

Regional Construction Pvt. Ltd.
11th Floor, Paras Twin Towers, Sector -54, Gurugram
CIN NO. U70102DL2014PTC270765

**DETAILED PROJECT REPORT OF PROPOSED commercial block PROJECT " EKAM
COURTYARD" AT SECTOR-5, SOHNA**

Date: 28/07/2025

HISTORY

M/s Regional Construction Pvt. Ltd. was incorporated on **14th Jan, 2011** vide Registration No. U45203DL2011PTC212558 with Registrar of the Companies, NCT Delhi & Haryana. The Company is promoted by **Mr. Narender Aggarwal & Mr. Yogener Bansal** as director of the company. The registered office of the Company is situated at **Room N. 205, Welcome Plaza, S-551, School Block-2, Shakarpur , Delhi -110092**. The Company was incorporated with following main objects:

- a. Carry on the business of builders, developers, colonizers, town planners, constructors, contractors, brokers, dealers, traders, civil engineers, surveyors, valuers, soil-testers, consultants, designers etc.
- b. Construct, build, execute, carry out, equip, maintain, manage, improve, design, develop, layout infrastructure facilities and public utilities e.t.c.
- c. Apply for tender, purchase any civil contracts and concessions for or in relation to the construction, execution, carry out or improvement of civil works, and of conveniences and to undertake, execute, carry out or dispose of the same.
- d. Purchase, hire any immovable property such as land, buildings, tenements of any tenure and to improve, alter, sub-divide, develop, maintain, turn to account, hold, sell, let, alienate, mortgage, charge or otherwise deal with all or any such land, building and tenements.

The Company is engaged the business of infrastructure facilities. The Company have planned to develop the commercial part admeasuring 0.599 Acres under DDJAY Scheme, issued by The Director, Town & Country Planning Haryana, Chandigarh, for Project "**EKAM COURTYARD**" in Sector-5, Sohna. For this purpose, we shall use our land measuring 0.599 Acres at Sector-5, Sohna, Gurugram. The Company will develop this land for a Commercial Colony under DDJAY Scheme, for Project "**EKAM COURTYARD**" as per norms.

BRIEF PARTICULARS



- | | | |
|----------------------------|-----|---|
| 1. Name of the Company | : | M/s Regional Construction Pvt. Ltd |
| 2. Regd. Office | : | Plot No-7, Basement Local Shopping
Complex B-1, Vasant Kunj, New Delhi-
110070, Delhi |
| | i. | |
| | ii. | |
| 3. Constitution | : | Company |
| 4. Date & Registration No. | : | 14th Jan, 2011 & No.
U45203DL2011PTC212558
with The Registrar of the Companies,
NCT of Delhi & Haryana. |
| 5. Capital Contribution | : | Rs.133.50 Lacs. |
| 6. Land | : | 0.599 Acres |

MANAGEMENT

The Company is being managed by its Board of Directors, consisting of Mr. Narender Aggarwal & Mr. Yogender Bansal.

The Details Bio-Data of Directors are given hereunder

SCOPE OF THE PROJECT

The site is in residential area in Sohna, Sector 5, District – Gurugram, Haryana and ideal from connectivity point of view. This will provide affordable shelters to the common people in urbanized area. Therefore, the project will be best suited to the class of the people, who stay in Sohna , Gurugram and Faridabad for the purpose of their employment and business.

The decision to develop an Affordable Housing project in Sohna 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 Residential area. There are no obstructions of any kind whatsoever and there will no hindrance in construction.

The land is free from all type of encumbrances and falls in residential Sector-5 of Sohna, Gurugram.

SITUATION AND LOCATION

The land is situated in revenue estate, Sohna in the residential area as per the Master plan of Govt. of the Haryana. The location of ideal is being closer to the main city centre and falls on 2Km from Sohna Gurugram expressway. It is much suitable for the construction of commercial



colony Project under DDJAY for reasons like pollution free environment both in terms of air and noise as well as connectivity with other places as mentioned above.

