



M9 SQUARE

— MANESAR —

PROJECT REPORT



Commercial Complex on land admeasuring 0.22 acres, situated in the revenue estate of Village Bans Haria, Sector M 9 Manesar, District Gurugram, Haryana



Licence No. 136 of 2022 dated 08.09.2022



worldwide
REALTY

CORPORATE ADDRESS:

Worldwide Resorts and Entertainment Pvt. Ltd.
CIN: U74999DL2016PTC299194
SCO 2,3,4 Old Judicial Complex, Sector 15,
Jharsa Road, Gurugram, Haryana - 122001



SITE ADDRESS:

IMT Manesar, Sector M-9,
Gurugram, Haryana - 122051



85100 00051



www.worldwiderealty.in



INDEX

<u>S.NO.</u>	<u>PARTICULARS</u>
1	Introduction
2	Project Highlights
3	Profile of Companies
4	Site
5	Project Land
6	Demand Potential
7	Management & Personnel
8	Project Cost
9	Marketing
10	Mode of Mobilizing funds
11	Conclusion



1. INTRODUCTION

The real estate sector plays a critical role in the socio-economic development of India by promoting urbanization, generating employment, and strengthening commercial and physical infrastructure. In the State of Haryana, the development of planned commercial complexes has significantly contributed to economic growth by creating business opportunities, generating employment, and providing access to retail, office, hospitality, and other commercial facilities for residents, industries, and the surrounding communities.

The present project pertains to the development of a Commercial Complex titled “M9 SQUARE” on land admeasuring 0.22 acres, situated in the revenue estate of Village Bans Haria, Sector M 9 Manesar, Sub Tehsil Harsaru, District Gurugram, Haryana, under the provisions of Section 4(1) of the Real Estate (Regulation and Development) Act, 2016.

The project is being undertaken by Worldwide Resorts And Entertainment Private Limited under Licence No. 136 of 2022, granted by the Town & Country Planning, Haryana, for the development of an Industrial Plotted Colony over land admeasuring 118.15 acres situated in the revenue estate of Villages Bans Haria and Bans Khusla, Sector M-9, M-10, M-13 and M-14, Manesar, District Gurugram, Haryana. The licenced colony includes designated commercial plots, and the present development relates to Commercial Plot No. 4, which is proposed to be developed as a modern commercial complex under the name “M9 SQUARE.”

In view of the rapid industrialization and commercial expansion of Manesar, coupled with the increasing presence of manufacturing units, corporate establishments, and a growing workforce, there exists a strong and sustained demand for organized commercial spaces catering to retail, office, food and beverage, service, and allied commercial activities. The present project is intended to meet this demand by providing a well-planned commercial complex equipped with modern infrastructure, contemporary amenities, and efficient design, thereby contributing to the commercial ecosystem and enhancing the convenience of businesses, employees, visitors, and the surrounding population.

2. PROJECT HIGHLIGHTS

Particulars	Details
Company Name	Worldwide Resorts and Entertainment Private Limited
Registered Address	738, 2 nd Floor, Block-A, Shastri Nagar, New Delhi – 110052
Project	Commercial Complex titled as ‘M9 Square’
Project Cost	₹ 1688.28 Lacs



Project Location	Sectors M9, Village Bansharia, Sub Tehsil Harsaru, District Gurugram, Haryana
Area of Land	0.2180 Acres
Constitution of Developer	Private Limited Company
Directors	1. Mr. Satender Kumar (DIN: 07340915) S/o Ram Kumar R/o House No. 145, Bhurawas (194), PO: Bhurawas, District Jhajjar, Haryana 124146. 2. Mr. Kamal Kant Goyal (DIN: 11832508) S/o Vijay Kumar Goyal R/o Plot No. 3 & 4, R.R Apartment, Flat No. 102, New Manglapuri, Gadai Pur, South Delhi, Delhi 110030.

The project comprises the development of a commercial complex consisting of 24 commercial units (shops) distributed across one basement and four upper floors within a Licenced Industrial Plotted Colony. The development has been planned in accordance with the applicable building regulations and shall comprise retail and other permissible commercial spaces with supporting common areas and services. Strategically located on Commercial Plot No. 4 in Sector M-9, Manesar, District Gurugram, Haryana, the project enjoys excellent connectivity to major highways, industrial hubs, and surrounding residential and commercial developments, thereby offering convenient access for businesses, customers, and visitors.

3. PROFILE OF THE COMPANY

M/s Worldwide Resorts and Entertainment Private Limited is a professionally managed private limited company incorporated under the provisions of the Companies Act, 2013, having its registered office at House No. 738, 2nd Floor, Block A, Shastri Nagar, North West Delhi, New Delhi – 110052.

The Company is engaged in the business of real estate development with a focus on the development of industrial, commercial, and mixed-use projects. As part of integrated township and industrial colony developments, the Company undertakes the development of commercial infrastructure to cater to the retail, office, service, and other commercial requirements of the surrounding residential and industrial ecosystem.

