

Sec :- 95 Retirement Housing for JMS
PART – I –QUARTERLY SCHEDULE OF PHYSICAL PROGRESS
Tentative quarterly schedule of physical progress stage wise

S. No.	Particulars	Qty	Tentative Dates	2025				2026				2027				2029				
				Apr-June, 2025	Jul-Sept 2025	Oct-Dec, 2025	Jan-Mar, 2026	Apr-Jun, 2026	Jul-Sep, 2026	Oct-Dec, 2026	Jan-Mar, 2027	Apr-Jun, 2027	Jul-Sep, 2027	Oct-Dec, 2027	Jan-Mar, 2028	Apr-Jun, 2028	Jul-Sep, 2028	Oct-Dec, 2028	Jan-Mar 2029	Apr-Jun 2029
Residential Tower																				
1	Sub- Structure	100%	Apr-25	25%	25%	25%	25%													
2	Super Structure	100%	Mar-26				10%	10%	15%	15%	15%	15%	10%	10%						
3	Internal Finishing	100%	Mar-27							10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
4	External Finishing	100%	Mar-27							10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
5	Mechanical	100%	Sep-28														25%	25%	25%	25%
6	Electrical	100%	Mar-28							10%	10%	10%	10%	15%	15%	15%	15%	15%	15%	15%
7	Plumbing & Fire fighting	100%	Mar-29							5%	5%	15%	15%	15%	15%	15%	15%	15%	15%	15%
Commercial																				
		100%	Mar-28														16.67%	16.67%	16.67%	16.67%

Tentative Quaterly Schedule of Physical Progress of Infrastruture and Services																				
Infrastructure																				
1	Roads and Pavement	100%	Jun-28														25%	25%	25%	25%
2	Parking	100%	Jun-28														25%	25%	25%	25%
3	Water Supply	100%	Jun-28													20%	20%	20%	20%	20%
4	Sewerage	100%	Jun-28													20%	20%	20%	20%	20%
5	Electrification	100%	Oct-28														25%	25%	25%	50%
6	Storm Water Drainage	100%	Oct-28														25%	25%	25%	25%
7	Parks and Play Ground	100%	Oct-28														25%	25%	25%	50%
8	Street light	100%	Mar-29														30%	35%	35%	35%
9	Renewable Energy System	100%	Mar-29																50%	50%
10	Security and Fire Fighting Services	100%	Mar-29											10%	10%	10%	10%	10%	10%	20%
11	STP	100%	Oct-28														25%	25%	25%	25%
12	Underground Tank	100%	Oct-28														25%	25%	25%	25%
13	Rain Water Harvesting	100%	Oct-28														25%	25%	25%	50%
14	Electrical Sub Station	100%	Oct-28																50%	50%

CONSTRUCTION TIMELINES FOR JMS-Floors (The Majestic)

CONSTRUCTION SECHDULE FOR JMS- Floors(The Majestic)- 17 Plots

Activity	Start Date	Duration (Days)	Duration (Month)	End Date
Construction of Retirement Housing	Jan-26	1040	35	Nov-28
Sub Structrure	Jan-26	590	20	Aug-27
Excavation & Levelling	Jan-26	210	7	Jul-26
PCC	Feb-26	210	7	Sep-26
Raft & Footings / Pile foundation	Mar-26	240	8	Nov-26
RCC Works	Nov-26	240	8	Jul-27
Basement-1	Nov-26	270	9	Aug-27
Super Structure	Jan-27	655	22	Oct-28
Horizontal part - Slab & beams	Jan-27	300	10	Nov-27
Vertical Part- Columns,shear walls/R.wall	Jan-27	300	10	Nov-27
Terrace above structures	Nov-27	240	8	Jul-28
Lifts	Dec-27	270	9	Sep-28
Rough Finishes	Jul-27	240	8	Mar-28
Façade works	Mar-27	300	10	Jan-28
Final finshes(stone/tile/paints/wooden misc)	Aug-27	330	11	Jul-28
Services (MEP)	Jul-27	390	13	Aug-28
Basement works	Aug-27	270	9	May-28
External services & road works including sewer,strom,water supply,street lights ,park play ,renewal service	Oct-27	300	10	Aug-28
External Paint	Aug-27	365	12	Aug-28
Landscape works	Jun-28	120	4	Oct-28
Fire NOC	Aug-28	60	2	Oct-28
Application of OC	Aug-28	90	3	Nov-28

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Quarterly Cash Flow Projections- JMS -The majestic Floors (68 Flats)

Sno	Particulars	Cost of Construction (Lacs)	Cost of Construction of Commercial Block (Lacs)	Infrastructure Cost (Lacs)	Cummulative (Lacs)
1	Jan-Mar, 2026	31.39		-	31.39
2	Apr-June 2026	50.96		-	82.35
3	Jul-Sept, 2026	50.96		-	133.30
4	Oct-Dec, 2026	74.61		-	207.91
5	Jan-Mar, 2027	133.74		-	341.65
6	Apr-Jun, 2027	169.22		-	510.87
7	Jul-sept, 2027	322.74		-	833.61
8	Oct-Dec, 2027	476.26			1,309.87
9	Jan-Mar, 2028	558.93			1,868.80
10	Apr-Jun, 2028	610.32			2,479.13
11	Jul-Sept, 2028	492.17			2,971.30
12	Oct-Dec, 2028	19.56		-	2,990.86
	Total	2,990.86	-	-	2,990.86