STATUS OF THE LAND

The Company has clear ownership of the land and there are absolutely no disputes over it. The title documents such as Sale Deed, Jamabandi and Intqal are enclosed. We are also enclosing Sizra Plan.

PLANNING OF THE COMMERCIAL COLONY PROJECT

The land is available. The Company is financially sound. The cost of the project will be funded from own sources, advances from the prospective customers, bank loan etc.

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.

Majority of the people don't have their own shelters as the cost is much prohibited. The land in the first instance is not available and if available it is beyond the reach of masses. Therefore, providing shelters to the common men at affordable cost is highly the need of the hour. Though optimizing design, construction cost and time management, the Company will provide decent shelters to the common men at affordable prices benefiting the needy section of the society.

MANAGEMENT AND KEY PERSONAL

The Directors of the Company namely **Mr. Narender Aggarwal & Mr. Yogender Bansal** are well experienced and very comfortable in handling such businesses along with their team.

Mr. Narender Aggarwal

Mr. Narender Aggarwal is dynamic professional with an eye for the company. He is responsible for the management of the Project with great intellect, vision, and excellent leadership qualities, Mr. Aggarwal along with his experienced team would develop the Affordable Housing Project promising great homes with amenities.

Mr. Yogender Bansal



Mr. **Yogender Bansal** gained experience in best business practices and consumer insights through his experience in real estate Companies. He has keen interest in diversifying the business and achieving successful deliveries.

Mr. **Narender Aggarwal** and Mr. **Yogender Bansal** are Board of Directors of the Company. They have an excellent track record of handling such projects with their expertise of having been involved in many prestigious projects and completing numerous residential, plotted colonies and commercial properties. They believe in quality over quantity and is driven towards proving affordable flats to customers which is value for money.

TECHNICAL ASPECTS

(A) KEY PERSONEL

Besides the Partners of the Company, the Company has qualified team of Architects and Engineers and will ensure smooth execution of the Project.

M/s. Midas Touch, is a 5 years old well known architect Company from Mumbai and will look after the development work of the proposed commercial colony project of the Company. This Company has a sound experience of 5 years in architecture. They have handled many such Projects.

From the above, it will be noticed that the Company M/s Regional Construction Pvt. Ltd. is professionally managed with sound techno-commercial dedicated team fully committed and will provide quality houses at affordable prices as per planning and parameters in time. This will be achieved through vast experience employing state of the art techniques optimizing design, cost and time management.

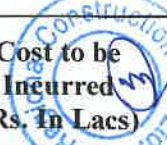
FINANCIAL ARRANGEMENT

The proposed Project will be funded partially through equity share capital & by unsecured loan from associates and advances.

As far as External Development charges and other charges, the Company has planned to pay the same from own sources or through bank/Financial Institutions. However, if there is an option from director, 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 & Partners is very sound. They are having good reputation & contacts in the market. The Partners 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.

S.No.	Nature of Head	Estimated Cost (Rs. In Lacs)	Cost Incurred as on 16-07- 2025 (Rs. in Lacs)	Cost to be Incurred (Rs. In Lacs)



1	Land Cost	70	70	0
2	EDC	47.22	47.22	0
3	IDC	7.38	7.38	0
4	Conversion Charges	2.95	2.95	0
5	License Cost include security fee	5.95	5.95	0
6	Cost of Construction and Infrastructure	1870	0	1870
7	Administrative Cost	300	0	300
8	Marketing & Selling Cost	300	0	300
9	Interest cost	0	0	0
10	Tax & cess	150	0	150
11	Other Cost	400	0	400
	TOTAL	3153.5	133.5	3020

<u>LAND UTILISATION CHART</u>	
	Acres
Land area covered by commercial	0.599
Construction of roads	0.293



HARERA registration no. __ of __
<https://www.haryanarera.gov.in/>



*Artistic Impression

EKAM COURTYARD

YOUR GATEWAY TO GROWTH IN THE HEART OF SOUTH GURGAON

INTRODUCTION

EKAM Courtyard: Everyday Business. Extraordinary Location

Set amidst the thriving growth corridor of South Gurgaon, Ekam Courtyard is poised to be the daily-life hub for thousands. With retail spaces designed for high footfalls and maximum visibility, it offers an unmatched opportunity to invest in a location that's not just evolving but exploding with potential.



