

PROJECT REPORT

PROJECT: - JMS GROUP ELEGANTE

AREA: - 0.369 ACRE

LOCATION: - SECTOR-05, SOHNA, GURUGRAM, HARYANA.

BY: - JMS INFRA BUILD PRIVATE LIMITED

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1. INTRODUCTION

JMS Group proudly introduce the latest project by the most heralded debutants in Realty space. The Project comes under Haryana Government, Residential Plots/Complex Policy and endowed with a mighty breathing area and natural landscaping bound to mesmerize the sole.

PROJECT NAME	JMS Group Elegante
LOCATION	Sector-05, Sohna, Gurugram, Haryana.
TOTAL PROJECT AREA	15.06875 Acre
AREA UNDER COMMERCIAL UNITS	0.369 Acre
LICENSE NO.	81 of 2023 dated 17.04.2023.
PROJECT TYPE	Commercial

2. FEATURES

- Planned & Design by renowned Architect Kulmeet Shangari.
- Commercial Units with unmatched Amenities.
- Entrance gate complex.
- Pathway along Road.
- Surrounded by dense developed residential and commercial projects.

3. SITE LOCATION & LOCATION MAP

1. Easy and smooth connectivity on Gurgaon Sohna Road.
2. Over looking to Sultanpur Bird Sanctuary for wider greener view.
3. Nearby Educational Institution like DVM College, N.B.G.S.M College, GD Goenka University, K.R. Mangalam University.
4. Some residential projects include Corona Greens, MVN Athens, Paras Ekam Homes and Ganga Tathastu.

4. PROJECT DETAILS

As already mentioned, the proposed Project is located in Sector-05, Sohna, Gurugram, Haryana. The License has been issued by Directorate of Town & Country Planning; Government of Haryana to set up commercial Units over area admeasuring 0.369 Acre bearing License No. 81 of 2023 Dated 17.04.2023.

S. No.	Particulars	Remarks
1.	Total Area of Project	0.369 Acres
2.	Total Carpet Area	
3.	No. of Units	87

5. PROJECT COST

The anticipated total project construction cost is Rs. 1106.94 Lakhs and the total estimated project non construction cost is Rs. 814.85 Lakhs, through which the Total cost for the proposed project will be **Rs. 1921.79 Lakhs** that includes land, development, IDW, miscellaneous cost etc. Whereas the Total Sale Proceeds of the Project is **Rs. 2188.15 Lakhs**. Therefore, the Total Return from the Project comes to **Rs. 266.36 Lakhs**. That the Promoter Undertakes to complete the Construction by 30th September 2029 and also to take Occupation Certificate by 31st December 2029.

6. CONCLUSION

The proposed project has been designed in sustainable way to have least impact on environment. The project will have overall positive impact in terms of job opportunities during construction phase and organized commercial and infrastructure development during operation phase. It will also enhance the overall aesthetics of the area.

7. SITE PHOTOGRAPHS



