PROJECT REPORT MDS JAI SHRI

1. Executive Summary

MDS Jai Shri is a residential group housing project strategically located in the well-established GH1, Sector 23-23A area of Gurugram. Developed by Metadesign Solutions Private Limited, the project is designed to offer a blend of comfort, modern luxury, and excellent connectivity. It is a RERA-registered project, providing assurance on compliance and delivery timelines. The development spans approximately 0.76 acres and features a mix of residential and commercial units, catering to both family living and essential local retail needs.

2. Project Identification and Regulatory Status

Particular	Detail
Project Name	MDS Jai Shri
Promoter Name	M/s Metadesign Solutions Private Limited
Location	GH 1, Sector 23-23A, Gurugram
Nature of Project	Group Housing (Residential and Commercial)
Total Area of Project	3075.72 sqm. approx 0.76 Acres
RERA Registration No.	GGM/924/656/2025/27
Registration Date	13 March 2025
Expected Completion/Possession	4th July, 2029

3. Configuration and Inventory

The project is structured across multiple building blocks with varying heights (reported ranging from G+1 up to G+14 levels). It focuses on providing spacious living units and essential commercial spaces.

3.1 Unit Breakdown

Unit Type	Total Number of Units
Residential Units	68
Commercial Units	27

3.2 Residential Configuration

The residential offerings primarily consist of premium configurations suitable for modern families.

3.3 Land Area Configuration

The Total land of the project ad-measuring 3075.72 Sqm will be utilised in the following manner:

S.No.	Particulars of the land area under usage	Area of Land Sqm
1.	Land Area to be used for construction of Apartment	1228.38
2.	Construction of Road and Pavements	1159.35
3.	Parks and Playground	537.48
4.	Electricity Sub-Station	150.50
Total		**3075.72**

4. Financial Overview (As per RERA Filing)

The estimated cost of the project indicates a substantial investment in land acquisition, construction, and infrastructure development, ensuring a high-quality finished product.

Cost Component	Estimated Value (Lakhs)
Total Estimated Project Cost	12249.99
Cost of Land	4607.46
Estimated Apartment Construction Cost	6791.63
Estimated Infrastructure Cost	426.00
Other Costs	425.00

5. Location and Connectivity Analysis

MDS Jai Shri benefits from a prime location in Sector 23-23A, a well-developed residential hub in Gurugram.

Feature	Detail
Major Landmark Proximity	Located opposite The 36-Acre of Tau Devi Lal Park.
Road Access	Direct access from an 18 M wide road and a 10 M wide road.
Major Connectivity	1.5 km from Old Delhi Gurgaon Road; 5.5 km from Dwarka Expressway.
Transportation	Proximity to an upcoming Metro station.
Vicinity	Close to IT and Industrial hubs, established schools, hospitals (e.g., Manipal Hospital), and markets.

6. Amenities and Specifications

The project includes modern amenities focused on safety, convenience, and lifestyle enhancement.

6.1 Key Amenities

- Power Backup
- 24 x 7 Security
- CCTV / Video Surveillance
- Lifts
- 24*7 Water Supply
- Kids' Play Areas / Sand Pits
- Jogging / Cycle Track

6.2 Construction Specifications

- **Flooring:** Vitrified tiles in bedrooms and living areas.
- **Walls:** Oil Bound Distemper finish in general.
- **Structure:** Modern architecture designed for comfort and convenience.

7. Developer Profile: Metadesign Solutions Private Limited

Metadesign Solutions has a decade-long presence in Gurugram's development sector, known for undertaking both residential and commercial projects. While they also have a significant history in IT/Software services (as per corporate filings), the group has established itself as a committed real estate developer with a focus on quality standards and modern architectural features.