LOCATION HIGHLIGHTS

Convergence Of Connectivity, Community, & Commerce

- Just 2 min from National Highway 248A
- 15 min from KMP Expressway
- 20 min from Golf Course Road & NH-248
- 35 min from Faridabad
- 45 min from IGI Airport

South Gurgaon The Next Big Investment Frontier

- Surrounded by a growing working-class population
- Flanked by industrial belts, corporates, resorts & hospitality brands like Taj & Westin
- Upcoming medical college & hospital in the vicinity
- A recreational destination due to proximity to Damdama Lake



KEY PROJECT FEATURES

What Makes Ekam Courtyard Stand Out?

- Ground + multiple floor planning for enhanced visibility
- Planned landscape zones and social spaces
- Dedicated parking & power backup
- 24x7 security & surveillance
- Ideal for everyday retail, lifestyle, health, and service brands





*Artistic Impression

WHY EKAM COURTYARD?

Strategic Location. Stable Returns. Strong Future.

- Located at the cusp of residential catchments and commuting corridors
- Well-connected with ongoing infrastructure development
- A perfect mix of aspirational brands and need-based retail
- Everyday essentials, F&B, banking, pharmacies, salons demand is built-in



SURROUNDING CATCHMENT

A Ready Footfall Ecosystem

- Multiple townships and affordable housing projects nearby
- Office hubs and manufacturing belts close by
- Weekend traffic from resort-goers and tourists
- Schools, colleges and hospitals within 5-10 min reach



INVESTMENT USP

A Business Address That Doesn't Just Work It Wins.

- High capital appreciation potential
- Low maintenance & efficient formats
- High visibility location
- Recession-proof categories (FMCG, food, daily essentials)



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AMENITIES SNAPSHOT

Convergence Of Connectivity, Community, & Commerce



Wide Internal Roads



Seating Areas



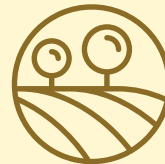
CCTV Surveillance



24x7 Security



Power Backup



Landscaped Zones



Accessibility-Friendly Design



*Artistic Impression

- 53 min from Rajiv Chowk
- Proximity to upcoming Delhi-Mumbai Expressway
- Bang on the upcoming Gurgaon-Sohna Elevated Corridor
- Close to IMT Sohna and Kundli Manesar Palwal Expressway
- Close to Educational hub and school like GD Goenka World School, K.R. Mangalam, SCJ Academy etc.



LANDMARKS

- Schools & Colleges
- Hospitals
- Hotels
- Shopping Malls
- Religion Places
- Metro Station
- Arawali Hills
- Highways
- Main Road
- Highway
- Roads
- Metro Route
- Places
- Chowk
- Toll Plaza
- Sectors



