



**DETAILED PROJECT REPORT
FOR AN UPCOMING RESIDENTIAL PLOTTED
DEVELOPMENT PROJECT**

AT LUDHIANA, PUNJAB, INDIA.

NAME OF PROJECT: SOPAN BAGH

INDEX

	Page No.
PROMOTORS	1-2
<i>Scope of the developers in cities like Ludhiana</i>	
<i>Vision & mission of Sopan Bagh developers</i>	
<i>SPV between Gandhi Group & M/s Sopan Bagh Developers</i>	
PROPOSED PROJECT- SOPAN BAGH	3
<i>Project Overview</i>	
Executive Summary	4
<i>Key Objectives</i>	
<i>Location & Target Market</i>	
Project Timeline	5
<i>Ph-1 Milestones</i>	
<i>Ph-2 Milestones</i>	
<i>Ph-3 Milestones</i>	
<i>Ph-4 Milestones</i>	
<i>Contingency Plan to ensure Timeliness</i>	
Market Analysis	6-8
<i>Demographics</i>	
<i>Income Levels</i>	
<i>Housing Demand</i>	
<i>Competition</i>	
<i>Trends</i>	
<i>Opportunities/Threats</i>	
Site Analysis & & USP of Land Parcel	9
<i>Strategic Location</i>	
<i>Developed Infrastructure</i>	
<i>Proximity to Healthcare and Educational Institutions</i>	
<i>Nearby Shopping and Hospitality</i>	
Development Plan	10-11
<i>Proposed Development Plans</i>	
<i>Master Plan</i>	
<i>Infrastructure</i>	

Risk Assessment

12

Market Risks

Regulatory Risks

Construction Risks

Mitigation Plan

Marketing and Sales Strategy

13

Target Audience

Branding and Positioning

Sales Channels

Marketing Budget

Financial Analysis

Special Purpose

Vehicle (SPV) **14**

- a. Details of Total Area along with Saleable Area is given in Annexure "A"
- b. Estimated Cost of Project is given in Annexure "B"
- c. Working of Gross & Net Margin of Project in Annexure "C"
- d . Financial Turnover of Gandhi Group over last three years in Annexure "D"



PROMOTORS

This project is conceived by **Sopan Bagh Developers, led by partners** Mr Sachit Arora & Mr Mohit Gandhi

Sopan Bagh Developers in association with The Gandhi Group who are carrying business under different segments - Metal division, Real estate division & Beverages division having annual turnover more than 258million AED and Total Market Valuation of 1300million AED are eager to create a real estate masterpiece in the city of Ludhiana

Scope of the developers in cities like Ludhiana: -

Most of the developers are first generation entrepreneur who start these projects because of their enterprising abilities. The main source of funds is from the developer, from the bank in the form of project loans and the advances from the customers. Developers having a good reputation in the market get good advances from the customers which forms a good source as a means of finance.

In the present scenario, there are number of companies which are doing good business. One can say that these are the start-ups companies in real estate which are doing good volume of business. Moreover, the enterprising nature of some of the developers is putting these companies on the path of success. There is one such concern namely 'SOPAN BAGH DEVELOPERS'

Vision & mission of Sopan Bagh developers

1. To create niche in the real estate space looking beyond steel and concrete to redefine life and lifestyle.
2. To rise the benchmark of excellence by creating in the state of Punjab, commercial and residential landmarks that are at par with prestigious addresses across the globe.
3. To achieve best quality standards through cutting edge value engineering and intelligent resource management.



Special Purpose Vehicle (SPV) between Gandhi Group & M/s Sopan Bagh Developers

Parties:

- Gandhi Group (Represented by Mr Mohit Gandhi)
- Sopan Bagh Developers (Represented by Mr Sachit Arora)

Gandhi Group:

- Diversified business group with a strong financial track record.
- Presence in Metals (electroplating, polishing material, nickel, copper wire, zinc) and Beverages distribution.
- Recent foray into real estate with Meadows Buildsys LLP and a project named "The Welkin Heights."

Sopan Bagh Developers:

- Leading a team of architects , civil engineers , contractors for development of townships & area upliftment
- Having a strong experience & expertise in land acquisition & development of real estate projects

Project:

- Development of a modern township on Ferozepur Road, Ludhiana.

Funding:

- Jointly presenting the project to seek funding from overseas investors.

Special Purpose Vehicle (SPV):

An SPV formed to undertake the project, contingent on successful funding.

