

PROJECT REPORT:

AFFORDABLE RESIDENTIAL HOUSING UNDER DEEN DAYAL JAN AWAS YOJNA

AT

Revenue Estate of Village-Dhunela, Sector-33, Sohna,

Distt. Gurugram, Haryana

BY

M/s Global Horizon Holdings Private Limited.

PROJECT AT GLANCE

S.No	Particulars	Brief Details
1.	Name of Company	M/s Global Horizon Holdings Private Limited
2.	Address: Corporate Office & Registered Office	P-903-905,9 th floor C-wing JMD Megapolis, Sector-48, Sohna Road Gurugram, Haryana-122018
3.	Proposed Project	S+4 Construction over 28 plots
4.	Location of the proposed Site	Sector-33, Sohna, Gurugram
5.	Ownership Status of the Company	Private Limited Company
6.	Land Area of the proposed Park	0.84362 Acres
7.	Name of the proposed Project	Flora Avenue 33 - Phase III
8.	Cost of the Project	70.36 Cr Already incurred cost share in phase 3 plots - 14.53 Cr i.e. (Land Cost: 7.17Cr EDC/IDC: 2.67 Cr Cost of infrastructure: 3.66 Cr Others: 1.03 Cr) Infrastructure construction cost, phase 3 -55.83 Cr. (Construction Cost: 48.33Cr & Others : 7.50 Cr)
9.	Status of the land along with proof	Firm owned land. Sale deed attached in the files submitted
10.	Mode of Finance of the Project	By Promoters/ Bank Finance/ Advance from customers
11.	Time frame to make the Project	Projects shall be Completed upto 31 st December, 2030.

For Global Horizon Holdings Pvt. Ltd.

Authorised Signatory

12.	Employment likely to be generated	The Plotted Colony under DDJAY has a high ratio of providing Direct & Indirect Employment in its vicinity. It is expected that approx. 1000 people will receive indirect employment from this project near the site.										
13.	Connectivity to the proposed Housing Colony	Flora Avenue 33 Phase III, is Located On 60 Meter Wide Road, Sector 33, Sohna, Gurugram, Near Central Park Flower Valley.										
14.	Site Plan	Attached in the files submitted										
15.	Whether the land is situated within urban area	Yes. The land is within the notified Sohna Mater Plan under Residential Zona										
16.	Whether the land is allotted by HUDA/HSIDC	No. The land has directly been acquired by the firm.										
17.	Details of other areas	NA										
18.	Power Load requirement and resources.	Temporary load sanctioned. Permanent sanction to be applied for										
19.	Area Statement	<table border="1"> <tr> <td>Total area</td> <td>0.98941 Acres</td> </tr> <tr> <td>Area under community Plot</td> <td>0.41595 Acres</td> </tr> <tr> <td>Area under commercial use</td> <td>0.0 Acres</td> </tr> <tr> <td>Area under Parks & Play ground</td> <td>0.39332 Acres</td> </tr> <tr> <td>STP</td> <td>0.03435 Acres</td> </tr> </table>	Total area	0.98941 Acres	Area under community Plot	0.41595 Acres	Area under commercial use	0.0 Acres	Area under Parks & Play ground	0.39332 Acres	STP	0.03435 Acres
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20.	Connectivity	Flora Avenue 33, is Located On 60 Meter Wide Road, Sector 33, Sohna, Gurugram, Near Central Park Flower Valley.										
21.	Technical Details	There are 11 types of plots categories, Size ranging from 111.7 to 180 Sq. yards										
22.	Financial Details	<table border="1"> <tr> <td>Estimated total of sale proceeds (A)</td> <td>116.98Cr</td> </tr> <tr> <td>Total projects cost (B)</td> <td>70.36 Cr</td> </tr> <tr> <td>Return from the project (A-B)</td> <td>46.62 Cr</td> </tr> </table>	Estimated total of sale proceeds (A)	116.98Cr	Total projects cost (B)	70.36 Cr	Return from the project (A-B)	46.62 Cr				
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23.	Completion Schedule	Period of project completion schedule and completion time validity would be 31.12.2030										

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