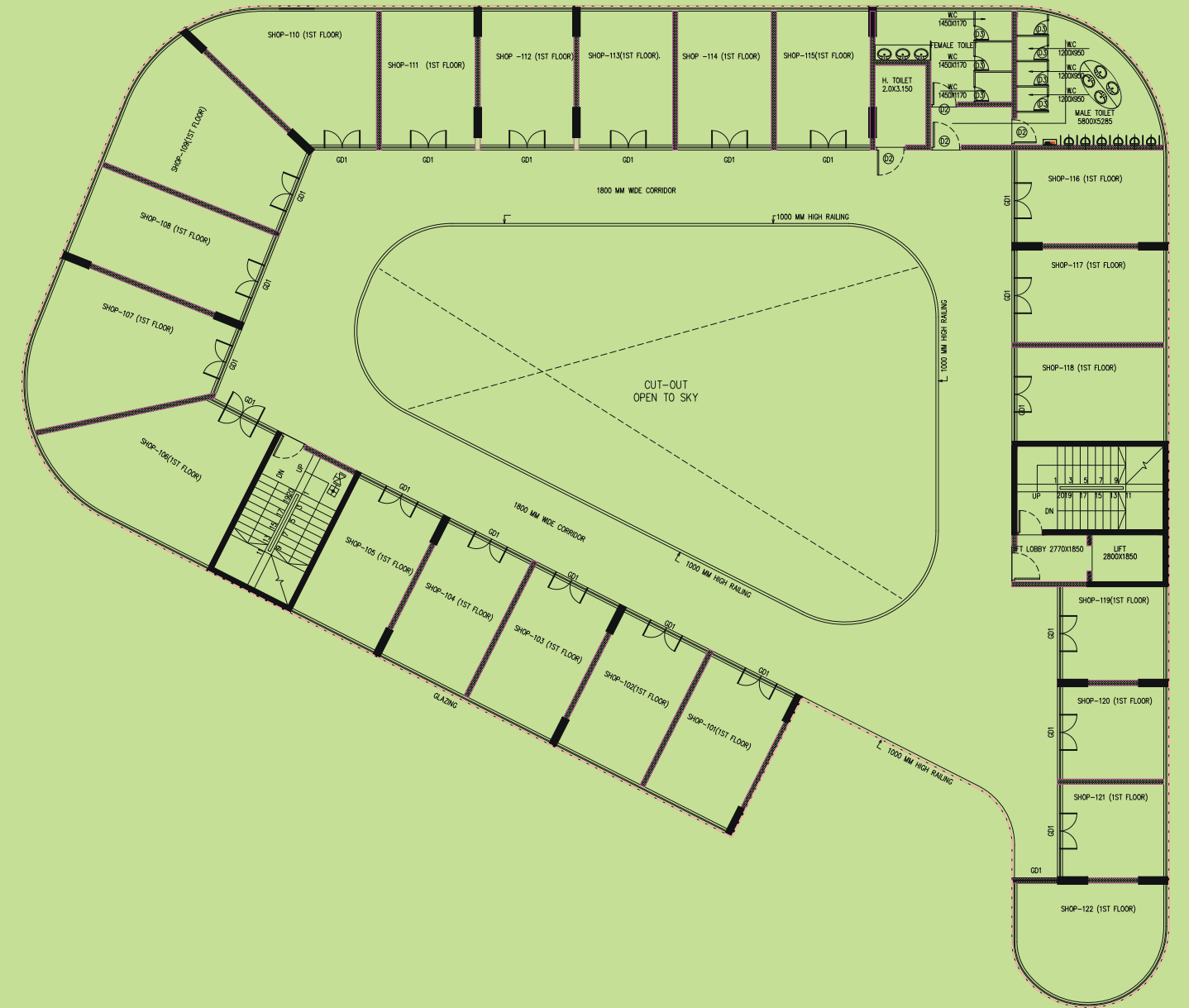
