31	3,712.33	-	-		3,712.33	130,958.93
April-31 to June-31	3,712.33	-	-		3,712.33	134,671.26
July-31 to Sep-31	3,712.33	-	-		3,712.33	138,383.59
Oct-31 to Dec-31	3,712.33	-	-		3,712.33	142,095.92
Jan-32 to March-32	3,712.33	-	-		3,712.33	145,808.25
April-32 to June-32	3,712.33	-	-		3,712.33	149,520.58
July-32 to Sep-32	3,712.33	-	-		3,712.33	153,232.91
Oct-32 to Dec-32	3,712.33	-	-		3,712.33	156,945.24
Jan-33 to March-33	3,712.33	-	-		3,712.33	160,657.57
April-33 to June-33	10,627.40	-	-		10,627.40	171,284.97
July-33 to Sep-33	10,627.40	-	-		10,627.40	181,912.37
Oct-33 to Dec-33	12,369.00	-	-	-41,000.00	-28,631.00	153,281.37
Total	153,281.37	-	-	-	153,281.37	

CASH FLOW STATEMENT - PROJECT - "THE ORYZA"				
Particulars Quarter	Total estimated expenditure during the quarter	Total estimated fund availability during the quarter	Net cash flow during the quarter	Cumulative cash flow till end of the quarter
Up to date of submission of application for registration	34,505.71	35,000.00	494.29	494.29
Jan-26 to March-26	758.90	9,712.33	9,447.72	9,942.01
April-26 to June-26	758.90	9,712.33	18,401.14	28,343.15
July-26 to Sep-26	758.90	9,712.33	27,354.57	55,697.72
Oct-26 to Dec-26	1,616.69	3,712.33	29,450.21	85,147.93
Jan-27 to March-27	1,616.69	3,712.33	31,545.85	116,693.79
April-27 to June-27	2,037.24	3,712.33	33,220.95	149,914.73
July-27 to Sep-27	2,560.26	3,712.33	34,373.02	184,287.75
Oct-27 to Dec-27	2,645.73	3,712.33	35,439.62	219,727.37
Jan-28 to March-28	3,143.41	3,712.33	36,008.53	255,735.90
April-28 to June-28	3,143.41	3,712.33	36,577.45	292,313.35
July-28 to Sep-28	3,746.13	3,712.33	36,543.65	328,857.01
Oct-28 to Dec-28	3,894.35	3,712.33	36,361.63	365,218.64
Jan-29 to March-29	5,309.92	3,712.33	34,764.04	399,982.68
April-29 to June-29	5,429.42	3,712.33	33,046.94	433,029.62
July-29 to Sep-29	5,429.42	3,712.33	31,329.85	464,359.47
Oct-29 to Dec-29	5,449.97	3,712.33	29,592.20	493,951.67
Jan-30 to March-30	6,067.79	3,712.33	27,236.75	521,188.42
April-30 to June-30	6,067.79	3,712.33	24,881.29	546,069.71
July-30 to Sep-30	4,913.52	3,712.33	23,680.10	569,749.82
Oct-30 to Dec-30	4,742.58	3,712.33	22,649.85	592,399.67
Jan-31 to March-31	3,811.14	3,712.33	22,551.04	614,950.70
April-31 to June-31	3,772.13	3,712.33	22,491.23	637,441.94
July-31 to Sep-31	2,448.98	3,712.33	23,754.58	661,196.52
Oct-31 to Dec-31	2,448.98	3,712.33	25,017.94	686,214.46
Jan-32 to March-32	1,676.71	3,712.33	27,053.55	713,268.01
April-32 to June-32	1,676.71	3,712.33	29,089.17	742,357.18
July-32 to Sep-32	2,294.53	3,712.33	30,506.97	772,864.15
Oct-32 to Dec-32	2,294.53	3,712.33	31,924.78	804,788.92
Jan-33 to March-33	2,912.34	3,712.33	32,724.77	837,513.69
April-33 to June-33	2,912.34	10,627.40	40,439.83	877,953.53
July-33 to Sep-33	558.90	10,627.40	50,508.33	928,461.85
Oct-33 to Dec-33	792.55	-28,631.00	21,084.78	949,546.63
Total	132,196.59	153,281.37		

Quarterly Schedule of Construction and Progress Chart of Tower-A (PROJECT - THE ORYZA, Sector-88A, Gurugram)(Amount in lakhs)

Particulars	Estimated Cost	Encurred Till	Balance Cost	Jan'26 - Mar'26	Apr'26 - Jun'26	Jul'26 - Sep'26	Oct'26 - Dec'26	Jan'27 - Mar'27	Apr'27 - Jun'27	Jul'27 - Sep'27	Oct'27 - Dec'27	Jan'28 - Mar'28	Apr'28 - Jun'28	Jul'28 - Sep'28	Oct'28 - Dec'28	Jan'29 - Mar'29	Apr'29 - Jun'29	Jul'29 - Sep'29	Oct'29 - Dec'29	Jan'30 - Mar'30	Apr'30 - Jun'30	Jul'30 - Sep'30	Oct'30 - Dec'30	Jan'31 - Mar'31	Apr'31 - Jun'31	Jul'31 - Sep'31	Oct'31 - Dec'31	Jan'32 - Mar'32	Apr'32 - Jun'32	Jul'32 - Sep'32	Oct'32 - Dec'32	Jan'33 - Mar'33	Apr'33 - Jun'33	Jul'33 - Sep'33	Oct'33 - Dec'33	Total
Sub	4288.92	0.00	4288.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4288.92
Structure	11542.66	0.00	11542.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11542.66
MEP	7196.18	0.00	7196.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7196.18
Finishing Work	5756.94	0.00	5756.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5756.94
Total	28784.00	0.00	28784.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28784.00
Particulars	Estimated Cost	Encurred Till	Balance Cost	Jan'26 - Mar'26	Apr'26 - Jun'26	Jul'26 - Sep'26	Oct'26 - Dec'26	Jan'27 - Mar'27	Apr'27 - Jun'27	Jul'27 - Sep'27	Oct'27 - Dec'27	Jan'28 - Mar'28	Apr'28 - Jun'28	Jul'28 - Sep'28	Oct'28 - Dec'28	Jan'29 - Mar'29	Apr'29 - Jun'29	Jul'29 - Sep'29	Oct'29 - Dec'29	Jan'30 - Mar'30	Apr'30 - Jun'30	Jul'30 - Sep'30	Oct'30 - Dec'30	Jan'31 - Mar'31	Apr'31 - Jun'31	Jul'31 - Sep'31	Oct'31 - Dec'31	Jan'32 - Mar'32	Apr'32 - Jun'32	Jul'32 - Sep'32	Oct'32 - Dec'32	Jan'33 - Mar'33	Apr'33 - Jun'33	Jul'33 - Sep'33	Oct'33 - Dec'33	Total
Sub	4288.92	0.00	4288.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4288.92
Structure	11542.66	0.00	11542.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11542.66
MEP	7196.18	0.00	7196.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7196.18
Finishing Work	5756.94	0.00	5756.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5756.94
Total	28784.00	0.00	28784.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28784.00