Key Points:

- The partnership leverages the financial strength & business acumen of the Gandhi Group with the real estate development expertise of Sopan Bagh Developers.
 - The formation of an SPV signifies a long-term commitment to the project.



PROPOSED PROJECT: -

Project Overview

- **Project Name:** Sopan Bagh
- **Location:** Ferozepur Road, Ludhiana, Punjab, India
- **Total Land Area** – 61 acres (Approx.)
- **Type of Development:** Residential (Plotted Development)
- **Project Scope:**
 - Plot Sizes: 350 to 700 sq. yards
 - Amenities: Club with swimming pool, sports courts, kids' play area, open-air Amphitheatre, green spaces, etc.
 - Infrastructure: Wide roads, underground wiring, sewage treatment plant.

61 Acres (Approx.) where in total 259 plots shall be allotted consisting of 144 plots of 350 sq. yards, 102 plots of 500 sq. yards and 13 plots of 700 sq. yards has been planned.

A total of 100 plots have been reserved for constructing villas as below

- 45 plots of size 350 sq. yds. – Built up area 4725 sq. ft.
- 44 plots of 500 sq. yds. - Built up area 6750 sq. ft.
- 6 plots of 700 sq. yds. - Built up area 9450 sq. ft.
-

A commercial area of 59500 sq. ft. comprising commercial shops, convenience stores , electronic , apparel & F&B outlets will also be constructed

Before commencing the project all the necessary approvals shall be obtained from the competent authority.

Presently firm has acquired part of the land on the Ferozepur Road, Ludhiana and entered into agreements for purchase of rest of the land.



1. Executive Summary

- **Key Objectives:**

It aims to create a luxurious and sustainable community with a focus on modern living and green spaces.

- Develop a premium residential community with high-quality infrastructure and amenities.
- Provide a profitable investment opportunity for land buyers.
- Foster a sustainable and eco-friendly living environment.

- **Location & Target Market:** Located on Ferozepur Road, Ludhiana, the project targets high-net-worth individuals, families, and investors seeking a luxurious and well-connected lifestyle.



2. Project Timeline

Project Start Date: September 2025

Project Completion Date: September 2028

Key Milestones:

- **Phase 1:**
 - **Milestones:**
 - Land Acquisition Agreement
 - Approvals from-

Greater Ludhiana Area Development Authority(GLADA), Pollution Control Board , Forest Department , National Highway , Fire Department , Irrigation Department, Military & others
 - Soil Testing and Feasibility Reports
- **Phase 2**
 - **Milestones:**
 - Road Construction (Internal & External)
 - Water Supply and Sewage Treatment
 - Electricity Grid Installation
 - Parks and Open Spaces Development
- **Phase 3:**
 - **Milestones:**
 - Plot Boundary Marking
 - Registration of Plots with Relevant Authorities
 - Development of Sales & Marketing Plan
- **Phase 4:**
 - **Milestones:**
 - Launch of Sales & Marketing Campaign
 - Plot Bookings and Sales
 - Legal Documentation and Handover to Buyers

Contingency Plan to ensure Timeliness

- **Risk:** Unexpected delays in obtaining approvals.
- **Mitigation:** Proactive communication with authorities, alternative approval routes.
- **Risk:** Adverse weather conditions impacting construction.
- **Mitigation:** Flexible scheduling, contingency budget for potential delays



• 3. Market Analysis

Demographics:

1. Population Growth in Ludhiana

Ludhiana district has historically experienced significant population growth. While exact figures require recent census data, the district continues to see population growth; factors Influencing Growth are as below

- **Industrialization:** Ludhiana is a major industrial hub, attracting migrants from other parts of India.
- **Urbanization:** Rural-to-urban migration contributes to the growing population of the city.
- **Improved Healthcare:** Improved healthcare facilities have led to increased life expectancy and a growing population.

2. Income Levels:

- **Diverse Income Levels:** Ludhiana exhibits a diverse range of income levels, from low-income households to high-income earners.

Factors Influencing Income:

- **Industrial Growth:** The presence of a strong industrial base contributes to higher income levels for white collar jobs
- **Agriculture:** Ludhiana district has a significant portion of its population dependent on agriculture-based income. Dairy farming, poultry, and livestock rearing are also prominent

3. Housing Demand:

Ludhiana district has experienced high and growing demand for housing, driven by population growth, urbanization, and economic development.

- **Factors Influencing Demand:**
 - **Population Growth:** As the population increases, so does the demand for housing units.