The management of the Company is vested in its Board of Directors, comprising experienced professionals with extensive expertise in real estate development, project planning, execution, and regulatory compliance. The Company is undertaking the present project, 'M9 Square', as a commercial complex on Commercial Plot No. 4 (0.2180 acres) within the licenced Industrial Plotted Colony developed under Licence No. 136 of 2022, granted by the Town & Country Planning, Haryana. The project is being developed in accordance with the applicable statutory approvals, sanctioned building plans, and the provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and regulations framed thereunder.



The Company is further supported by its group entity, Nageshwar Builders Private Limited, which possesses prior experience in the execution of real estate projects, including commercial and mixed-use developments. Drawing upon this collective expertise, the Company is committed to ensuring timely completion of the project, adherence to the highest standards of quality and construction, and full compliance with all applicable statutory and regulatory requirements.

4. SITE

The project site is located in Sector M-9, Manesar, District Gurugram, Haryana, forming part of the National Capital Region (NCR). Over the past two decades, Manesar has emerged as one of North India's leading industrial and commercial hubs, driven by robust infrastructure development, strategic government initiatives, and the presence of several multinational corporations and manufacturing units.

Strategically situated along National Highway-48 (Delhi-Jaipur Expressway), the project enjoys excellent connectivity to Gurugram, Delhi, Bhiwadi, Neemrana, and other major industrial and commercial centres. The proximity of the project to the Industrial Model Township (IMT), Manesar, together with the rapidly expanding industrial ecosystem, has resulted in a substantial workforce and sustained commercial activity, thereby generating significant demand for organized retail, office, food and beverage, and other commercial facilities.

The project site is also surrounded by well-developed residential townships, industrial establishments, educational institutions, healthcare facilities, hospitality projects, and public utilities, ensuring a steady customer base and excellent accessibility. The ongoing urbanization and infrastructure development in the region further enhance the commercial viability and investment potential of the project.

The proposed development forms part of a licensed Industrial Plotted Colony developed under License No. 136 of 2022 granted by the Department of Town & Country Planning, Haryana. The colony is provided with planned internal infrastructure, including roads, water supply, sewerage, storm water drainage, power distribution, landscaping, and other essential civic amenities. The strategic location, superior connectivity, and well-planned infrastructure make the project an ideal destination for retail, office, and other permissible commercial establishments, catering to the needs of the surrounding industrial, residential, and business communities.

5. PROJECT LAND

The land forming part of the project is owned/held by the respective land-owning entities as detailed below and has been aggregated for development under the Licenced plotted colony. The development rights have been structured through Joint Development Agreement dated 22.11.2021 registered on 13.12.2021 before the office of the Sub Registrar Harsaru bearing Regd. No. 6965, Regd. No. 2021-2022, Book No. 01 in accordance with applicable laws.

The project land details are furnished hereunder :-



M/s Flip Propbuild Private Limited 1/20 share, M/s Guffaw Propbuild Private Limited 19/20 share.

Village	Rectangle No.	Revenue No.	Area K-M
Bans Haria	35	10/1 min	0-15
		Grand Total	0-15 or 0.2180 acres

6. DEMAND POTENTIAL

The demand for organized commercial spaces in Manesar has witnessed steady growth over the past few years, primarily driven by rapid industrialization, the expansion of IMT Manesar, and the increasing presence of multinational companies, manufacturing units, logistics parks, and residential developments in the surrounding areas. The growing workforce and expanding residential catchment have created a sustained demand for retail outlets, restaurants, offices, service centres, healthcare facilities, and other commercial establishments.

The development of planned commercial infrastructure within licensed colonies has become increasingly important to cater to the day-to-day business and consumer requirements of the industrial workforce, nearby residents, and visitors. Modern commercial complexes offering well-designed retail and office spaces, adequate parking, and contemporary amenities are witnessing strong market acceptance due to their accessibility, convenience, and integrated planning.

The strategic location of the project in **Sector M-9, Manesar**, with excellent connectivity to NH-48, IMT Manesar, and the surrounding residential and industrial developments, provides a significant competitive advantage. The continuous growth of industrial and commercial activity in the region, coupled with ongoing infrastructure development, is expected to sustain long-term demand for quality commercial spaces and support healthy occupancy levels and business growth within the project.

7. MANAGEMENT AND PERSONNEL

The execution of the project is being undertaken under the overall supervision and control of the Board of Directors of M/s Worldwide Resorts and Entertainment Pvt. Ltd., supported by a team of qualified professionals possessing expertise in project planning, engineering, architecture, construction management, finance, legal compliance, and marketing. A well-defined organizational structure has been established to ensure effective coordination among the various stakeholders involved in the planning, execution, and delivery of the project.

The Company has engaged experienced architects, structural consultants, MEP consultants, contractors, and other technical professionals for the design and execution of the commercial complex in accordance with the sanctioned building plans, applicable building codes, and statutory requirements. The construction



activities are being carried out under regular technical supervision to ensure adherence to prescribed quality standards, construction specifications, safety norms, and project timelines.

