

# **PROJECT REPORT**

**PROJECT :- JMS GROUP PRIDE AVENUE**

**AREA:- 816.759 Sq. Mtr.**

**LOCATION:- SECTOR 95-A GURUGRAM**

**BY:- M/S JMS BUILDWELL REALTY PVT. LTD.**

## **TABLE OF CONTENTS**

1. INTRODUCTION
2. FEATURES
3. SITE LOCATION AND LOCATION MAP
4. BENEFITS OF DDJAY
5. PROJECT DETAILS
6. CONCLUSIONS

## 1. INTRODUCTION

JMS proudly introduce the latest project by the most heralded debutants in realty space. The project comes under the commercial component of Haryana Government, Deen Dayal Jan Awas Yojna 2016 and endowed with a mighty breathing area and natural landscaping bound to mesmerize the sole.

<b>PROJECT NAME</b>	JMS GROUP PRIDE AVENUE
<b>LOCATION</b>	SECTOR 95-A, GURUGRAM
<b>COMMERCAIL AREA</b>	816.759 Sq. Mtr.
<b>LICENSE NO.</b>	License No. 166 of 2022 dated 18.10.2022
<b>PROJECT TYPE</b>	DDJAY-16
<b>NO. OF SHOPS/UNITS</b>	59
<b>OCCUPATION DATE</b>	30 <sup>th</sup> September 2027

## **2. FEATURES**

- Planned & Design by renowned architect Vimal Bajaj.
- A Commercial Project with unmatched Amenities.
- Entrance gate complex.
- Pathway along road.
- Surrounded by dense developed residential & commercial projects in near vicinity.

### **3. SITE LOCATION & LOCATION MAP**

1. Easy and smooth connectivity from Pataudi Road, Northern Peripheral Road, NH8 & KMP.
2. Over looking to Sultanpur bird sanctuary for wider greener view.
3. Close to industrial units like Alcatel Lucent, Hero Moto Corp, Maruti ETC.
4. Educational Institution like SGT group of institutes, Sharda International School,  
Colonel's public School, Yaduvanshi School are within close proximity.
5. Close to Manesar & Kadipur Industrial Area.
6. Premium Residential colonies and commercial projects in close proximity such as Raheja, DLF, SARE, ANSAL, Spaze.



## 5. PROJECT DETAILS

As already mentioned, the proposed project is located in Sector – 95, District Gurugram. The License has been issued by Directorate of Town & Country Planning; Government of Haryana to set up Affordable Plotted Colony (DDJAY-16) over area admeasuring 5.0458 acres bearing License No. 166 of 2022 dated 18.10.2022. That the Promoter Undertakes to complete the Construction by 30<sup>th</sup> June 2027 and also to take Occupation Certificate by 30<sup>th</sup> September 2027.

This project would be developed in phases.

S. No.	Particulars	Remarks
1.	Total Area of Project	816.759 Sq. Mtr.
2.	Total Saleable Area	12131.27 Sq. Mtr.
3.	No. of Units	59
4.	Name of Promoter 1/License holder	<b>Dharam Singh, Ravinder Singh, Jitender Singh S/o Jai Narayan and Kalyan Singh S/o Suresh Kumar.</b>
5.	Name of Promoter 2/Collaborater	<b>M/s JMS Buildwell Realty Pvt. Ltd.</b>
6.	Total Estimated Cost of Project	<b>Rs. 1053.69 Lakhs</b>
7.	Estimated Sales Proceeds	<b>Rs. 1213.13 Lakhs</b>

## 6. PROJECT NON CONSTRUCTION COST:-

S.No.	Particular	Amount (in Lakhs)
1.	Land Cost	1.74
2.	EDC	84.11
3.	IDC	10.10
4.	Administrative Cost	245
5.	Marketing Cost	228
6.	Any other	31.94
7.	Labour Cess	7.50
	<b>TOTAL COST</b>	<b>608.39</b>