- **Economic Growth:** Rising incomes and improved living standards have led to increased demand for better housing.
 - **Urbanization:** People from towns like Jagroan, Raikot , Moga have migrated in large numbers to Ludhiana seeking evolved growth opportunities
 - **Lifestyle Changes:** Changing lifestyles and preferences, such as a preference for larger homes and gated communities, are also driving housing demand.
 - **New Airport in Ludhiana (Halwara):** Ludhiana has got approval of long pending domestic airport at Halwara, which is in within the range of 15 Kms. from this project.
- **Competition:**

Here is a look at colonies in the vicinity
 - Sunview – Prices Ranging from 4500 AED to 6000 AED per sq. yd.
 - Rajgadh – Prices Ranging from 3000 AED to 4000 AED per sq. yd.
 - Atam Vallabh - Prices Ranging from 3300 AED to 4200 AED per sq. yd.
 - Nyasa Ananta - Prices Ranging from 4500 AED to 6000 AED per sq. yd.
 - **Trends:**
 - **Price Appreciation:** The Real Estate market in Ludhiana has shown price appreciation, especially in residential plots due to city's growth and expansion of industrial sector.
 - **Demand of Luxury Housing:** Demand of luxury housing in Ludhiana is increasing due to population growth, urbanization and changing lifestyles.
 - **Rental Rates:** The rental rate market in Ludhiana is growing due to city strong economy & growing demand for residential properties.
 - **Opportunities/Threats:**
 - **Opportunities:**
 - Strategic location on Ferozepur Road with excellent connectivity.
 - Government infrastructure development initiatives (elevated road, bypass and airport).
 - Growing demand for high-quality residential options.



- **Threats:**
 - Economic slowdown impacting real estate demand.
 - Competition from other developers.
 - Potential regulatory changes.



4. Site Analysis & USP of Land Parcel

1. Strategic Location: This site on Ferozpur Road offers unparalleled access to major commercial, residential, and industrial hubs throughout Ludhiana. Mullanpur serves as the physical epicentre of Punjab, allowing for convenient travel to various locations within the state in just 2.5 hours. This accessibility makes it an ideal investment opportunity. Site is right on the Ferozpur Road just 1.5 kms from Jammu Katra Expressway. Ferozpur road is most strategically located due its proximity to commercial and residential hubs & its prominence as a connectivity corridor. It has highest width amongst the other roads in Ludhiana.

2. Developed Infrastructure: The area is well-served by public transportation, complemented by recent infrastructure enhancements, including the elevated road and Ladowal Bypass. Consequently, the travel time from the site to Ludhiana Railway Station is approximately 20 minutes, while Halwara International Airport is a mere 25-minute drive away, making it highly accessible for both residents and businesses. It is just 3 km away from Mullanpur Bus Stand

3. Proximity to Healthcare and Educational Institutions: Major hospitals and educational institutions are located within a 15-minute drive from the site, ensuring that residents have easy access to essential services and quality education. This is particularly attractive for families and professionals seeking a well-rounded living environment. It is 7.9 km away from Global Heart Hospital, 9.5 km away from Gurdev Hospital

4. Nearby Shopping and Hospitality: It is located on 3 min drive from the new commercial The Lake Street which house the major brands like MANGO, ADIDAS, LEVI'S NIKBAKERS MCDONALD'S, KFC, HALDIRAM'S, HEEBEE COFFEE UPTREND The land parcel is just 8 minutes away from Ludhiana's largest shopping destinations, including MBD Mall and Waves Mall. Additionally, five-star hotels such as Radisson and Hyatt are conveniently located nearby, enhancing the lifestyle offerings for residents and visitors alike.



5. Development Plans

Proposed Development Plans

Sopan Bagh Ludhiana is set to redefine urban living through its visionary development, seamlessly integrating smart technology with open spaces, fresh air, and breath-taking vistas. This remarkable community will celebrate the beauty of nature, harmoniously blending residential areas, shopping districts, parks, and recreational zones to enhance the quality of life for its residents. Sopan Bagh aims to foster a dynamic, cleaner, and greener environment that enriches the lives of its citizens.

Offering exclusive plotted development, Sopan Bagh features plots ranging from 300 to 700 sq. yds, catering to diverse preferences and lifestyles. The internal roads will be a generous 50 feet wide, while the main artery road will span an impressive 80 feet, ensuring smooth traffic flow. In a commitment to aesthetics and sustainability, all wiring will be underground, eliminating unsightly overhead wires.