Robust project monitoring and reporting mechanisms have been implemented to continuously assess the progress of construction, financial management, quality control, and statutory compliances. The Company is committed to ensuring that the project is executed in full compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016, the rules and regulations framed thereunder, and all approvals granted by the competent authorities.

8. MARKETING

The marketing strategy for the project has been formulated keeping in view the prevailing market conditions, commercial demand, and business growth in the Manesar region. The project is positioned as a modern commercial complex offering well-planned retail and commercial spaces at a strategic location within a licensed Industrial Plotted Colony. Its proximity to IMT Manesar, National Highway-48, and the surrounding residential and industrial developments provides a significant competitive advantage and a strong customer catchment.

The Company proposes to adopt a comprehensive multi-channel marketing strategy, which shall include:

- Engagement of reputed channel partners, property consultants, and real estate brokers.
- Digital marketing through online property portals, social media platforms, and targeted digital campaigns.
- Direct marketing initiatives, including corporate outreach, promotional events, and customer engagement programmes.
- Outdoor advertising, branding, and strategic promotional activities to enhance project visibility and attract prospective purchasers and investors.

Considering the sustained industrial and commercial growth in Manesar, the increasing workforce, and the growing demand for organized retail and commercial spaces, the Company is confident of achieving satisfactory sales absorption and realization within the projected timelines.

9. MODE OF MOBILISING FUNDS

The developer has entered into a Joint Development Agreement with M/s Emaar India and the land-owning Company(ies) for the development, conceptualisation of the said land. The project is being developed through a structured financial framework, with primary reliance on promoter's equity and internal accruals. The promoter has infused capital towards land cost and initial development expenses.

Further funding requirements for construction and development are being met through receivables from sale of Commercial Units (Shops). The Company has adopted a phased development approach, ensuring alignment between cash inflows and project expenditure.



At present, no institutional borrowings have been availed for the project, thereby reducing financial risk and ensuring better control over project execution.

10. PROJECT COST

A	Project Cost - Non Constuction Components					
	A1.	Land Cost including conversion charges and licence fee				
		S.N.	Component		Amount (in lakh)	
		1.	Land cost as per sale deed or circle rate		Rs. 647.49 lakh	
		2.	Conversion charges(as per LOI)		Rs. 12.97 lakh	
		3.	License fee (as per LOI)		Rs. 74.13 lakh	
		Total			Rs. 734.59 lakh	
	A2.	External Development Charges(EDC)				
		S.N.	Type	Area (acre)	Rate of EDC per acre (lakh)	Amount (in lakh)
		1.	Commercial	0.2180 A acre	486.15 lakh	Rs. 105.98 lakh
		External Development Charges (EDC)				Rs. 105.98 lakh
	A3.	Infrastructure Development Charges (IDC)				
		S.N.	Type	Area (acre)	Rate of IDC per acre (lakh)	Amount (in lakh)
		1.	Commercial	0.2180 A acre	70.82 lakh	Rs. 15.44 lakh
		Infrastructure Development Charges (IDC)				Rs. 15.44 lakh
	A4.	Miscellaneous cost				
		S. N.	Items			Amount (in lakh)
		1.	Administrative cost			Rs. 31.44 lakh
		2.	Interest to financial institutions			Rs. 0.00 lakh
		3.	Renewable of approvals			Rs. 0.00 lakh
		4.	Taxes			Rs. 291.52 lakh
		5.	Cess			Rs. 6.70 lakh
		6.	Marketing cost			Rs. 38.75 lakh
		7.	Any other			Rs. 20.00 lakh
		Miscellaneous Cost				Rs. 388.41 lakh
	Project Cost - Non Constuction Components					



AA.	S.N.	Items	Remarks	Amount (in lakh)
	A1.	Land Cost including conversion charges and licence fee		Rs. 734.59 lakh
	A2.	External Development Charges(EDC)		Rs. 105.98 lakh
	A3.	Infrastructure Development Charges (IDC)		Rs. 15.44 lakh
	A4.	Miscellaneous cost		Rs. 388.41 lakh
	Σ	Project Cost - Non Constuction Components		Rs. 1244.42 lakh
B.	Project Cost - Construction Components			

B1.	Construction Cost of Towers				
	S. N.	Tower No./Tower Name	Floor Area (in sq. ft.)(FAR + NON-FAR)	Construction Cost (per sq. ft.)	Estimated Cost(Rs. in lakh)
	1	Tower 1 /	3042.00 sq.ft.	Rs. 2700.00 sq.ft	Rs. 82.13 lakh
	Construction cost of towers:				Rs. 82.13 lakh
B2.	Development Works and Services (Internal Development Works - IDW)				
	S.N.	Name of the Facility		Applicable / NA	Estimated Cost(Rs. in lakh)
	1	Internal Roads and Pavements		Applicable	Rs. 65.21 lakh
	2	Water Supply system		N.A.	Rs. lakh
	3	Storm Water drainage		Applicable	Rs. 30.00 lakh
	4	Sewerage system		Applicable	Rs. 30.00 lakh
	5	Street Lighting		Applicable	Rs. 50.13 lakh
	6	Play grounds and Parks		N.A.	Rs. lakh
	7	Electricity supply system		Applicable	Rs. 90.95 lakh
	8	Security and fire-fighting		N.A.	Rs. lakh

