PROJECT REPORT

4S DEVELOPERS PRIVATE LIMITED
A-246, FOURTH FLOOR, R.H.S. KH.NO.820, CHATTARPUR EXTN, NEAR NANDA HOSPITAL, Sanjay Colony Bhati Mines, Southwest Delhi, Delhi, India, 110074

U74999DL2016PTC449759

DETAILED PROJECT REPORT OF PROPOSED "ASTER AVENUE 36" PROJECT AT SECTOR-36 SOHNA GURUGRAM

Date: 17/08/2026

HISTORY

M/s 4S Developers Private Limited was incorporated on **07thSept, 2016** vide certificate of incorporation No. **U74999DL2016PTC449759** with Registrar of the Companies, Delhi &Haryana. The company is promoted by Sh. Sanju & Smt. Roshni. The Company's registered office is situated at **A-246, FOURTH FLOOR, R.H.S. KH.NO.820, CHATTARPUR EXTN, NEAR NANDA HOSPITAL, Sanjay Colony Bhati Mines, Southwest Delhi, Delhi, India, 110074**. The Company is incorporated with main objects:

a. To Purchase, sell, develop take in exchange or on lease, hire or otherwise acquire of Real Estate.

The Company is engaged the business of development of Real Estate. The Directors of the Company have planned to develop a Project namely "Aster Avenue 36" in Sector- 36, Sohna Gurugram. For this purpose, we shall use our land measuring 9.684 Acres at Sector- 36, Sohna Gurugram. The Company will develop this land under the policy of Affordable Group Housing.

BRIEF PARTICULARS

1. Name of the Company : **M/s 4S Developers Private Limited**
2. Regd. Office : **A-246, FOURTH FLOOR, R.H.S. KH.NO.820, CHATTARPUR EXTN, NEAR NANDA HOSPITAL, Sanjay Colony Bhati Mines, Southwest Delhi, Delhi, India, 110074**
3. Constitution : **Private Limited Company**
4. Date & No. of Certificate Incorporation : **07thSept, 2016**& **No. U74999DL2016PTC449759**
5. **with The Registrar of the Companies, Delhi & Haryana.**
6. Equity Contribution : **Rs.9,00,00,000/-.**
7. Total No. of Residential Units under Phase-1 **: 708 (Residential Units)**
8. Total Site Area **: 9.684 Acres**
9. Sit area under Phase-1 (applied) : **7.207 Acres**

MANAGEMENT

The Company is being managed by its Board of Directors, consisting of 2 Directors

The Details Bio-Data of Directors are given hereunder

Director 1- Mr. Sanju S/o Sh. Balraj R/o 499, Nayagaon, Near Maruti Kunj, Bhondsi, Gurgaon Haryana

Director 2- Mrs. Roshni W/o Sh. Balraj Bhadana R/o 503, Nayagaon Near Maruti Kunj, Bhondsi, Gurgaon Haryana

SCOPE OF THE PROJECT

The site is close to Delhi Mumbai Expressway, Gurgaon, and ideal from connectivity point of view. The project will be best suited to the class of the people, who stay in Gurugram and Delhi for the purpose of their employment and small business.

The decision to develop Affordable group housing project in Gurugram 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. It is well connected with the main Delhi-Mumbai Expressway Road etc.

SITUATION AND LOCATION

The land is situated in revenue estate, Gurugram in the residential area as per the Master plan of Govt. of the Haryana. The location of ideal being closer to the main city centre and falls on 60 Meter road. It is most suitable for the construction of Affordable group housing Project 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 NILP 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 and our financial Directors 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.

MANAGEMENT AND KEY PERSONAL

The Directors of Company namely Sh. Sanju & Smt. Roshni are well experienced and very comfortable in handling such businesses along with their team.

Mr. Sanju,
Mr. Sanju, first generation entrepreneur with 10 years of Experience is Post Graduate (MBA) have successfully delivered various projects in the Gurgaon. He is responsible for the management of the NILP Project. With great intellect, vision, and excellent leadership qualities, Mr. Sanjoo along with his experienced team would develop the NILP Project promising great homes with amenities.

TECHNICAL ASPECTS

(A) KEY PERSONEL

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

Mr. Vikas Ahlawat is a 35 years old well known architect Company of the City and will look after the development work of the proposed residential project of the Company. He handled many such Projects.

Mr. Kunwar Khaliqe Ahmad, Structure Engineer is a well known the key member of technical team will manage construction. His vast experience in the construction will help completion of Project of good quality and in time.

M/S M.J Engineering Consultants Pvt. Ltd. MEP Expert with over 9 years of experience in development work of the proposed residential project of the Company. His vast experience in the construction will help completion of project of goof quality and in time.

From the above, it will be noticed that the Company 4S Developers Private Limited professionally managed with sound techno-commercial dedicated team fully committed and will provide quality houses as per planning and parameters in time. This will be achieved

Though vast experience employing state of the art techniques optimizing design, cost and time management.