Master Plan

	Square Feet
TOTAL SITE AREA	26,28,859
TOTAL RESIDENTIAL AREA	10,13,569
TOTAL COMMERCIAL AREA (38.55%)	59,500
TOTAL CLUB HOUSE AREA	68,066
TOTAL SITE SERVICES	56,431
TOTAL SCHOOL AREA	76,230
TOTAL GREEN AREA	2,63,885
TOTAL ROAD AREA	10,91,178

Infrastructure

Sopan Bagh will also include a dedicated sewage treatment plant (STP), with a focus on sustainability; most of the water will be recycled for gardening and road cleaning purposes.

Club inclusions –

Swimming Pool, Wading Pool/Splash pool, Badminton courts, Half Basketball courts, Tennis court, Cricket Practice Nets, Kids Play Area, Mini Theatre, Restaurant

**Additional Features**

Open Air Amphitheatre
Celebration lawns
Herb garden
Fragrance Pathway
Shrub Garden
Tree Avenues
Nature Walk Pathway
Lily-Koi Pond
Hammock Zone
Bird Feeding Zone
Pet Park
Seating Area with Tree grove



6 Risk Assessment

- **Market Risks:**
 - **Fluctuations in Real Estate Prices:** An imbalance between supply and demand can significantly impact prices.
 - **Change in Demand:** Changing lifestyles and preferences of homebuyers and significantly influencing demand patterns.
- **Regulatory Risks:**
 - **Zoning and Land Use Regulations:** Changes in zoning laws can restrict the permissible uses of a property, impacting its value and potential development.
 - **Building Codes and Safety Regulations:** Stricter building codes or new safety regulations can increase construction costs and delay projects.
- **Construction Risks:**
 - **Cost Overruns:** Unexpected increases in construction costs due to factors like material price fluctuations, labour shortage.
 - **Project Delays:** Delays in construction can be caused by various factors like bad weather and contractor performance issues.
- **Mitigation Plan:**
 - **Risk Analysis:** Prioritize risks by their significance so that resources can be focused on the most critical threats.
 - **Monitor:** Continuously assess risks, track key indicators and address risks.
 - **Organize resources:** Assemble the resources needed for a successful mitigation planning process.
 - **Anticipate the unexpected:** Use information from history, methodology and professional experience to project possible future scenarios.



7 Marketing and Sales Strategy

- **Target Audience:**
 - High-net-worth individuals, families, and investors.
- **Branding and Positioning:**
 - Sopan Bagh will be pitched as a strong brand identity that emphasizes luxury, sustainability, and exclusivity.
 - Unique selling propositions (USPs) of Sopan Bagh be highlighted
- **Sales Channels:**
 - We would utilize a combination of channels, including real estate agents, online platforms, and direct outreach.
- **Marketing Budget:**
 - A specific budget will be allocated for advertising, marketing materials, sales promotions, and public relations.



8. Financial Analysis

- a. Details of Total Area along with Saleable Area is given in Annexure “A”
- b. Estimated Cost of Project is given in Annexure "B"
- c. Working of Gross & Net Margin of Project in Annexure “C’
- d . Financial Turnover of Gandhi Group over last three years in Annexure “D’

**Details of Total Area along with Saleable Area
Annexure "A"**

(in Square Feet)

A.	TOTAL LAND/SITE AREA	2,628,859	Percentage
B.	TOTAL RESIDENTIAL AREA	1,013,569	38.56%
C.	TOTAL COMMERCIAL AREA	59,500	2.26%
D.	CLUB HOUSE AREA	68,066	2.59%
E	SITE SERVICES AREA	56,431	2.15%
F	SCHOOL AREA	76,230	2.90%
G	GREEN AREA	263,885	10.04%
H	ROAD AREA	1,091,178	41.51%
	Total Area	2,628,859	100%

Saleable Area Along with Probable Realisable Value

S.No.	Category	Area (S.Y.)	Dimensions (Feet)	No. of Plots	Total Area (S.Y.)	Total Area (S.F.)	Avg Sale Price (S.Y.)	Value (AED)
1	Residential Plots	350	42*75	99	34,650	311,850	AED 3,000	AED 103,950,000
1	Residential Plots	500	45*100	58	29,000	261,000	AED 3,000	AED 87,000,000
1	Residential Plots	700	65*100	7	4,900	44,100	AED 3,000	AED 14,700,000
						616,950		AED 205,650,000
		Area (S.ft.)	Dimensions (Feet)	No. of Villas	Plot Size	Total Area (S.F.)	Avg Sale Price (S.F.)	Value (AED)
2	Villas	4725	42*75	99	350	467775	AED 450	AED 210,498,750
2	Villas	6750	45*100	58	500	391500	AED 450	AED 176,175,000
2	Villas	9450	65*100	7	700	66150	AED 450	AED 29,767,500
						925,425		AED 416,441,250
2	Commercial Area				6,611	59,500	AED 525	AED 31,237,500
3	School				8,470	76,230	AED 500	AED 4,235,000
	Total Saleable Area (Sq.Feet)					2,603,530		AED 657,563,750