Quarterly Schedule of Construction and Progress Chart of Tower-B (PROJECT - THE ORYZA, Sector-88A, Gurugram(Amount in lakhs)

Particulars	Estimated Cost	Incurred Till	Balance Cost	Jan'26 - Mar'26	Apr'26 - Jun'26	Jul'26 - Sep'26	Oct'26 - Dec'26	Jan'27 - Mar'27	Apr'27 - Jun'27	Jul'27 - Sep'27	Oct'27 - Dec'27	Jan'28 - Mar'28	Apr'28 - Jun'28	Jul'28 - Sep'28	Oct'28 - Dec'28	Jan'29 - Mar'29	Apr'29 - Jun'29	Jul'29 - Sep'29	Oct'29 - Dec'29	Jan'30 - Mar'30	Apr'30 - Jun'30	Jul'30 - Sep'30	Oct'30 - Dec'30	Jan'31 - Mar'31	Apr'31 - Jun'31	Jul'31 - Sep'31	Oct'31 - Dec'31	Jan'32 - Mar'32	Apr'32 - Jun'32	Jul'32 - Sep'32	Oct'32 - Dec'32	Jan'33 - Mar'33	Apr'33 - Jun'33	Jul'33 - Sep'33	Oct'33 - Dec'33	total																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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Structure	4288.52	0.00	4288.52	0.00	0.00	0.00	0.00	428.89	428.89	643.34	643.34	857.78	857.78	1154.27	1154.27	1384.27	1384.27	1154.27	1154.27	2154.27	2154.27	577.13	577.13	359.81	359.81	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	4288.92																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Super	11542.66	0.00	11542.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11542.66																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
M&P	7196.18	0.00	7196.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7196.18																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Finishing	5756.94	0.00	5756.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5756.94																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Work	28784.70	0.00	28784.70	0.00	0.00	0.00	0.00	428.89	428.89	643.34	643.34	857.78	857.78	1154.27	1154.27	1384.27	1384.27	1154.27	1154.27	2154.27	2154.27	577.13	577.13	359.81	359.81	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.85	287.8

Quarterly Schedule of Construction and Progress Chart of club (PROJECT - THE ORYZA, Sector-88A, Gurugram(Amount in lakhs)