	9	Renewable energy system	N.A.	Rs. la kh
	10	Parking	N.A.	Rs. la kh
	11	STP	Applicable	Rs. 30.45 lakh
	12	Underground water tank	Applicable	Rs. 25.00 lakh
	13	Rain water harvesting	Applicable	Rs. 40.00 lakh
	14	Electrical sub station	N.A.	Rs. la kh
	15	Construction of circulation road (such as 18m/24m/30m as per conditions of license)	N.A.	Rs. la kh
	Cost of Development Works and Services:			Rs. 361.74 lakh
B3.	Community Buildings to be constructed and transferred to RWA or competent authority - Community Buildings (A)			N/A
B4.	Community Building/ site to be sold to third party or to be retained by promoter or site to be transferred to competent authority (estimated cost to be indicated if promoter intends to construct) - Community Buildings (B)			N/A
B5.	Electrification Cost upto project site if any			
	S.N.	Items	Applicable / NA	Amount (in lakh)
	1	Electrification Cost	Applicable	Rs.0.00 lakh
Project Cost - Construction Components				
BB.	S.N.	Items	Remarks	Amount (in lakh)
	B1	Construction cost of towers	N.A	Rs. 82.13 lakh
	B2	Development works and services cost	N.A	Rs. 361.74 lakh

	B3	Community buildings (A) cost	N.A	Rs. 1 akh
	B4	Community buildings (B) cost	N.A	Rs. 1 akh



		B5	Electrification cost upto project site if any	N.A	Rs. 1 lakh
		Σ	Project Cost - Consrtuction Components		Rs. 443.87 lakh
Project Cost Summary					
	S.N	Component			Cost (Amount in lakh)
	1	Total project construction cost			443.87 lakh
	2	Total project non-construction cost			1244.42 lakh
	3	Total project cost			1,688.29 lakh
C.	Sale proceeds and returns of the project the area registered				
	Total estimated sale value of units/ sale proceeds				
				For the area to be registered	
	S.N	Component	Average Rate(In Rs.)	Area (sq.ft.)	Estimat ed sale proceeds (In lacs)
	1	Commercial	Rs. 25191.75 sq.ft.	7692.00 sq.ft.	Rs. 1937.75 lakh
	2	Community sites	Rs. 0.00 sq.ft	Rs. 0.00 sq.ft	Rs. 0.00 lakh
	3	Garages	Rs. 0.00 sq.ft	Rs. 0.00 sq.ft	Rs. 0.00 lakh
	Estimated total of sale proceeds				Rs. 1937.75 lakh
D	Total project cost				Rs. 1688.29 lakh
E	Return from the project(C-D)				Rs. 249.46 lakh
F.	Financial resources of the project				
	S.N	Description			For project (amount in Lakh)



1	Equity by the promoter		Rs. 827.93 lakh
2	Loan or advances		
	2.1	From financial institution/banks	Rs. 0.00 lakh
	2.2	From Other Sources	Rs. 0.00 lakh
3	Others		Rs. 0.00 lakh
4	Installments from allottees before completion (sold inventory installments)		Rs. 0.00 lakh
Total financial resources of the project			Rs. 827.93 lakh

B1.	Construction cost of commercial towers				
	Tower 1				
		S.N.	Particulars	Percentage	Estimated Cost (Rs. in lakh)
		1	Sub structure (Normally 10%-15%)	12.30	Rs. 10.10 lakh

			2	Super structure (Normally 35% - 45%)	36.95	Rs. 30.35 lakh
			3	MEP (Normally 20% - 25%)	16.45	Rs. 13.51 lakh
			4	Finishing (Normally 20% - 25%)	34.30	Rs. 28.17 lakh
			Cost of Tower 1			Rs. 82.13 lakh
	Construction cost of commercial towers					
TT.	S.N.	Items				Amount (in lakh)
	T1	Cost of Tower 1				Rs. 82.13 lakh
	Σ	Contruction cost of towers				Rs. 82.13 lakh