Actual Site Photos






17 August 2026 17:41


17 August 2026 17:39

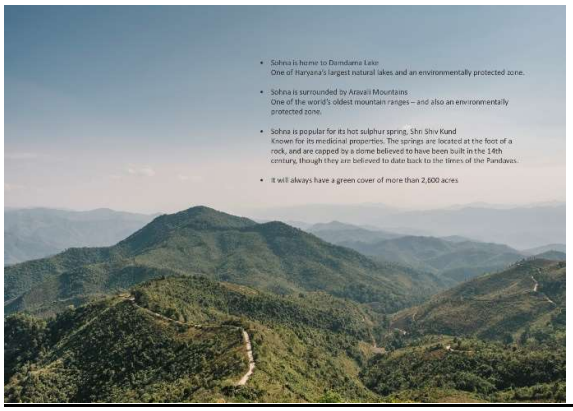
Brochure of Project













MASTER PLAN

Lic.No.: 235 of 2025 & 269 of 2025
Total Area: 9684 Area
Phase I: 7.207 Acre



UNIT-1



UNIT-2



APARTMENT SPECIFICATIONS





LIVING/DINING/LOBBY/PASSAGE
Floor : Vitrified Tiles
Walls & Ceiling : Oil Bound Distemper

BEDROOMS
Floor : Vitrified Tiles
Walls & Ceiling : Oil Bound Distemper

KITCHEN
Walls & Ceiling : Oil Bound Distemper
Floor : Vitrified Tiles
Counter : Marble/Granite Stone
Fittings/Fixtures : Sink Single Bowl, Standard Tape

BALCONY
Floor : Anti Skid Tiles
Ceiling : Texture Paint

TOILETS
Walls : Ceramic Tiles
Floors : Anti Skid Tiles
Ceiling : Grid Ceiling

FIXTURES/ACCESSORIES
Sanitary Ware : ISI Marked WC
CP Fittings : ISI Marked Standard Washbasin, Standard Taps

PLUMBING
CPVC & UPVC piping for water supply inside the toilet & kitchen and vertical down takes.

FIRE FIGHTING SYSTEM
Fire Fighting System with sprinklers, smoke detection system etc.

DOORS
Internal & Entrance Doors : Hardwood

EXTERNAL GLAZING
Windows/External Glazing : Pressed Steel/WPC/Hardwood/Metal/UPVC/Aluminium/Tinted Glass/Performance Glass

ELECTRICAL FIXTURES/FITTINGS
ISI Marked Modular Switchs

POWER BACK-UP
Only for common area

SPECIFICATIONS, AMENITIES, FACILITIES (WHICH ARE PART OF THE PROJECT)



COMMON AREAS - SECURITY SYSTEM
Secured Gated Community with access Control at entrances, CCTV surveillance.

PASSENGER LIFT LOBBY
Lift Lobby Floors - STONE / Tiles
Lift Lobby Walls - OIL BOUND DISTEMPER

SERVICE LIFT LOBBY
Lift Lobby Floors - STONE /Tiles
Lift Lobby Walls - OIL BOUND DISTEMPER

STAIRCASES
Floor - Stone
Walls - Oil Bound Distemper



FINACIAL ARRANGEMENT

The proposed Project will be founded partially through equity share capital & by secured 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 & Directors is very sound. They are having good reputation & contacts in the market. The Directors 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 30.06.2026	Cost to be Incurred
1	Land Cost	5376.78	5376.78	-
2	EDC	940.06	740.02	200.04
3	Licence Fees	26.05	26.05	-
4	Conversion charges	74.22	74.22	-
5	Cost of construction	15514.97	8033.66	7481.31
6	Cost of Infrastructure	5974.14	-	5974.14
7	Cost of construction of community facilites	44.15	-	44.15
8	Any other Cost	8534.48	7102.26	1432.22
	Total	**36484.85**	**21352.99**	**15131.86**

Details of services and facilities which will be provided inside the project area as per service plan estimates and / or the project report:

Sr.No.	Name of the facility	Estimated cost (In Lakhs) (Within the project area only)
1	INTERNALROADSANDPAVEMENTS	**215.57**
2	WATERSUPPLYSYSTEM	**451.60**
3	STORMWATERDRAINAGE	**131.40**
4	ELECTRICITY SUPPLY SYSTEM	**310.00**
5	SEWAGETREATMENT&GARBAGEDISPOSAL	**292.88**
6	STREETLIGHTING	**43.16**
7	SECURITYANDFIREFIGHTING	**75.00**
8	PLAYGROUNDSANDPARKS	**5.90**
9	UNDERGROUND WATER TANK	**957.38**
10	RAIN WATER HARVESTING	**562.50**
11	RENEWABLEENERGYSYSTEM	**62.50**
12	PARKING	**110.00**
13	STP	**1687.50**
14	ELECTRICAL SUB STATION	**900.00**
15	CONSTRUCTION OF CIRCULATION ROAD (such as 18m/24m/30m as per the condition of License)	**168.75**