## 7. PROJECT CONSTRUCTION COST: -

S.No.	Particular	Amount (in Lakhs)
1.	Sub Structure including Basement	177
2.	Super Structure	125
3.	MEP	105
4.	Finishing	38.30
	<b>TOTAL COST</b>	<b>445.30</b>



The anticipated total project construction cost is Rs. 445.30 Lakhs and the total estimated project non construction cost is Rs. 608.39 Lakhs through which the Total cost for the proposed project will be Rs. 1053.69 Lakhs that includes land, development, IDW, miscellaneous cost etc. Whereas the Total Sale Proceeds of the Project is Rs. 1213.13 Lakhs. Therefore, the Total Return from the Project comes to Rs. 159.44 Lakhs. That the Promoter Undertakes to complete the Construction by 30<sup>th</sup> June 2027 and also to take Occupation Certificate by 30<sup>th</sup> September 2027.

## **8. 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.

**JMS GROUP PRIDE AVENUE  
SITE PHOTOS**



**JMS GROUP PRIDE AVENUE  
SITE PHOTOS**



**JMS BUILDWELL REALTY PVT LTD**

**AUTHORISED SIGNATORY**

JMS GROUP  
**PRIDE AVENUE**  
SECTOR 95A, GURUGRAM

JMS GROUP  
**PRIDE AVENUE**  
SECTOR 95A, GURUGRAM



 JMS Group, M3M Tee Point, 7th Floor, North Block, Sector 65, Gurugram, Haryana -122018  
 8010000777  [www.jmsgroup.co.in](http://www.jmsgroup.co.in)

Disclaimer: "Promoter/Company has registered the Commercial Project- "JMS Group Pride Avenue" before HARERA, Gurugram and has obtained Registration No. XX of XXXX dated XX/XX/XXXX (Memo No. XX/XX/XXXXXX/XX/XX/XX/XX/XX) (www.haryanarera.gov.in)

The pictures, images, designs, specifications, information, content and other details herein are merely an indication for the purpose of depicting the appearance of the project JMS Group Pride Avenue of the Company/Promoter M/s JMS Infra Reality Pvt. Ltd. and is for general information only. The said information etc. provided herein is only for guidance and must not be relied on as such and shall not be construed as an advertisement for marketing purposes, offer for sale, assurance, invitation to offer, contract of any nature whatsoever or gives warranty of any kind, implied express or statutory and shall have no binding effect on the Company/Promoter. The said information etc. is subject to change without any notice or intimation whatsoever. Any decision of buying or investing in the project of Company/Promoter should be upon complete verification of all the details including type of inventories, amenities, area, specifications, services, approvals, permissions and other relevant terms independently with the authorized sales team of the company/promoter, at the company's/promoter's offices/site offices. Company/Promoter, their affiliates, nor any of their respective directors, officers, employees, agents or representatives shall not be liable for any loss, expenses or damage including, without limitation, indirect or consequential loss or damage or any expense, loss or damage etc. whatsoever arising from use, or loss of use, of data/information etc. and shall also not be liable for any expenses, loss or damages of any kind arising from the information etc. or any inaccuracy in the information etc. mentioned herein \* T&C Apply.



# A Destination Where Style And Taste Unite

Pride Avenue is strategically positioned to attract a steady flow of foot traffic from the affluent residents of The Pride and beyond. Designed to cater to the diverse needs of both retailers and shoppers, Pride Avenue stands as a beacon of retail sophistication and vibrant community life.



\*Artistic impression





JMS GROUP  
**PRIDE AVENUE**

The Epicenter of  
*Retail Brilliance*



Retail Excellence

# Redefined

---



Staying true to its name, Pride Avenue provides a rich choice of shops and is viewed as a beacon of luxurious shopping. Filled with carefully chosen brands that balance tradition and modernity, it became the ultimate shopping destination for fashion lovers, technology geeks and discerning consumers of life.

\*Artistic impression





A Retail

# Revolution



Pride Avenue is the epitome of luxury retail made specifically for you. With Multiple shops and different types of shops ranging from retail to cuisine, it successfully combines lifestyle and leisure.