A	Project Cost - Non Constuction Components
---	---



	A1.	Land Cost including conversion charges and licence fee				
		S. N.	Component	Estimated Cost (in lakh)	Expenditures Incurred till date (in lakh)	Balance Cost to be Incurred (in lakh)
		1.	Land cost as per sale deed or circle rate	Rs. 647.49 lakh	Rs. lakh	Rs. 647.49 lakh
		2.	Conversion charges(as per LOI)	Rs. 12.97 lakh	Rs. lakh	Rs. 12.97 lakh
		3.	License fee (as per LOI)	Rs. 74.13 lakh	Rs. lakh	Rs. 74.13 lakh
		Total		Rs. 734.59 lakh	Rs. 0.00 lakh	Rs. 734.59 lakh
	A2.	External Development Charges(EDC)				
		S. N.	Type	Estimated Cost (in lakh)	Expenditures Incurred till date (in lakh)	Balance Cost to be Incurred (in lakh)
		1.	External Development Charges (EDC)	Rs. 105.98 lakh	Rs. lakh	Rs. 105.98 lakh
	A3.	Infrastructure Development Charges (IDC)				
		S. N.	Type	Estimated Cost (in lakh)	Expenditures Incurred till date (in lakh)	Balance Cost to be Incurred (in lakh)
		1.	Infrastructure Development Charges (IDC)	Rs. 15.44 lakh	Rs. lakh	Rs. 15.44 lakh
	A4.	Miscellaneous cost				
		S. N.	Items	Estimated Cost (in lakh)	Expenditures Incurred till date (in lakh)	Balance Cost to be Incurred (in lakh)
		1.	Administrative cost	Rs. 31.44 lakh	Rs. lakh	Rs. 31.44 lakh
		2.	Interest to financial institutions	Rs. 0.00 lakh	Rs. lakh	Rs. 0.00 lakh
		3.	Renewable of approvals	Rs. 0.00 lakh	Rs. lakh	Rs. 0.00 lakh



	4.	Taxes	Rs. 291.52 lakh	Rs.	lakh	Rs. 291.52 lakh
	5.	Cess	Rs. 6.70 lakh	Rs.	lakh	Rs. 6.70 lakh
	6.	Marketing cost	Rs. 38.75 lakh	Rs.	lakh	Rs. 38.75 lakh
	7.	Any other	Rs. 20.00 lakh	Rs.	lakh	Rs. 20.00 lakh
	Miscellaneous Cost		Rs. 388.41 lakh	Rs. 0.00 lakh		Rs. 388.41 lakh
Project Cost - Non Constuction Components						
AA	S. N.	Items	Estimated Cost (in lakh)	Expenditures Incurred till date (in lakh)		Balance Cost to be Incurred (in lakh)
	A1.	Land Cost including conversion charges and licence fee	Rs. 734.59 lakh	Rs. 0.00 lakh		Rs. 734.59 lakh

		A2.	External Development Charges(EDC)	Rs. 105.98 lakh	Rs.	lakh	Rs. 105.98 lakh
		A3.	Infrastructure Development Charges (IDC)	Rs. 15.44 lakh	Rs.	lakh	Rs. 15.44 lakh
		A4.	Miscellaneous cost	Rs. 388.41 lakh	Rs. 0.00 lakh		Rs. 388.41 lakh
		Σ	Project Cost - Non Constuction Components	Rs. 1244.42 lakh	Rs.	lakh	Rs. 1244.42 lakh

B.	Project Cost - Construction Components					
	B1	Construction Cost of Towers				
		S.N	Tower No./Tower Name	Estimated Cost (in lakh)	Expenditures Incurred till date (in lakh)	Balance Cost to be Incurred (in lakh)
		1	Tower 1 / - (100%)	Rs. 82.13 lakh	Rs. lakh	Rs. lakh
		Construction cost of towers:		Rs. 82.13 lakh	Rs. 0 lakh	Rs. 0 lakh
		Development Works and Services (Internal Development Works - IDW)				



	S.N	Name of the Facility	Estimated Cost (in lakh)	Expenditures Incurred till date (in lakh)	Balance Cost to be Incurred (in lakh)
	1	Internal Roads and Pavements - (18.03%)	Rs. 65.21 lakh	Rs. lakh	Rs. lakh
	2	Storm Water drainage - (8.29%)	Rs. 30.00 lakh	Rs. lakh	Rs. lakh
	3	Sewerage system - (8.29%)	Rs. 30.00 lakh	Rs. lakh	Rs. lakh
	4	Street Lighting - (13.86%)	Rs. 50.13 lakh	Rs. lakh	Rs. lakh
	5	Electricity supply system - (25.14%)	Rs. 90.95 lakh	Rs. lakh	Rs. lakh
	6	STP - (8.42%)	Rs. 30.45 lakh	Rs. lakh	Rs. lakh
	7	Underground water tank - (6.91%)	Rs. 25.00 lakh	Rs. lakh	Rs. lakh
	8	Rain water harvesting - (11.06%)	Rs. 40.00 lakh	Rs. lakh	Rs. lakh
	Cost of Development Works and Services:		Rs. 361.74 lakh	Rs. 0 lakh	Rs. 0 lakh
B3	Community Buildings to be constructed and transferred to RWA or competent authority - Community Buildings (A)			N/A	
B4	Community Building/ site to be sold to third party or to be retained by promoter or site to be transferred to competent authority (estimated cost to be indicated if promoter intends to construct) - Community Buildings (B)			N/A	
B5	Electrification Cost upto project site if any				
	S.N	Items	Amount (in lakh)	Expenditures Incurred till date (in lakh)	Balance Cost to be Incurred (in lakh)