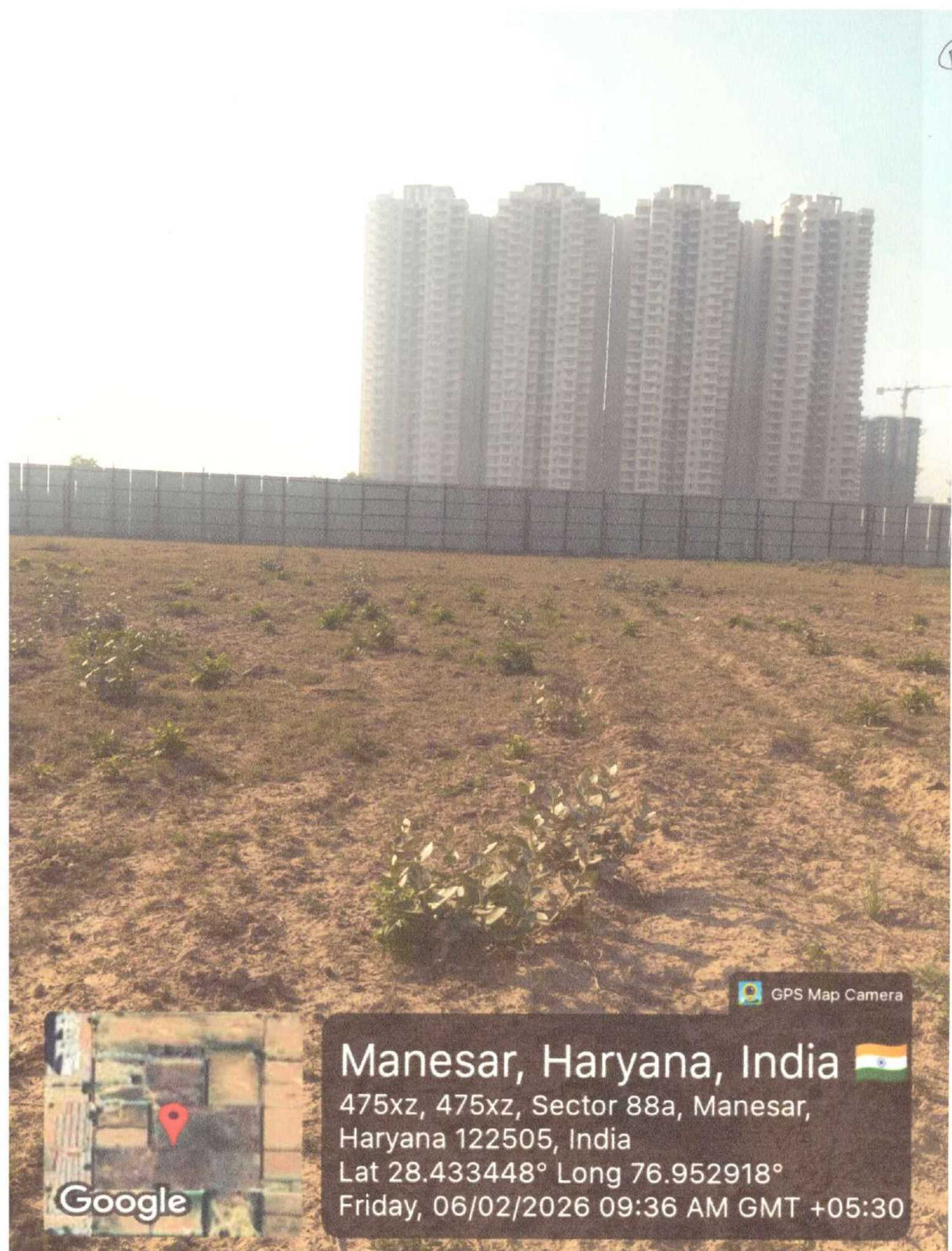
Quarterly Schedule of Construction and Progress Chart of C-100 (Project - C-884, Sector-884, Gurugram (in lakhs))																																						
Particulars	Estimated Cost	Incurred Till	Balance Cost	Jan'26 - Mar'26	Apr'26 - Jun'26	Jul'26 - Sep'26	Oct'26 - Dec'26	Jan'27 - Mar'27	Apr'27 - Jun'27	Jul'27 - Sep'27	Oct'27 - Dec'27	Jan'28 - Mar'28	Apr'28 - Jun'28	Jul'28 - Sep'28	Oct'28 - Dec'28	Jan'29 - Mar'29	Apr'29 - Jun'29	Jul'29 - Sep'29	Oct'29 - Dec'29	Jan'30 - Mar'30	Apr'30 - Jun'30	Jul'30 - Sep'30	Oct'30 - Dec'30	Jan'31 - Mar'31	Apr'31 - Jun'31	Jul'31 - Sep'31	Oct'31 - Dec'31	Jan'32 - Mar'32	Apr'32 - Jun'32	Jul'32 - Sep'32	Oct'32 - Dec'32	Jan'33 - Mar'33	Apr'33 - Jun'33	Jul'33 - Sep'33	Oct'33 - Dec'33	Total		
Sub	627.54	0.00	627.54	0.00	0.00	0.00	0.00	94.13	94.13	94.13	94.13	94.13	0.00	0.00	156.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	627.54		
Super	1688.89	0.00	1688.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	105.29	1688.89		
M&P	1052.92	0.00	1052.92													168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	1052.92		
Financing																																						
Work	842.34	0.00	842.34													168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	168.89	842.34		
Total	4211.69	0.00	4211.69	0.00	0.00	0.00	0.00	94.13	94.13	94.13	94.13	94.13	0.00	0.00	156.89	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	274.18	4211.69		
Particulars																																						
Sub																																						
Structure	627.54	0.00	627.54																																			
Super	1688.89	0.00	1688.89																																			
M&P	1052.92	0.00	1052.92																																			
Financing																																						
Work	842.34	0.00	842.34																																			
Total	4211.69	0.00	4211.69	0%	0%	0%	0%	15%	15%	15%	15%	15%	15%	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	100%		
Sub																																						
Structure	627.54	0.00	627.54																																			
Super	1688.89	0.00	1688.89																																			
M&P	1052.92	0.00	1052.92																																			
Financing																																						
Work	842.34	0.00	842.34																																			
Total	4211.69	0.00	4211.69	0%	0%	0%	0%	15%	15%	15%	15%	15%	15%	0%	0%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	100%		

(11)

Internal Development Work -ProgressChart- PROJECT - "THE ORYZA" , Sector-88A, Gurugram(Amount in lakhs)

Sr No	Particulars	Estimated Expenditure in Lakhs	Oct 25 - Dec 25	Jan 26 - Mar 26	Apr 26 - Jun 26	Jul 26 - Sept 26	Oct 26 - Dec 26	Jan 27 - Mar 27	Apr 27 - Jun 27	Jul 27 - Sept 27	Oct 27 - Dec 27	Jan 28 - Mar 28	Apr 28 - Jun 28	Jul 28 - Sept 28	Oct 28 - Dec 28	Jan 29 - Mar 29	Apr 29 - Jun 29	Jul 29 - Sept 29	Oct 29 - Dec 29	Jan 30 - Mar 30	Apr 30 - Jun 30	Jul 30 - Sept 30	Oct 30 - Dec 30	Jan 31 - Mar 31	Apr 31 - Jun 31	Jul 31 - Sept 31	Oct 31 - Dec 31	Jan 32 - Mar 32	Apr 32 - Jun 32	Jul 32 - Sept 32	Oct 32 - Dec 32	Jan 33 - Mar 33	Apr 33 - Jun 33	Jul 33 - Sept 33	Oct 33 - Dec 33	
1	Interest on Short Term Loans	147.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
2	Interest on Fixed Deposits	650.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
3	Interest on Bank Loans	195.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
4	Interest on Government Securities	185.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
5	Interest on Bonds	25.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
6	Interest on Deposits	15.11	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
7	Interest on Loans	750.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
8	Interest on Deposits	912.37	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
9	Interest on Loans	122.50	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
10	Interest on Deposits	286.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
11	Interest on Loans	81.25	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
12	Interest on Deposits	120.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
13	Interest on Loans	140.00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
		3651.22	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Ⓐ