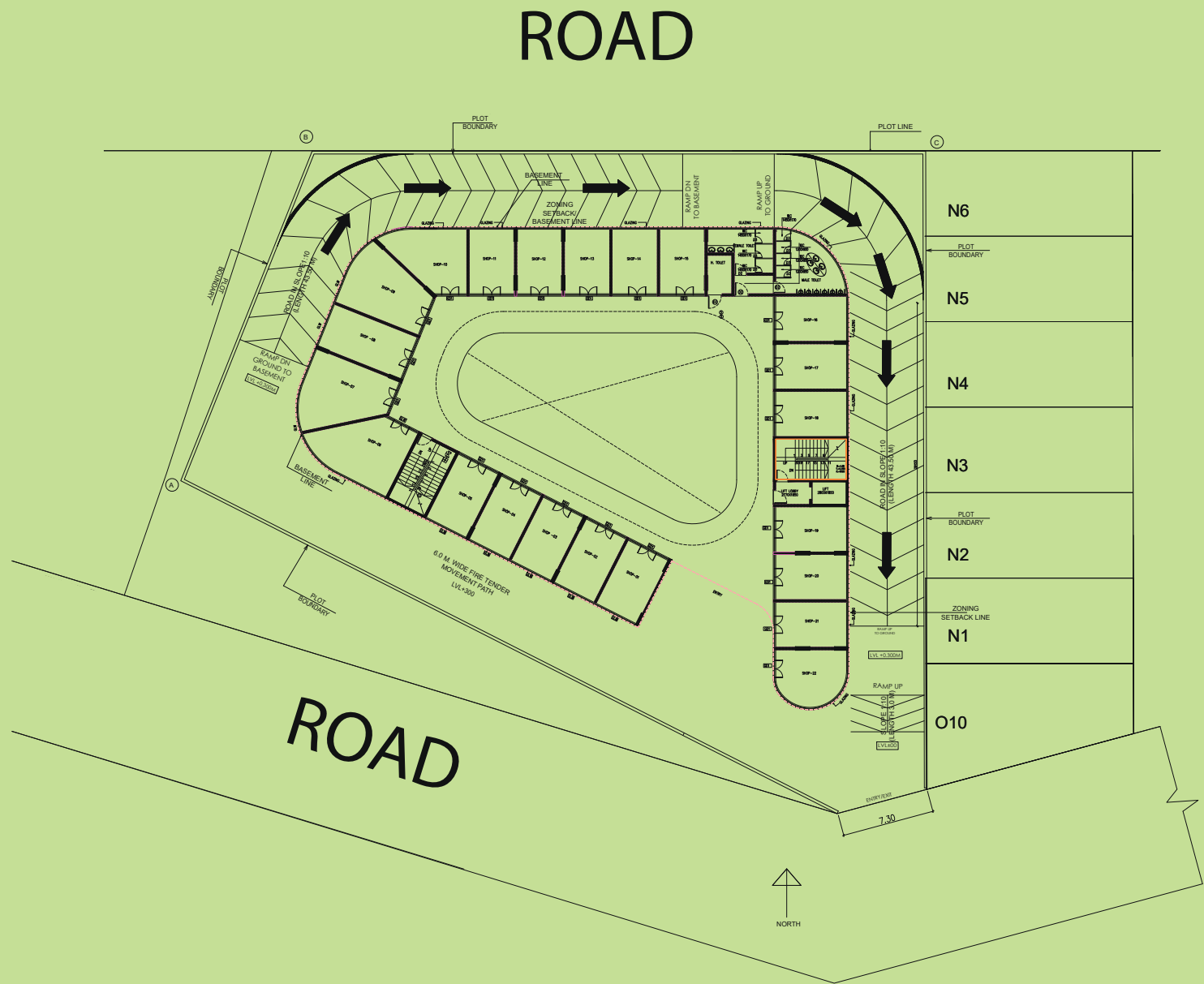
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