1	Electrification Cost - (100%)	Rs.	0.00 lakh	Rs.	lakh	Rs.	lakh
Project Cost - Construction Components							

BB	S.N	Items	Amount (in lakh)				Expenditures Incurred till date (in lakh)		Balance Cost to be Incurred (in lakh)	
	B1	Construction cost of towers	Rs. 82.13 lakh				Rs. 0.00 lakh		Rs. lakh	
	B2	Development works and services cost	Rs. 361.74 lakh				Rs. 0.00 lakh		Rs. lakh	
	B3	Community buildings (A) cost	Rs.	lakh			Rs. 0.00 lakh		Rs. lakh	
	B4	Community buildings (B) cost	Rs.	lakh			Rs. 0.00 lakh		Rs. lakh	
	B5	Electrification cost upto project site if any	Rs.	lakh			Rs. 0.00 lakh		Rs. lakh	
	Σ	Project Cost - Consturction Components	Rs. 443.87 lakh				Rs. lakh		Rs. lakh	
B1	Construction Cost of Towers									
	Tower 1									
		S. N.	Particulars	Estimated Cost (Rs. in lakh)		Expenditures Incurred till date (in lakh)		Balance Cost to be Incurred (in lakh)		
		1	Sub structure (Normally 10%- 15%)	Rs. 10.10 lakh		Rs.	lakh	Rs. lakh		
		2	Super structure (Normally 35% - 45%)	Rs. 30.35 lakh		Rs.	lakh	Rs. lakh		
		3	MEP (Normally 20% - 25%)	Rs. 13.51 lakh		Rs.	lakh	Rs. lakh		
		4	Finishing (Normally 20% - 25%)	Rs. 28.17 lakh		Rs.	lakh	Rs. lakh		
	Cost of Tower 1			Rs. 82.13 lakh		Rs.	lakh	Rs. lakh		
	Construction cost of towers									
	TT.	S. N.	Items	Amount (in lakh)		Expenditures Incurred till date (in lakh)		Balance Cost to be Incurred (in lakh)		
T1		Cost of Tower 1	Rs. 82.13 lakh							
Σ		Contruccion cost of towers	Rs. 82.13 lakh							
BB	Project Cost - Construction Components									

SN	Items	Estimate cost	Expenditures Incurred till date	Balance Cost to be Incurred (in lakh)	Percentage of Total Project Cost	Percentage of Total Cost incurred up to the date of application	Percentage of Individual Activity wise cost incurred	Percentage of Individual Activity wise cost to be incurred
	Formula	A	B	C	A1/Total of A	B1/Total of A	C1/Total of A	B1/A1
B1	Construction cost of towers	82.13	0.00	N.A	18.5	0	0	0
B2	Development works and services cost	361.74	0.00	N.A	81.5	0	0	0
B3	Community buildings (A) cost	N.A	0.00	N.A	0	0	0	0
B4	Community buildings (B) cost	N.A	0.00	N.A	0	0	0	0
B5	Electrification cost upto project site if any	N.A	0.00	N.A	0	0	0	0
Σ	Project Cost - Construction Components	443.87	N.A	N.A	100	0	0	

11. CONCLUSION

In view of the foregoing, the project demonstrates strong viability from both a commercial and regulatory perspective. The project derives significant advantage from its strategic location in Sector M-9, Manesar, its excellent connectivity through National Highway-48, and its proximity to the Industrial Model Township (IMT) Manesar, established industrial units, and surrounding residential developments, all of which contribute to sustained demand for organized commercial spaces.

The development is being undertaken on Commercial Plot No. 4 within a duly licensed Industrial Plotted Colony under License No. 136 of 2022 granted by the Department of Town & Country Planning, Haryana, ensuring compliance with all applicable statutory requirements and the availability of planned internal infrastructure and civic amenities.



Considering the continued industrial expansion, increasing commercial activity, and growing demand for quality retail, office, and other commercial establishments in the Manesar region, the project is well-positioned to achieve timely completion, healthy market absorption, and sustainable commercial success.

Accordingly, the project may be regarded as a commercially viable, legally compliant, and financially sustainable development, offering long-term value to stakeholders, including purchasers, investors, business establishments, and the Promoter.



M9 SQUARE

MANESAR

₹



85100 00051

www.worldwiderealty.in



This project, The Golden Residences II have been duly approved by Haryana Real Estate Regulatory Authority Gurugram, Haryana (HARERA) vide RERA NO. _____ of _____ dated _____. The details of same are available for public view on www.haryanarera.gov.in

Disclaimer: Worldwide Resorts and Entertainment Pvt. Ltd. reserves the right to make changes to the offer. Terms and conditions apply on all the premises. 1 Sq.yd. = 0.8361 sq. m. Scale is subject to the terms of application form, allotment letter, agreement for sale and other documents to be executed between parties. All images, information, drawings and sketches shown in this advertisement are artist's conception of the development and for representation purpose only, unless otherwise specified. The advertisement/printed material does not constitute an offer of any nature whatsoever between the developer and the recipient. The upcoming developments to be done by third parties are subject to approval from respective authorities. *Terms and Conditions apply

Corporate Address:
Worldwide Resorts and Entertainment Pvt. Ltd.
CIN: U74999DL2015PTC298184
SOD 2, 3, 4 Old Judicial Complex, Sector 18,
Jharas Road, Gurugram, Haryana - 122001

Site Address:
IMT Manesar, Sector M-8,
Gurugram, Haryana - 122001

WHY M9 SQUARE?