GPS Map Camera



Manesar, Haryana, India



475xz, 475xz, Sector 88a, Manesar,
Haryana 122505, India

Lat 28.433448° Long 76.952918°

Friday, 06/02/2026 09:36 AM GMT +05:30

15



GPS Map Camera

Manesar, Haryana, India 

124, Harsaru, Sector 88a, Manesar,
Haryana 122505, India

Lat 28.43273° Long 76.952962°

Friday, 06/02/2026 09:34 AM GMT +05:30



 GPS Map Camera

Manesar, Haryana, India 

475xz, 475xz, Sector 88a, Manesar, Haryana
122505, India

Lat 28.433342° Long 76.952645°

Friday, 06/02/2026 09:37 AM GMT +05:30

New Project RERA Registration No. _____
Website: <https://haryanarera.gov.in/>

THE ORYZA

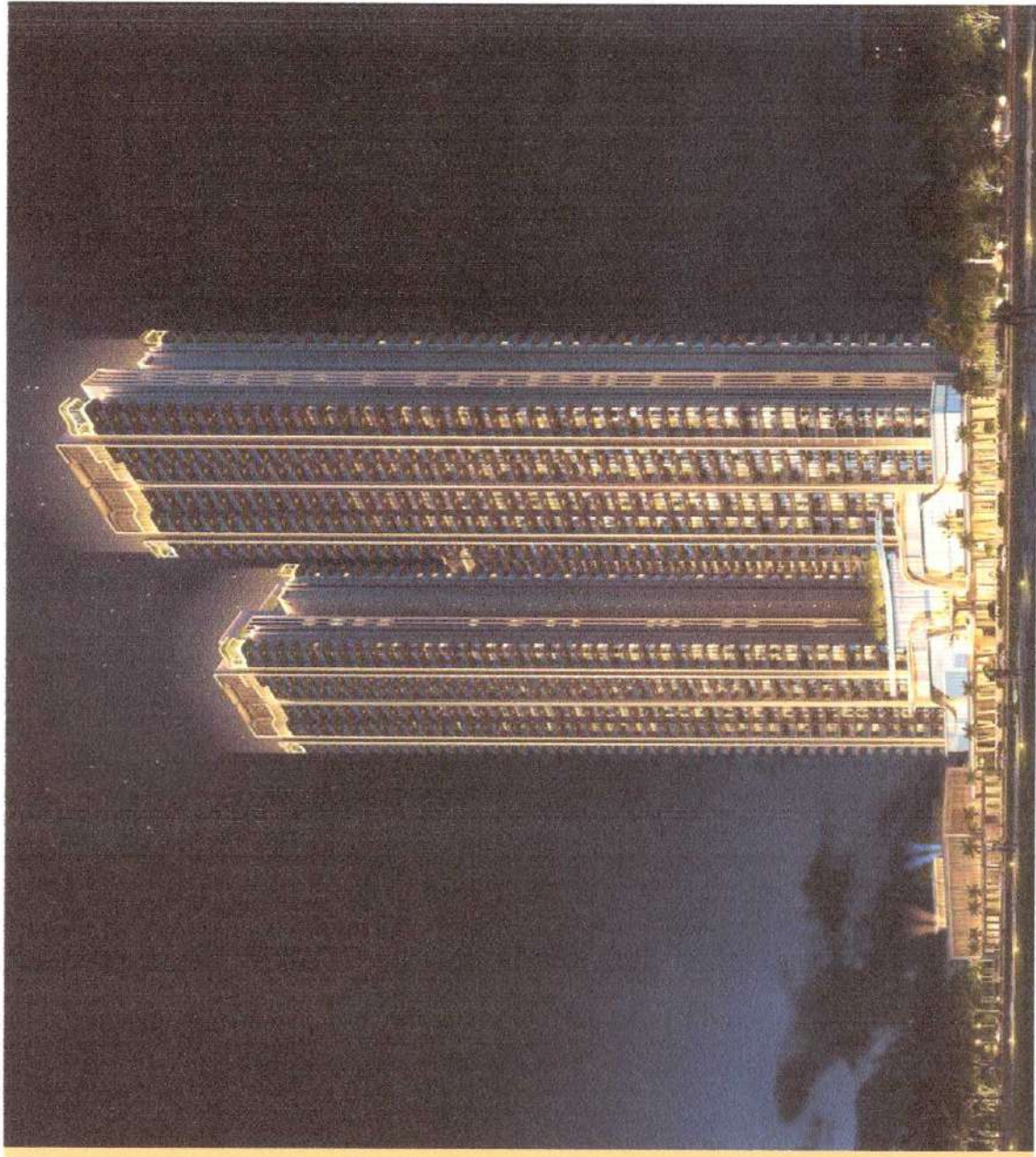
by



AURA BUILDERS & DEVELOPERS PVT. LTD.

Corporate Office at : 6TH Floor, Tower - 1, M3M International Financial Center,
Golf Course Extension Road, Sector - 66, Gurugram, Haryana -122001.

THE ORYZA



LOCATION

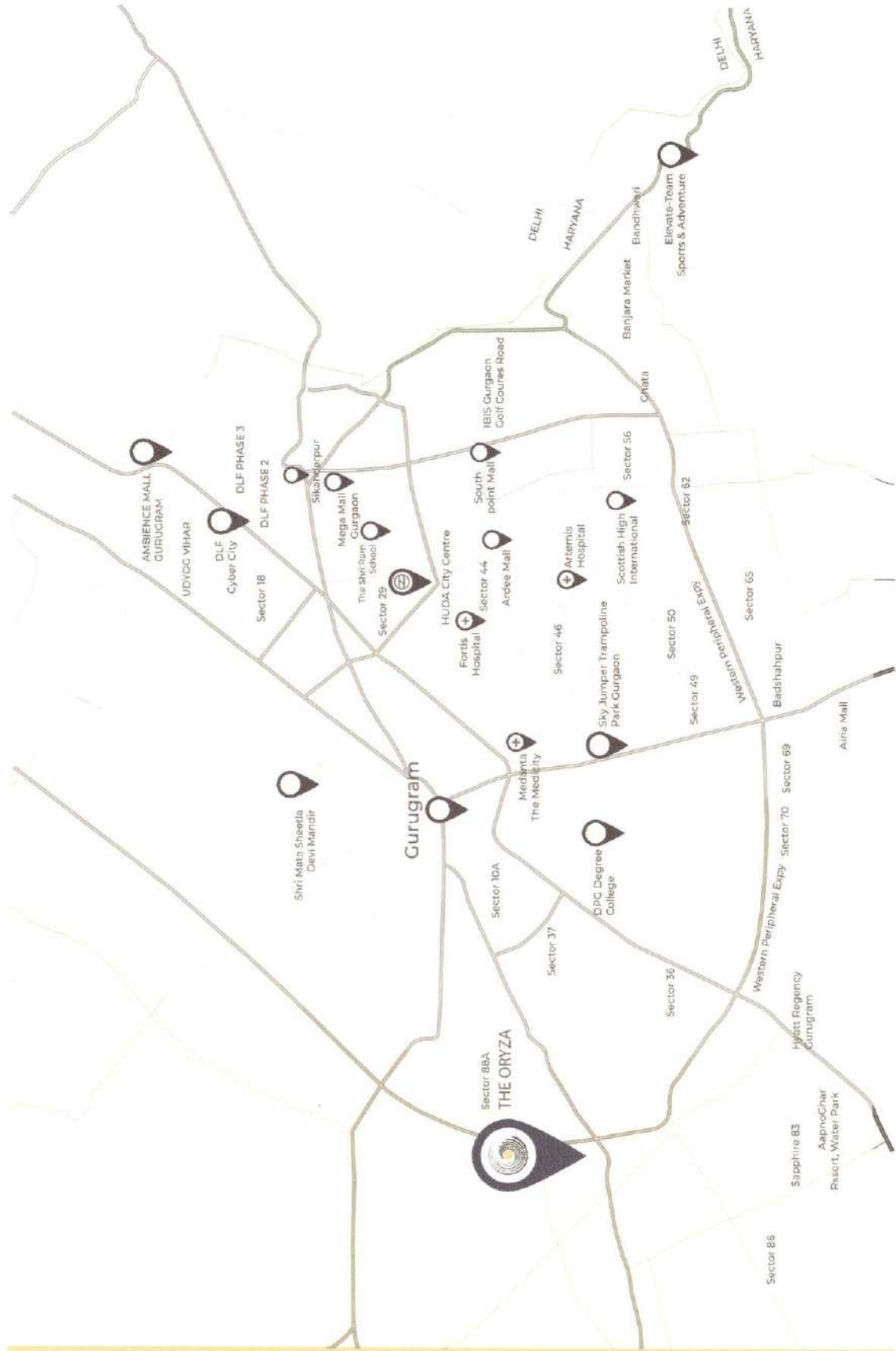
The Oryza is located on Dwarka Expressway, Sector 88A, Gurugram - a sought after destination of Delhi NCR.