HARERA Reg. No. RC/REP/HARERA/GGN/924/656/2025/27
DATE: 13.03.2025
www.haryanarera.gov.in

MDS JAI SHRI






OTHERS PROPERTY
G+1
G+1
G+9
G+1
G+9
G+14
G+14
G+1
G+3
G+9
G+9
G+1
G+1
18 M WIDE ROAD
10 M WIDE ROAD
GREEN BELT
30 M WIDE SECTOR ROAD
18 M WIDE ROAD

ABOUT "MDS JAI SHRI"

"MDS JAI SHRI" is focussed on providing a simplified living experience for its residents with required commercial and residential amenities. From the well designed floor plans to the high-quality finishes with luxury touch and amenities as per modern trend and requirement, Everything has been thoughtfully and Architectural planned to provide residents with a comfortable and convenient lifestyle. MDS JAI SHRI is Located a greenish fully occupied residential area in front of 36 acre Tau Devilal Park and the good connectivity to major roads, market, School, University, Hospitals and opposite upcoming Metro station and nearest IT & Industrial hub areas makes it a perfect choice for those who want to be close to the city amenities and multiple transportation options. The complex includes 3 and 3.5 BHK Flats, which makes it suitable for both individual and families looking for a comfort, luxury, safe and secure home, which may lead good rental potential and appreciation in the value of property, it can be considered a good investment opportunity for those looking to invest in good living experience.



*Images for representation purpose only



About "MDS Life Spaces"

Company overview – Formed in the year of 2006, **MDS group** is one of the leading developers in Gurugram, Haryana. As one of the trusted developers in Gurugram, we are committed to build projects with high quality standards and modern architecture latest features. We have earned our recognition by undertaking large-scale projects, continuously embracing the latest technology, and employing effective building methods.

Our integrated approach, adaptability and dedication to quality since our inception have placed us at the forefront of infrastructure development across sectors. We take pride in developing A-Grade commercial and residential properties.

We have completed more than 50 residential projects and completing commercial projects withsmart design and efficient construction are characteristics that bear testimony to the timely completion of projects. Known for its meticulous design and impeccable construction, MDS group have established itself as one of the leading companies in the field of Construction, IT and Pharma.



COMMERCIAL FLOOR PLANS

GROUND FLOOR SHOPS			
S.NO	SHOP NO.	CARPET AREA IN SQFT	SALABLE AREA
1	G1	454.50	874.04
2	G2	308.87	593.98
3	G3	330.92	636.38
4	G4	436.41	839.25
5	G4A	220.14	423.35
6	G5	290.13	557.94
7	G6	180.74	347.58
8	G7	181.16	348.38
9	G8	228.54	439.50
10	G9	437.52	841.38
11	G10	270.71	520.60
12	G11	268.02	515.42
13	G12	340.75	655.29
14	G13	143.92	276.77
15	G14	242.76	466.85
16	G15	370.12	711.77
17	G15A	217.51	418.29
18	G16	210.47	404.75
19	G17	206.97	398.02
20	G18	200.47	385.52
21	G19	208.79	401.52
22	G20	220.16	423.38
23	G21	314.20	604.23
24	G22	307.24	590.85
25	G23	340.47	654.75
26	G24	343.90	661.35
27	G25	481.72	926.38



RESIDENCE FLOOR PLANS



UNIT 1

UNIT-1 (FIRST FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1228.57
2	Super built-up area	1861.47