Estimated Cost of Project (Ph-1)

Annexure "B"

A.	<u>LAND ACQUISITION COST</u>	Area		
a.	TOTAL LAND AREA ACRES	60.35	292,094	26,28,846
b.	Average land cost per Acre	AED 2,000,000	(In Sqyds)	(In Sqft)
c.	Total cost of Land cost (Including Stamp Duty & registration expenses)	AED 120,700,000		
	Total Land cost			AED 120,700,000

B.	<u>CONSTRUCTION COST</u>	Area		
	<u>Residential- Villas</u>			
	Plot Area (in Sqyd)	No of Villas	Built Up Area- Sub Total	Construction & Furnishing Costs @140AED/sqft
	350- Built up area 4725 sq ft	40	189,000	26,460,000
	500- Built up area 6750 sq ft	44	297,000	41,580,000
	700 - Built up area 9450 sq ft	6	56,700	7,938,000
	<u>Commercial</u>		542,700	75,978,000
	Commercial Area		Area	Construction & Furnishing Costs @125AED/sqft
			59500	7,437,500
				AED 83,415,500

B.	<u>COST OF LAND SCAPING FOR GREEN AREA ONLY</u>	60.35 ACRES	29,209.4 SQ. YRDS	2,63,884 sqft
	Estimated cost of Land Scaping per sq. ft			AED 11
	Total Estimated cost of Land Scaping			AED 2,902,731

C.	<u>COST OF CONSTRUCTION OF BOUNDARY WALL</u>			
	Total Area of Boundary wall			267,518 sq. ft.
	Estimated cost of Boundary wall per sq. ft			AED 13
	Total Estimated cost of Road Contruction			AED 4,012,770

D.	<u>COST OF ROAD CONSTRUCTION</u>	25.05 Acres	121,242 sq. yrds	10,91,178 sq. ft.
	Estimated cost of Road construction per sq. ft			AED 12
	Total Estimated cost of Road Contruction			AED 13,094,136

E.	<u>COST OF SEWERAGE (INCLUDING RAIN SEWER/WATER SUPPLY)</u>			
	Total Sewerage Length (FT)	15,670		
	Estimated cost per ft	AED 70		AED 1,096,900

F.	<u>COST OF SEWERAGE TREATMENT PLANT (STP)</u>			
	ESTIMATED COST (ROUNDED OFF)			AED 500,000

G.	<u>COST OF ELCTRIFICATION</u>			
	Estimated cost per Acre	AED 2,000		
	Total estimated cost of Electrification			AED 120,700

H.	ESTIMATED COST OF FEE PAYABLE TO REGULATORY AUTHORITIES			AED 6,956,522
-----------	--	--	--	----------------------

I.	TOTAL ESTIMATED COST FOR DEVELOPMENT OF UPCOMING RESIDENTIAL PROJECT SOPAN BAGH (Rs.)			232,799,258
	Rounded Off			233m AED

Working of Gross & Net Margin of Project

Annexure "C"

S. No.	Description	Amount (Rs.)	Percentage
A.	Estimated total realisation from Salable Area	657,563,750	100.00
B.	Estimated Cost	232,799,258	35.40
C.	Gross margin without Adm./Selling/ Financial cost (A-B)	424,764,492	64.60
D.	Adm. Cost Estimated @ 5 % of Sale Value	32,878,188	5.00
E.	Marketing & Selling Cost Estimated @ 7 % of Sale Value	46,029,463	7.00
F.	Financial Cost Estimated @4% of Sale Value	26,302,550	4.00
G.	Net Margin (C-D-E-F)	319,554,292	48.60

Annexure "D"

Group Business Profile

From Humble Beginnings to a Diverse Empire

Corporate Overview

Rooted in the industrious landscape of Ludhiana, the **Gandhi Group** stands as a testament to resilience, diversification, and forward-thinking entrepreneurship. What began as a modest trading operation in **1978** by **Mr. Amarjeet Gandhi** has blossomed into a multifaceted business group, spanning **metals, beverages distribution, and real estate development**.