Just 5 Mins
from Global City

15 Mins
from Yashobhumi

15 Mins
from SPR

25 Mins
from IGI Airport



OVERVIEW

Envisioned as a striking architectural landmark, The Oryza brings together sophisticated luxurious design, contemporary aesthetics, and world-class craftsmanship. It offers 2, 3 and 3.5 BHK residences that ensure exclusivity and privacy. With its soaring elevation and meticulously crafted façade, it will emerge as a defining icon on Gurugram's skyline.





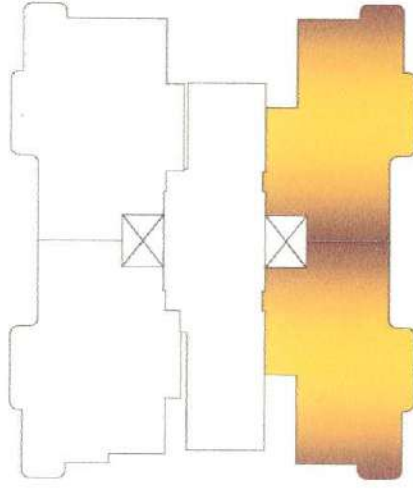
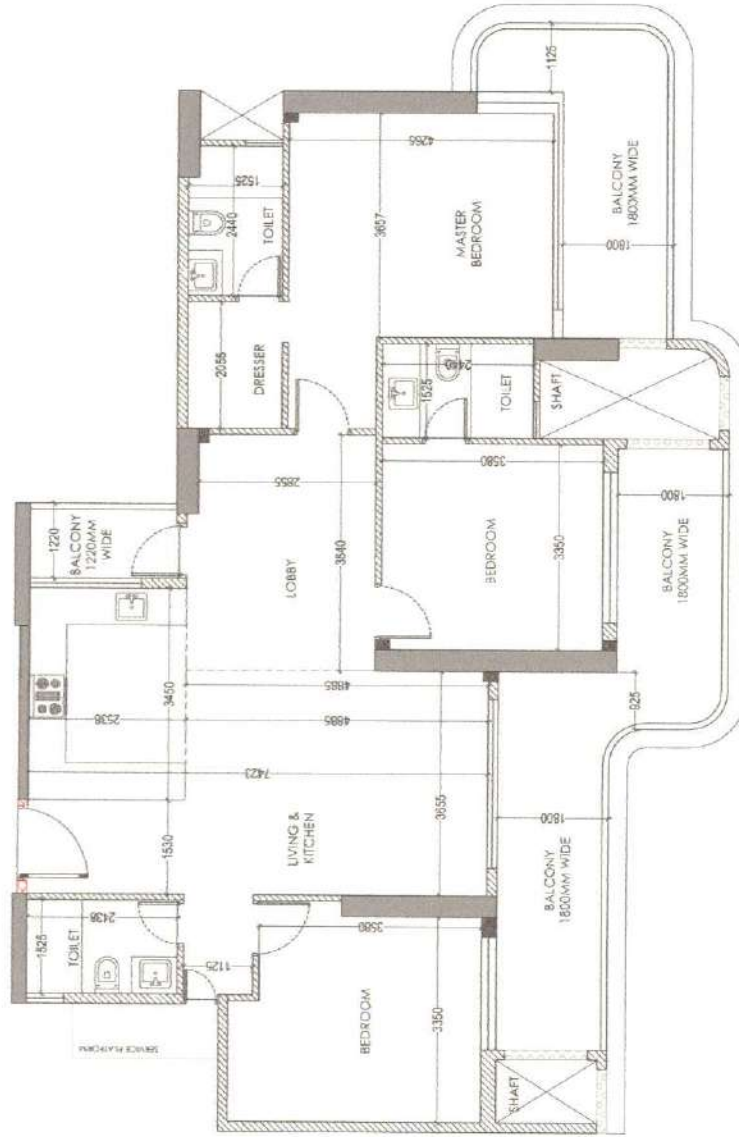
ABOUT ORIGIN REALTY

Origin Realty is a new-generation real estate developer built on the belief that homes should be planned around people. With a sharp focus on design, its projects blend understated luxury with thoughtful architecture. By placing human experience at the centre, Origin Realty is setting out to redefine how modern real estate is imagined and lived in.