KEY PLAN

N



UNIT 2

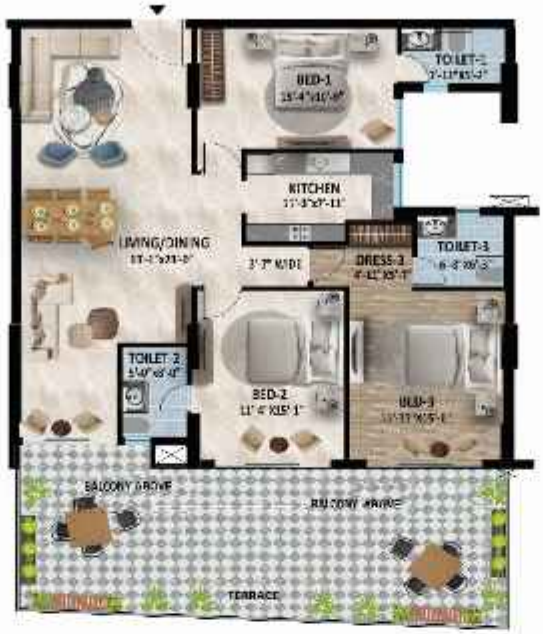
UNIT-2 (FIRST FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1291.06
2	Super built-up area	1956.15



KEY PLAN

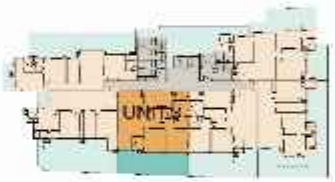
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RESIDENCE FLOOR PLANS

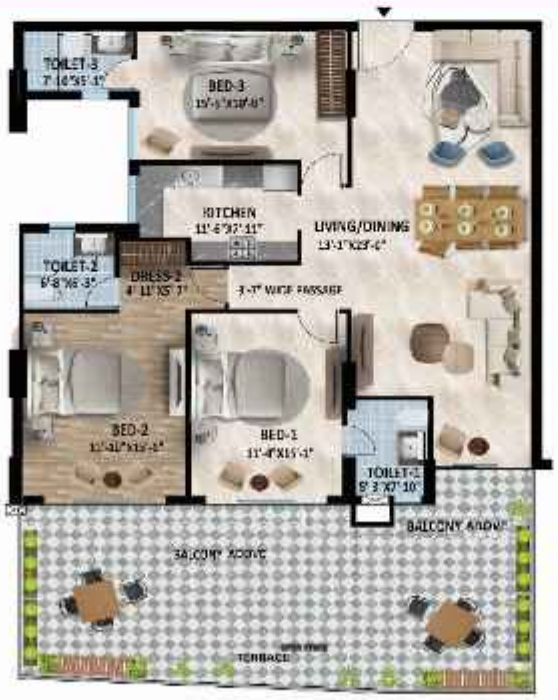


UNIT 3

UNIT-3 (FIRST FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1284.03
2	Super built up area	1946.86



KEY PLAN



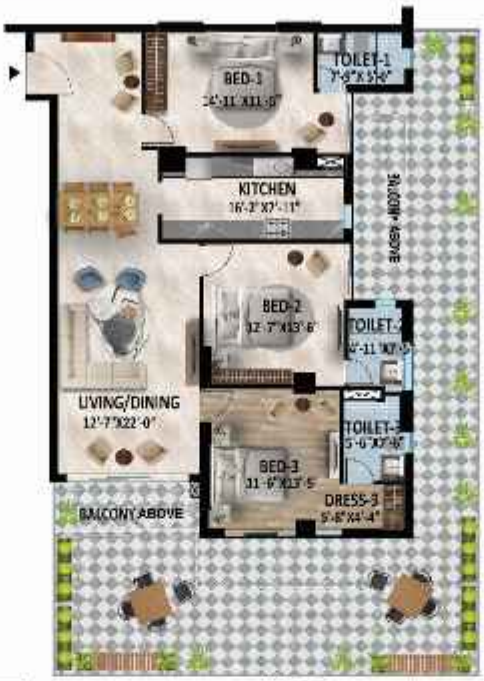
UNIT 4

UNIT-4 (FIRST FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1293.02
2	Super built-up area	1959.12



KEY PLAN

RESIDENCE FLOOR PLANS



UNIT 5

UNIT-5 (FIRST FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1277.1
2	Super built-up area	1935



KEY PLAN

N



UNIT 6

UNIT-6 (FIRST FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1250.78
2	Super built-up area	1895.12