The retail landscape of Manesar is undergoing a major transformation. Despite being one of NCR's largest industrial and residential growth corridors, Manesar lacks organized neighborhood retail. M9 Square bridges this gap by creating a premium high street retail ecosystem.

- **First Premium Neighborhood High Street**
- **Limited Inventory — Scarcity Drives Value**
- **Daily Need Driven Retail**
- **Strong End User Demand**
- **High Rental Potential**
- **Significant Capital Appreciation**
- **First Mover Advantage**



CURATED FOR HIGH FOOTFALL

- **Anchor Retail:** Supermarket, Departmental Store & Electronics.
- **Food & Beverage:** Cafes, Restaurants, Quick Service Restaurants & Dessert Brands.
- **Daily Needs:** Pharmacy, Grocery, Bakery & Dairy.
- **Services:** Banks & ATMs, Salons, Clinics & Diagnostic Centers
- **Lifestyle:** Fashion, Footwear, Accessories & Fitness Studio





PROJECT AT A GLANCE

~13,262
Total Carpet Area
sq.ft approx.

4
Total Floors
With Terrace

60m
Road Frontage
Wide Sector Road

172
Acre Township
Integrated Master Plan

- **Project Type:** Premium High Street Retail
- **Location:** Sector 9, Manesar, Gurugram
- **Configuration:** LGF, UGF, First with Terrace, Second with Terrace
- **All Units:** 100% Road Facing
- **Inventory:** Limited Number of Shops

This project, The Golden Residences II have been duly approved by Haryana Real Estate Regulatory Authority Gurugram, Haryana (HARERA) vide RERA NO. _____ of _____ dated _____. The details of same are available for public view on www.haryanarea.gov.in

Disclaimer: Worldwide Resorts and Entertainment Pvt. Ltd. reserves the right to make changes to the offer. Terms and conditions apply on all the premises. 1 Sq.yd. = 0.8361 sq. m. Scale is subject to the terms of application form, allotment letter, agreement for sale and other documents to be executed between parties. All images, information, drawings and sketches shown in this advertisement are artist's conception of the development and for representation purpose only, unless otherwise specified. The advertisement/printed material does not constitute an offer of any nature whatsoever between the developer and the recipient. The upcoming developments to be done by third parties are subject to approval from respective authorities. *Terms and Conditions apply

Corporate Address:
Worldwide Resorts and Entertainment Pvt. Ltd.
CIN: U74999DL2015PTC298184
SOD 2,3,4 Old Judicial Complex, Sector 18,
Jharsa Road, Gurugram, Haryana - 122001

Site Address:
IMT Manesar, Sector M-8,
Gurugram, Haryana - 122001

85100 00051

www.worldwiderealty.in



PROJECT OVERVIEW



Location

Manesar, Gurugram, Haryana
Part of The Golden City
172 Acre Master Plan

Site Dimensions

Plot Area: 882.28 Sq.Mt.

Road Frontage

60m Wide Sector Road
24m Wide Proposed Road
12m Wide Service Road



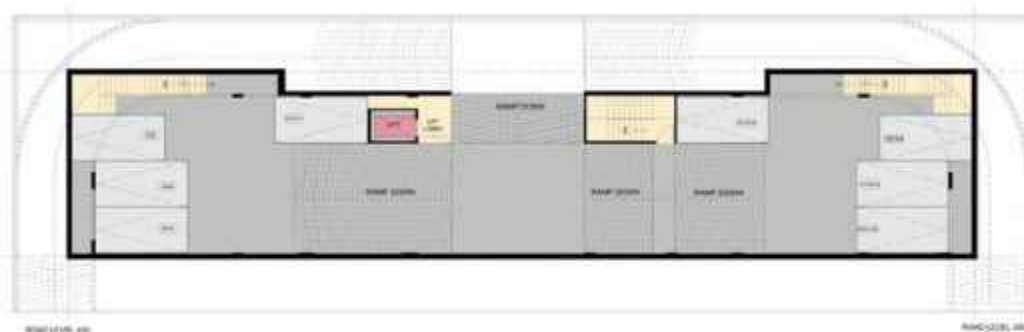
This project, The Golden Residences II have been duly approved by Haryana Real Estate Regulatory Authority Gurugram, Haryana ("HARERA") vide RERA NO. _____ of _____ dated _____. The details of same are available for public view on www.haryanarera.gov.in

Disclaimer: Worldwide Resorts and Entertainment Pvt. Ltd. reserves the right to make changes to the offer. Terms and conditions apply on all the premises. 1 Sq.yd. = 0.8361 sq. m. Scale is subject to the terms of application form, allotment letter, agreement for sale and other documents to be executed between parties. All images, information, drawings and sketches shown in this advertisement are artist's conception of the development and for representation purpose only, unless otherwise specified. The advertisement/printed material does not constitute an offer of any nature whatsoever between the developer and the recipient. The upcoming developments to be done by third parties are subject to approval from respective authorities. *Terms and Conditions apply