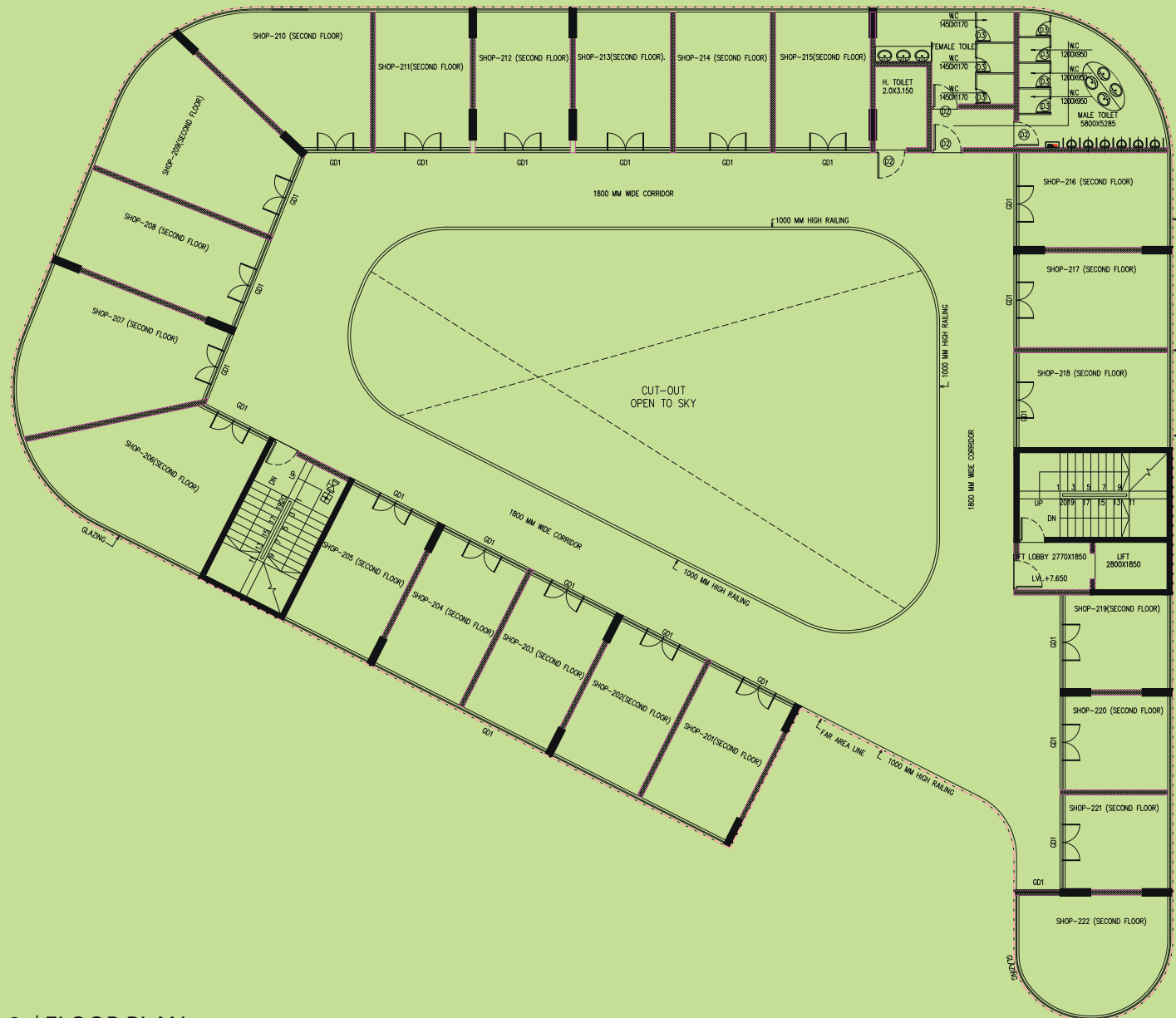