With over four decades of operational excellence, the Gandhi Group has established a national footprint while remaining true to its core values of **quality, trust, and innovation**.

Founding Legacy: The Vision of Mr. Amarjeet Gandhi

In the late 1970s, amidst the clang of industry on Ludhiana's Gill Road, Mr. Amarjeet Gandhi laid the foundation of the Group. Initially trading in basic metal components, he soon developed an exceptional technical understanding of materials like **zinc, nickel, copper, and ferrous alloys**. This rare expertise made him a pioneer in the field and helped position the Gandhi Group as a dependable supplier and innovator in the metals industry.

His leadership combined insight, integrity, and a passion for progress—values that continue to define the Gandhi Group today.

Generational Growth: The Role of Mr. Mohit Gandhi

In **2008**, the baton was passed to the next generation with **Mr. Mohit Gandhi** joining the enterprise. His dynamic approach injected new energy and direction into the business, expanding the Group's reach and paving the way for diversification. His entry marked a transformational phase, bridging legacy with modern strategic thinking.

Core Business Verticals

Metals & Alloys Division

The heart of the Gandhi Group remains its metals business. With decades of experience, the Group has grown from a local trader into a national leader in:

- **Manufacturing, importing, exporting, and retailing** of industrial metals and alloys

- Specialization in **non-ferrous and ferrous metals**
- Serving sectors including **infrastructure, automotive, manufacturing, and engineering**

Key Operational Hubs:

- Punjab (Ludhiana)
 - Delhi NCR
 - Maharashtra
 - Tamil Nadu
 - West Bengal
 - Madhya Pradesh
-

Beverages Distribution – Friends Groups

In **2016**, the Gandhi Group entered the dynamic beverages market through its brand **Friends Groups**. Today, it is a trusted name in Punjab's beverages distribution network.

Growth Highlights:

- Turnover of **AED19.35 Million in FY 2023–24**
 - Serving a growing network of retail outlets, hotels, and distributors
 - Known for efficiency in supply chain management and compliance
-

Real Estate Development – Meadows Buildsys LLP

In **2023**, the Group made a decisive entry into **real estate** through **Meadows**

Buildsys LLP. Flagship Project:

The Welkin Heights – A 600-flat luxury group housing project in South City, Ludhiana
Project Valuation: AED86.02 Million

Designed for modern urban lifestyles, Welkin Heights combines contemporary architecture, sustainable development, and thoughtful urban planning.

Strategic Partnership: The Sopan Bagh

The Gandhi Group, in collaboration with **Sopan Bagh Developers** led by **Mr. Sachit Arora**, is developing another ambitious real estate project:

The Sopan Bagh – A vision to transform Ludhiana's skyline with curated living spaces.

Mr. Arora brings a rich background in **land acquisition, branding, development, planning, and sales execution**, making this partnership a strong blend of operational experience and creative vision.

Financial Performance Snapshot

<u>PROFILE GANDHI GROUP</u>				<u>Annexure "D"</u>	
<u>METAL DIVISION</u>					
S.NO.	NAME OF THE COMPANY	State of operation	Turnover Last Three Years (AED)		
			2021-22	2022-23	2023-24
1	AMARJIT & SONS	Punjab	45,604,348	105,160,870	74,352,174
2	AMARJIT & SONS	Haryana	44,613,043	17,952,174	29,113,043
2	MOHIT ENTERPRISES	Punjab	42,586,957	39,313,043	14,613,043
3	GINNI EXPORTS PRIVATE LIMITED	Punjab	6,921,739	23,273,913	13,365,217
					131,443,478
<u>REAL ESTATE DIVISON</u>					
S.NO.	NAME OF THE COMPANY	Infrastructure & Manufacturing Sites			
1	MEADOWS BUILDSYS LLP	Punjab	The Welkin Heights		
	(Launched a new upcoming project of 600 aparments group housing project South City Ludhiana)				
<u>BEVERAGES DIVISON</u>					
			Turnover Last Three Years (AED)		
S.NO.	NAME OF THE COMPANY	State of operation	2021-22	2022-23	2023-24
1	FRIENDS GROUP	Punjab	106,086,957	107,391,304	108,695,652

S Group Turnover (FY 2023-24):

- Beverages Division: 19.4 AED Million
- Metals & Alloys: 130.2 AED Million
- Real Estate Project Valuation: 91 AED Million (under development)

**** All financial reports are prepared based on audited data, verified and certified by Chartered Accountants registered with the Institute of Chartered Accountants of India (ICAI). ****