Corporate Address:
Worldwide Resorts and Entertainment Pvt. Ltd.
CIN: U74999DL2015PTC299194
SCO 2,3,4 Old Judicial Complex, Sector 18,
Jharsa Road, Gurugram, Haryana - 122001

Site Address:
IMT Manesar, Sector M-8,
Gurgaon, Haryana - 122051

FLOOR PLAN



BASEMENT FLOOR PLAN



LOWER GROUND FLOOR PLAN



UPPER GROUND FLOOR PLAN

☎ 85100 00051

www.worldwiderealty.in



This project, The Golden Residences II have been duly approved by Haryana Real Estate Regulatory Authority Gurugram, Haryana ("HARERA") vide REPA NO. _____ of _____ dated _____. The details of same are available for public view on www.haryanarealestate.gov.in

Disclaimer: Worldwide Resorts and Entertainment Pvt. Ltd. reserves the right to make changes to the offer. Terms and conditions apply on all the premises. 1 Sq.yd. = 0.8361 sq. m. Scale is subject to the terms of application form, allotment letter, agreement for sale and other documents to be executed between parties. All images, information, drawings and sketches shown in this advertisement are artist's conception of the development and for representation purpose only, unless otherwise specified. The advertisement/printed material does not constitute an offer of any nature whatsoever between the developer and the recipient. The upcoming developments to be done by third parties are subject to approval from respective authorities. *Terms and Conditions apply

Corporate Address:
Worldwide Resorts and Entertainment Pvt. Ltd.
CIN: U74999DL2016PTC298184
SCO 2,3,4 Old Judicial Complex, Sector 18,
Jharsa Road, Gurugram, Haryana - 122001

Site Address:
IMT Manesar, Sector M-8,
Gurgaon, Haryana - 122051

FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN

85100 00051

www.worldwiderealty.in

This project, The Golden Residences II have been duly approved by Haryana Real Estate Regulatory Authority Gurugram, Haryana (HARERA) vide RERA NO. _____ of _____ dated _____. The details of same are available for public view on www.haryanarera.gov.in

Disclaimer: Worldwide Resorts and Entertainment Pvt. Ltd. reserves the right to make changes to the offer. Terms and conditions apply on all the premises. 1 Sq.yd. = 0.8361 sq. m. Scale is subject to the terms of application form, allotment letter, agreement for sale and other documents to be executed between parties. All images, information, drawings and sketches shown in this advertisement are artist's conception of the development and for representation purpose only, unless otherwise specified. The advertisement/printed material does not constitute an offer of any nature whatsoever between the developer and the recipient. The upcoming developments to be done by third parties are subject to approval from respective authorities. *Terms and Conditions apply

Corporate Address:
Worldwide Resorts and Entertainment Pvt. Ltd.
CIN: U74999DL2015PTC298184
SOD 2,3,4 Old Judicial Complex, Sector 18,
Jharwa Road, Gurugram, Haryana - 122001

Site Address:
IMT Manesar, Sector M-8,
Gurugram, Haryana - 122001



MATERIAL SPECIFICATION & TEXTURE

SPACE	WALL	FLOOR	CEILING
A	LIFT LOBBY CORRIDOR		
B	ST AIRCASE		
C	T O I L E T S		
D	C O R R I D O R		
E	R O O F / T E R R A C E		
F	S E T B A C K A R E A - S I D E & R E A R		
G	S E T B A C K A R E A - F R O N T S I D E		

C-3 & C-4 FINISHING SCHEDULE			
S.NO	SPACE	WALL	FLOOR
INTERNAL DEVELOPMENT			
A	LIFT LOBBY CORRIDOR	Plaster, Texture Paint	Pattern of Granite (Sadarahali Steel grey Leather finish & Polished Steel grey)
B	ST AIRCASE	Ivory White OBD Paint	Granite (Sadarahali, Steel grey Polish)
C	T O I L E T S		Grid Ceiling / Boxing
EXTERNAL DEVELOPMENT			
D	C O R R I D O R	Rich Texture Paint	Granite (Sadarahali, Steel grey Leather)
E	R O O F / T E R R A C E	Plaster, Texture Paint	Terracotta Tile / Beige Tile / Grass Carpet
F	S E T B A C K A R E A - S I D E & R E A R	Plaster, Rich Texture Paint	Pattern of granite & Pigmented VDF Flooring
G	S E T B A C K A R E A - F R O N T S I D E	Plaster, Rich Texture Paint	Granite (Sadarahali, Steel grey Leather)

STRATEGIC LOCATION ADVANTAGE

M9 Square enjoys a strategic position in Sector 9, Manesar. Located at the entrance of Golden Residences, Golden Industrial Zone, and the 172 Acre Integrated Township.

LOCATION MAP



LOCATION ADVANTAGES

NH48	10 min
Dwarka Expwy.	15 min
Pataudi Road	5 min

KMP Expwy.	5 min
Delhi-Mumbai Expwy.	15 min
Proposed Metro Station	2 min

Fortis Hospital	5 min
Maruti Suzuki	2 min
IGI Airport	35 min

*As per ideal traffic conditions