COMMERCIAL

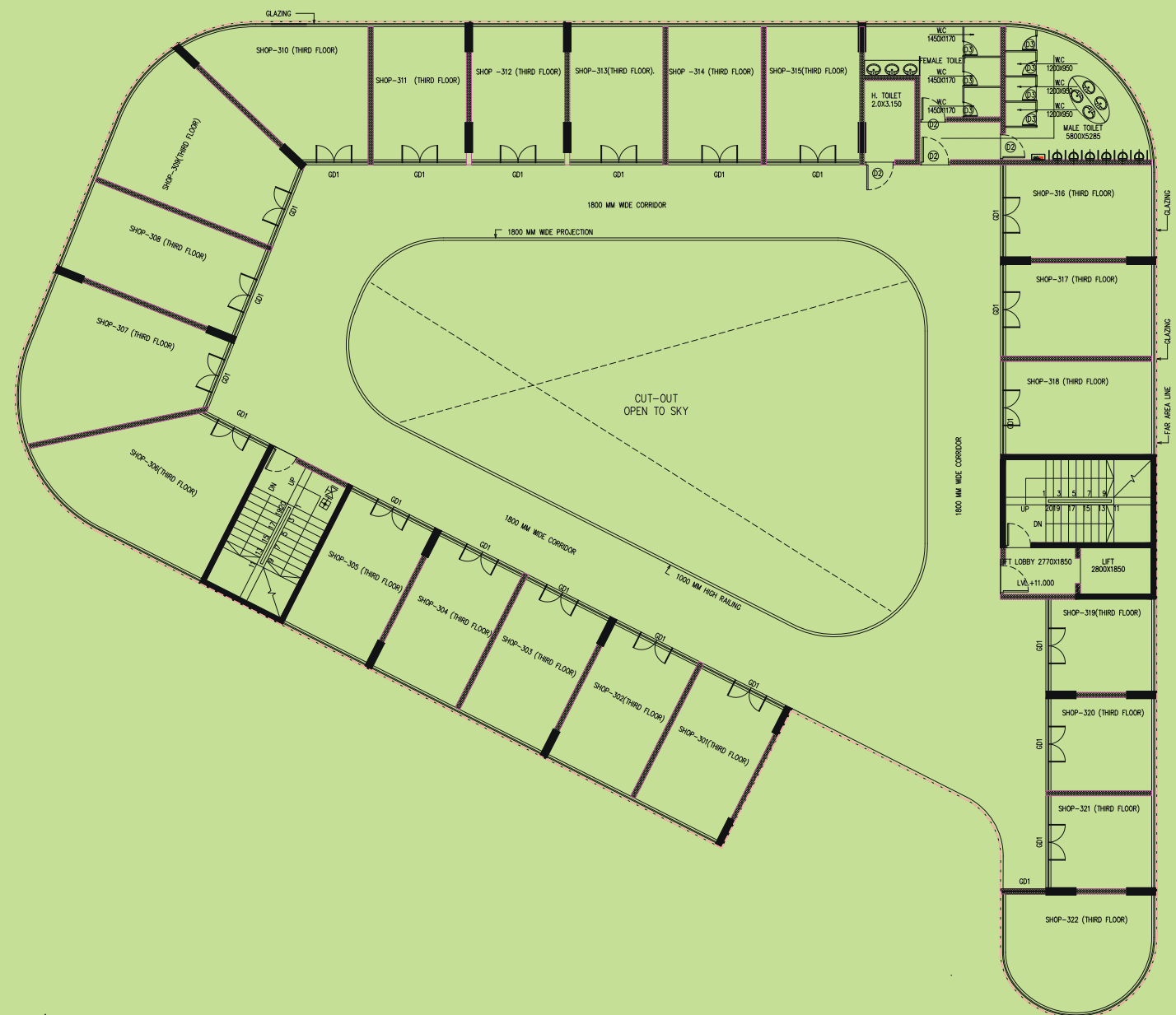
SPACE FOR
COMMUNITY SITE
1.50 ACRES

*Artistic Impression





2nd FLOOR PLAN



3rd FLOOR PLAN

INVEST WHERE GROWTH IS A GIVEN.

Start your retail journey at Ekam Courtyard, South Gurgaon.

Plots. Potential. Possibilities.

For Enquiries: +91 7045099995

Regional Construction Pvt. Ltd.