KEY PLAN

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RESIDENCE FLOOR PLANS



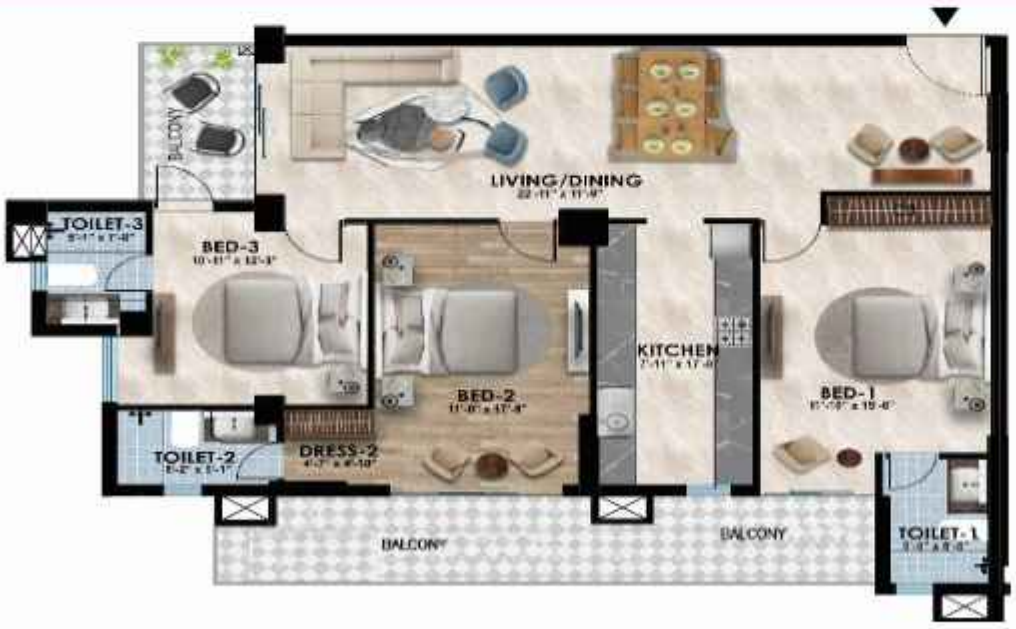
UNIT 1

UNIT-1 (2ND TO 9TH FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1228.57
2	Super built-up area	1961.47



KEY PLAN

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UNIT 2

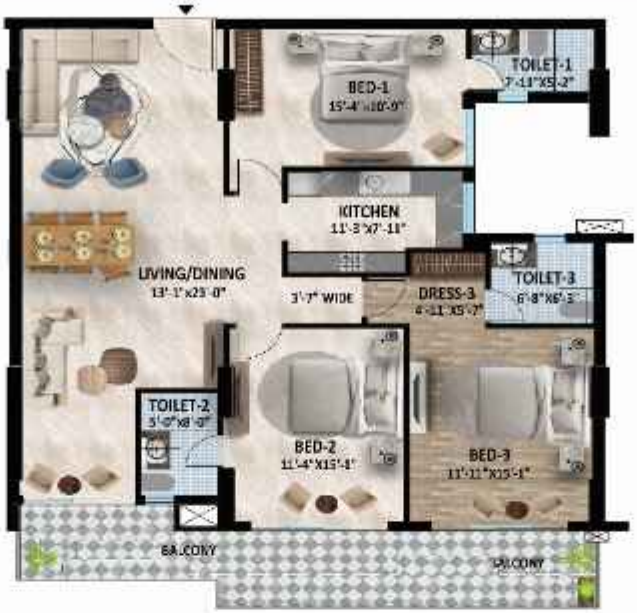
UNIT-2 (2ND TO 9TH FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1291.00
2	Super built-up area	1956.15



KEY PLAN

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RESIDENCE FLOOR PLANS



UNIT 3

UNIT-3 (2ND TO 9TH FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1284.93
2	Super built-up area	1948.86