[illegible]

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TOWER A - 3BHK TYPE 2

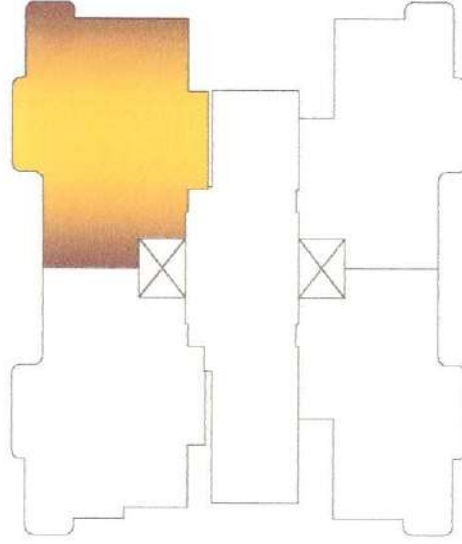
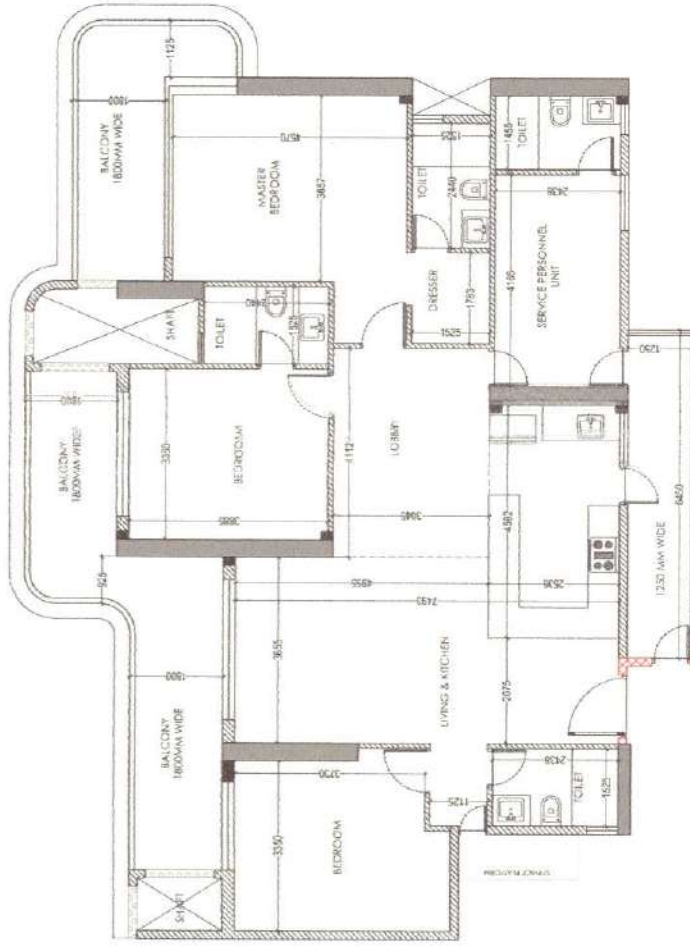


3BHK TYPE 2

CARPET AREA = 105.70 Sq.m
BALCONY AREA = 33.08 Sq.m

* Disclaimer - The images, renderings & other details displayed are for representational purposes only and constitute an artist's impression.
The final product may vary from the representations shown here.

TOWER A - 3BHK + SERVICE
PERSONNEL UNIT

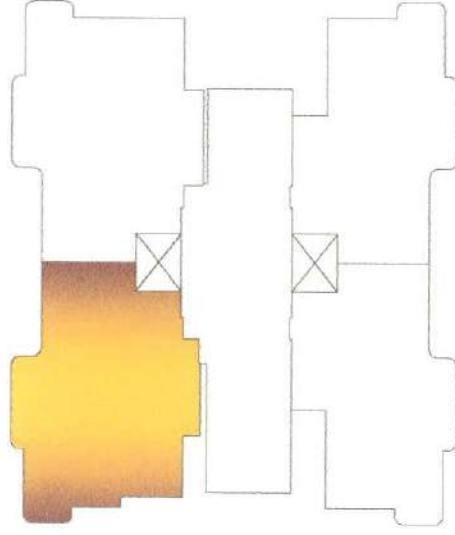
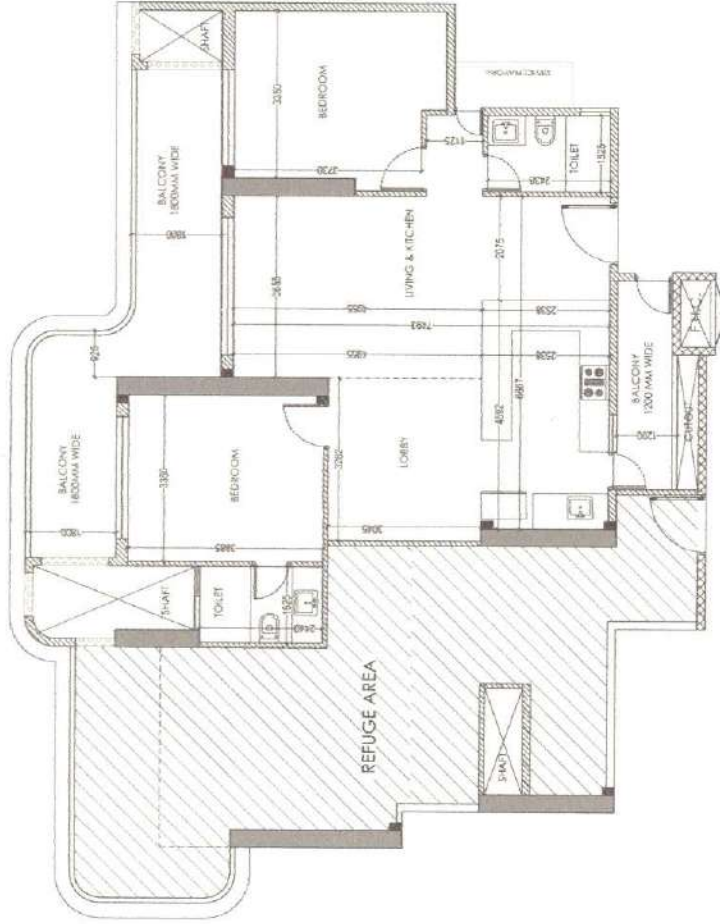


3BHK + SERVICE
PERSONNEL UNIT

CARPET AREA=126.06 Sq.m
BALCONY AREA = 39.26 Sq.m

* Disclaimer - The images, renderings & other details displayed are for representational purposes only and constitute an artist's impression.
The final product may vary from the representations shown here.