KEY PLAN



UNIT 4

UNIT-4 (2ND TO 9TH FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1293.02
2	Super built-up area	1959.12



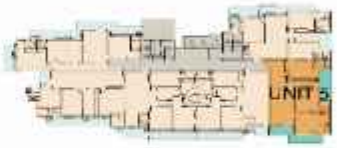
KEY PLAN

RESIDENCE FLOOR PLANS



UNIT 5

UNIT-5 (2ND TO 9TH FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1277.1
2	Super built-up area	1935



KEY PLAN

N



UNIT 6

UNIT-6 (2ND TO 9TH FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1250.78
2	Super built up area	1895.12



KEY PLAN

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RESIDENCE FLOOR PLANS



UNIT 1

UNIT-1 (10TH FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1525.03
2	Super built-up area	2310.65



KEY PLAN



UNIT 3

UNIT-3 (10TH FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1248.36
2	Super built-up area	1891.45



KEY PLAN

RESIDENCE FLOOR PLANS



UNIT 4

UNIT- 4 (10TH FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1355.85
2	Super built-up area	1902.47



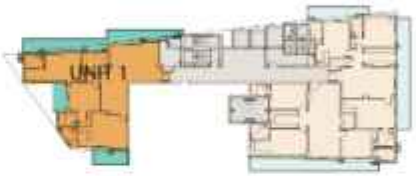
KEY PLAN

RESIDENCE FLOOR PLANS



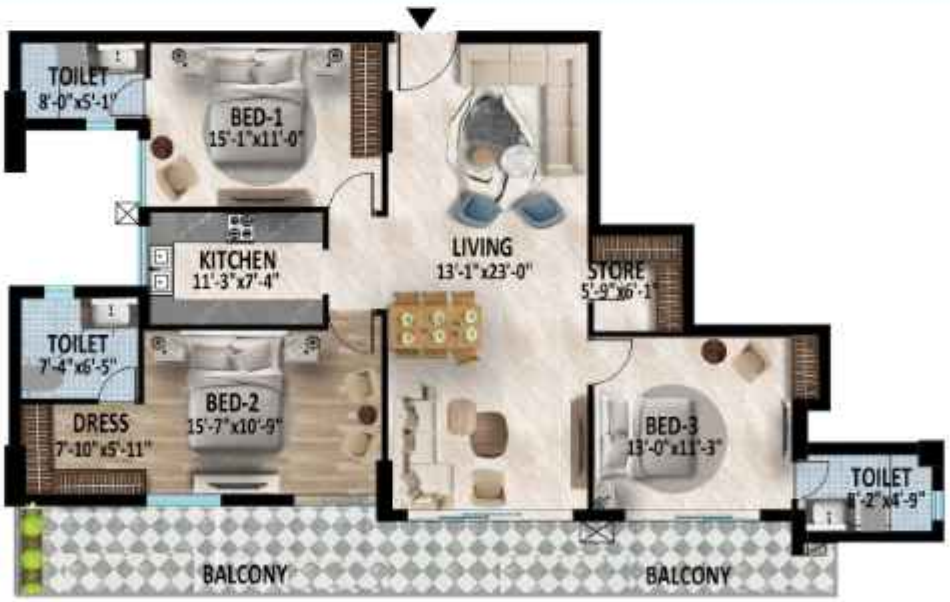
UNIT-1 (11TH TO 14TH FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1525.03
2	Super built-up area	2310.65

UNIT 1



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KEY PLAN



UNIT 3

UNIT-3 (11TH TO 14TH FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1248.36
2	Super built-up area	1891.45



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KEY PLAN

RESIDENCE FLOOR PLANS



UNIT 4

UNIT-4 (11TH TO 14TH FLOOR)		
Sr. NO.	Description	Area (sq.ft.)
1	Carpet area	1255.63
2	Super built-up area	1902.47



KEY PLAN



MDS JAI SHRI