TOWER A - 2BHK (15TH, 24TH, 32ND & 41ST FLOOR)



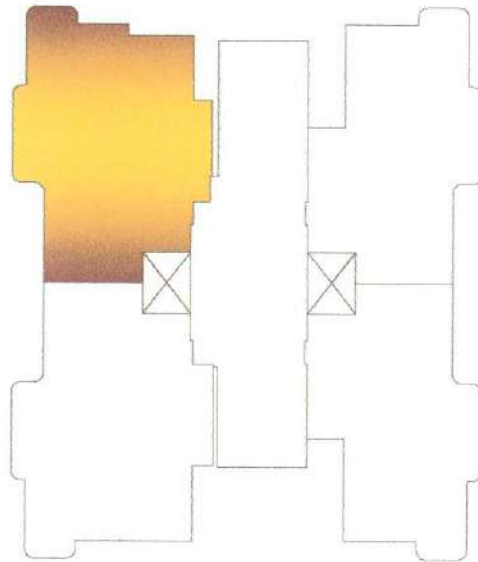
2BHK

CARPET AREA=84.32 Sq.m
BALCONY AREA = 24.93 Sq.m

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This detailed floor plan shows a three-bedroom apartment with the following features and dimensions:

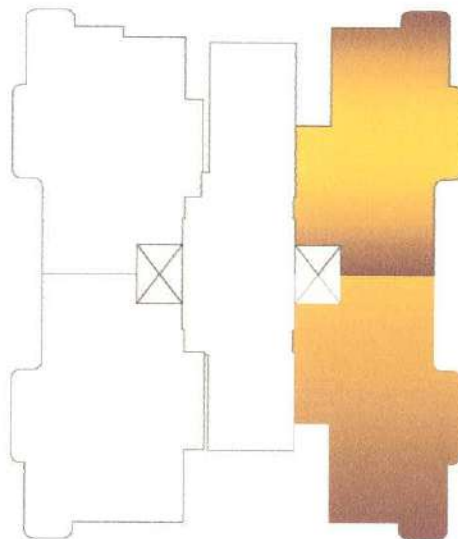
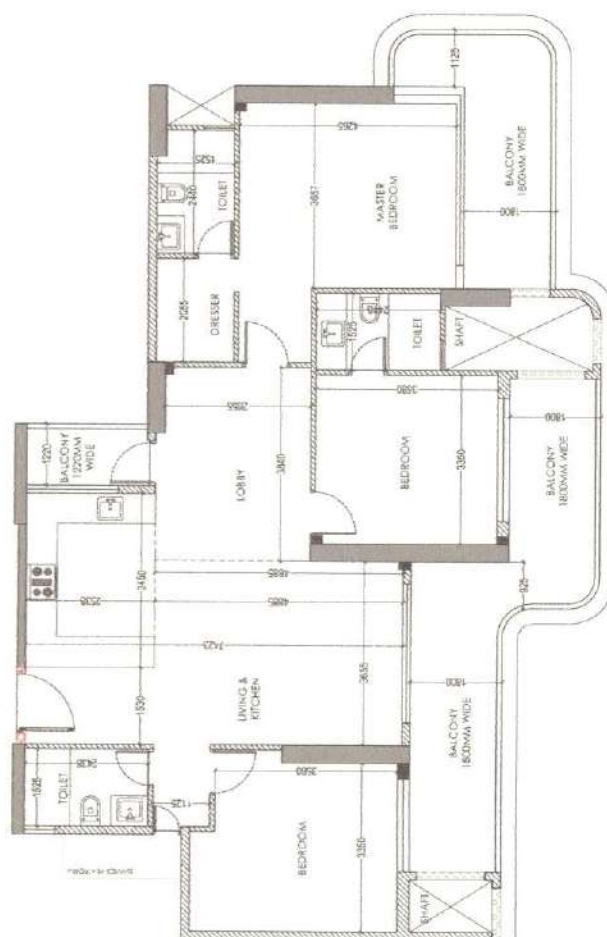
- Bedrooms:** Three bedrooms are located on the left side of the plan. The top bedroom is 3350mm wide and includes an attached balcony (1800mm wide) and a closet (1125mm). The middle bedroom is 3350mm wide and includes an attached balcony (1800mm wide) and a closet (1125mm). The bottom bedroom is 3350mm wide and includes an attached balcony (1800mm wide) and a closet (1125mm).
- Bathrooms:** There are two full bathrooms, each containing a toilet, sink, and bathtub. One bathroom is located between the top and middle bedrooms, and the other is located between the middle and bottom bedrooms.
- Living & Kitchen:** The living and kitchen area is located on the right side of the plan. It includes a living area (2075mm wide) and a kitchen (2075mm wide) with a sink, stove, and refrigerator. A utility area (2075mm wide) is also located adjacent to the kitchen.
- Hallways and Closets:** A central hallway (2075mm wide) provides access to all rooms. There are several closets throughout the plan, including a large closet (1800mm wide) in the top bedroom and a closet (1125mm) in the bottom bedroom.
- Other Features:** The plan includes a central living area (2075mm wide), a kitchen (2075mm wide), a utility area (2075mm wide), and a central hallway (2075mm wide). There are also several closets and a central living area.



3BHK TYPE 1
CARPET AREA=121.98 Sq.m
BALCONY AREA = 38.31 Sq.m

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TOWER B - 3BHK TYPE 2



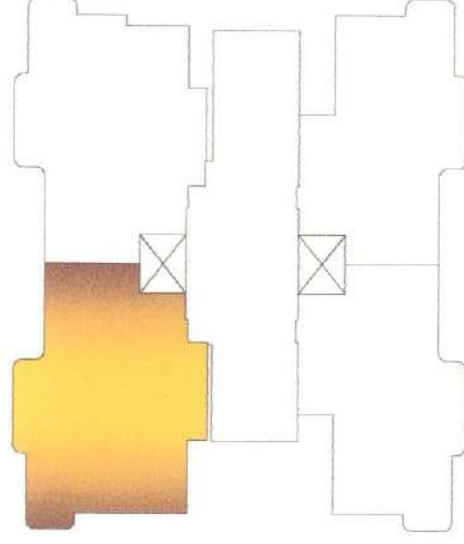
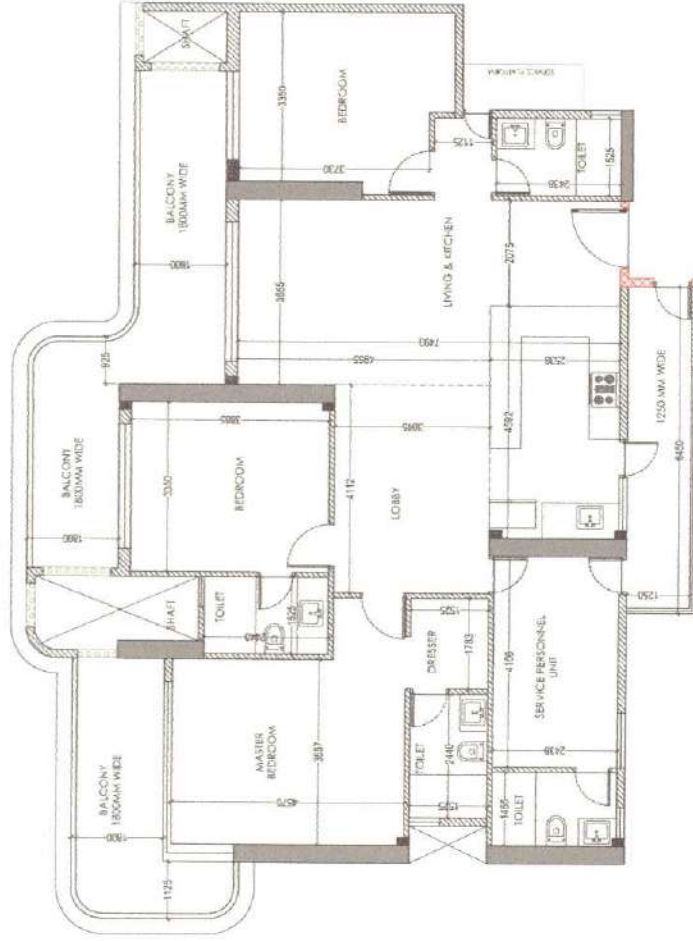
3ВНК TYPE 2

CARPET AREA=105.70 Sq.m

BALCONY AREA = 33.08 Sq.m

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TOWER B - 3BHK + SERVICE PERSONNEL UNIT

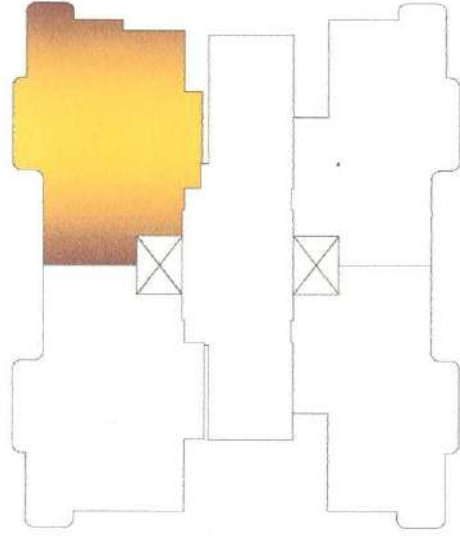
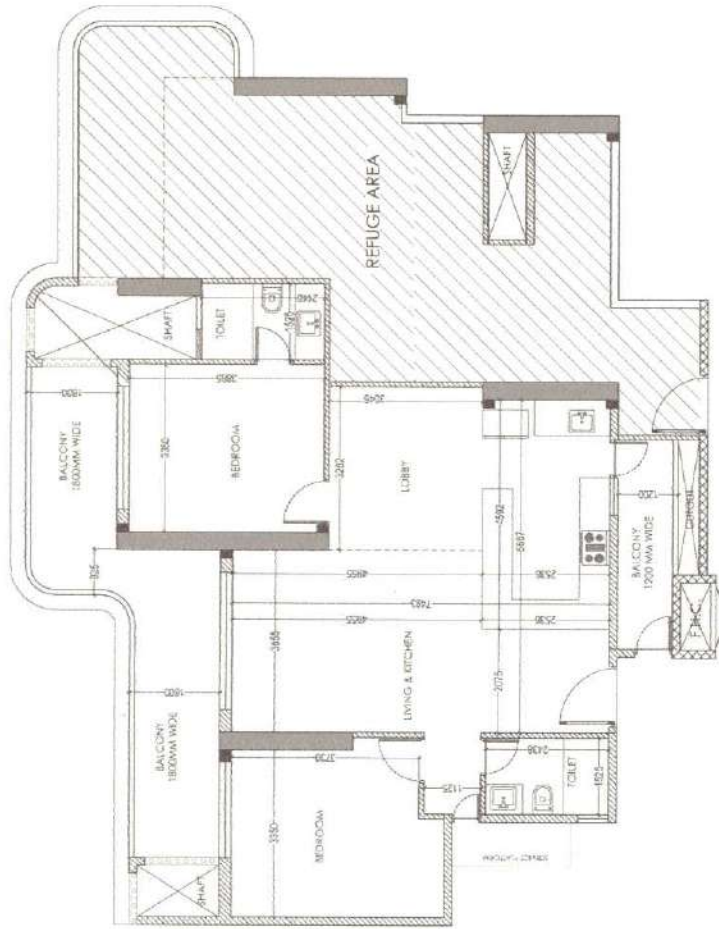


3BHK + SERVICE PERSONNEL UNIT

CARPET AREA=126.06 Sq.m
BALCONY AREA = 39.26 Sq.m

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TOWER B - 2BHK (15TH, 24TH, 32ND & 41ST FLOOR)



2BHK
CARPET AREA=84.32 Sq.m
BALCONY AREA = 24.93 Sq.m

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