\*Artistic impression





Culinary

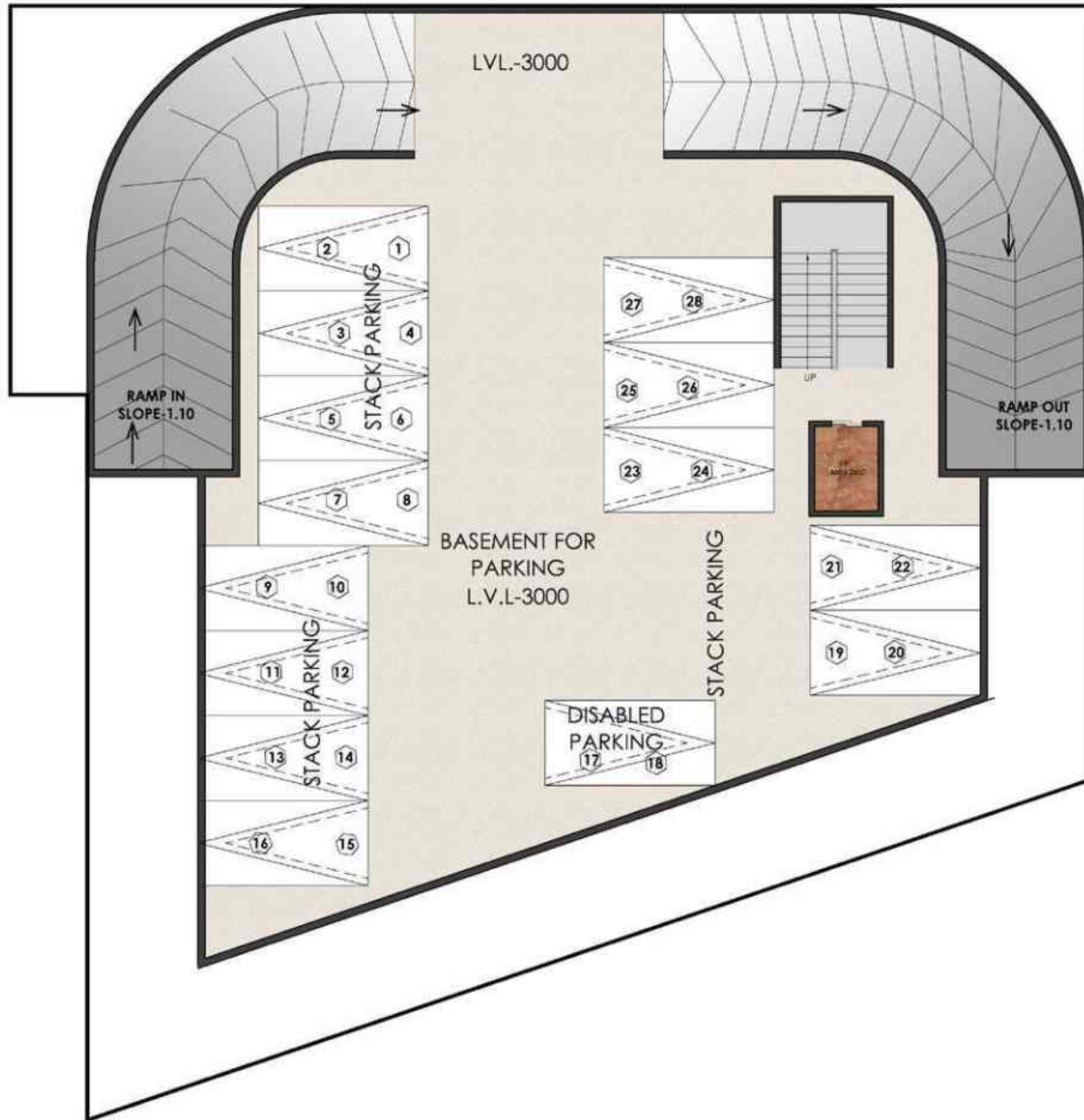
# Delights Await

---

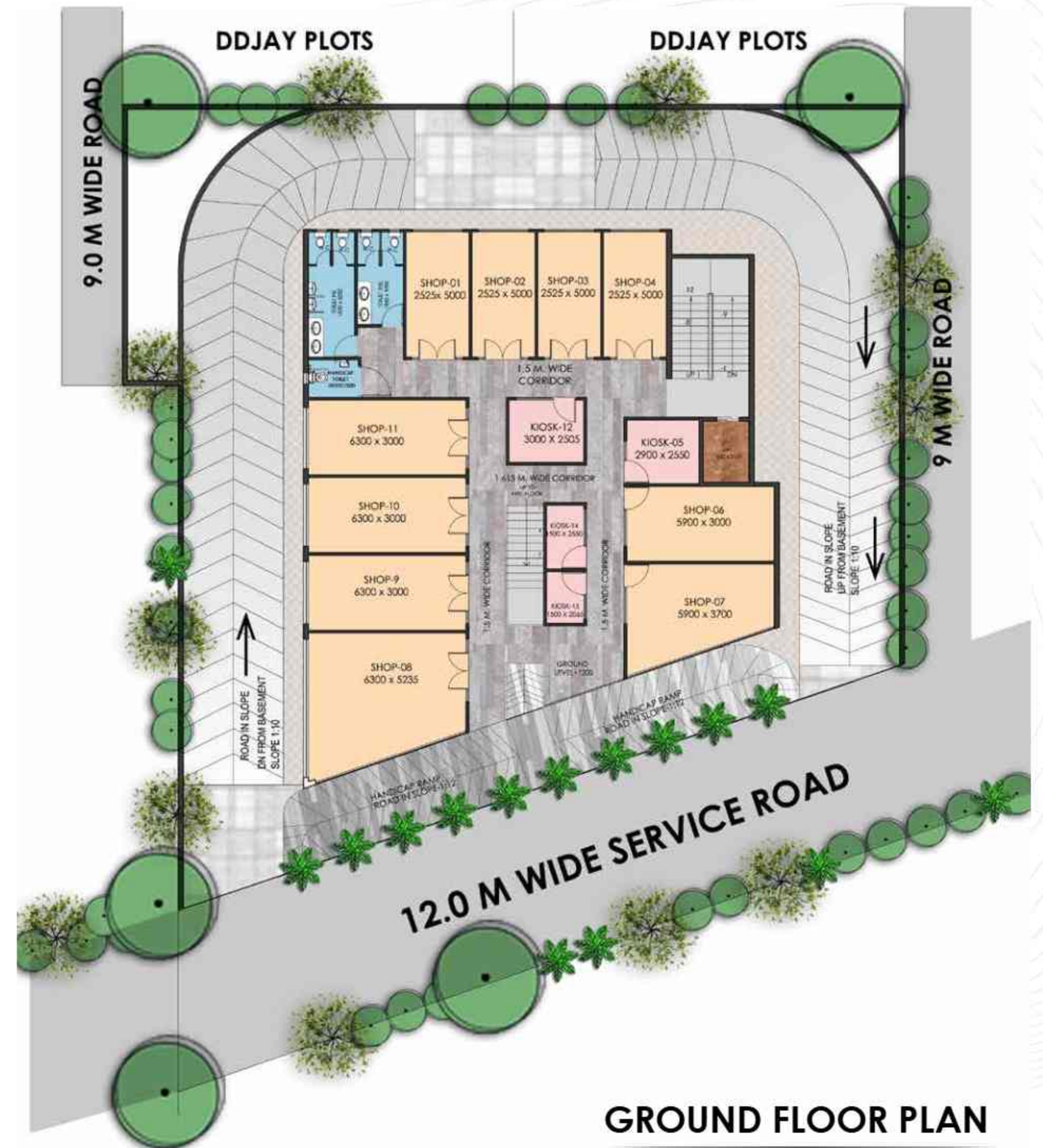


Tour Pride Avenue's eclectic food court, where you can taste most of the mouth-watering flavours. Options vary from gourmet food to fast food, making this dining experience an unforgettable pleasure and exciting shopping experience





**BASEMENT FLOOR PLAN**

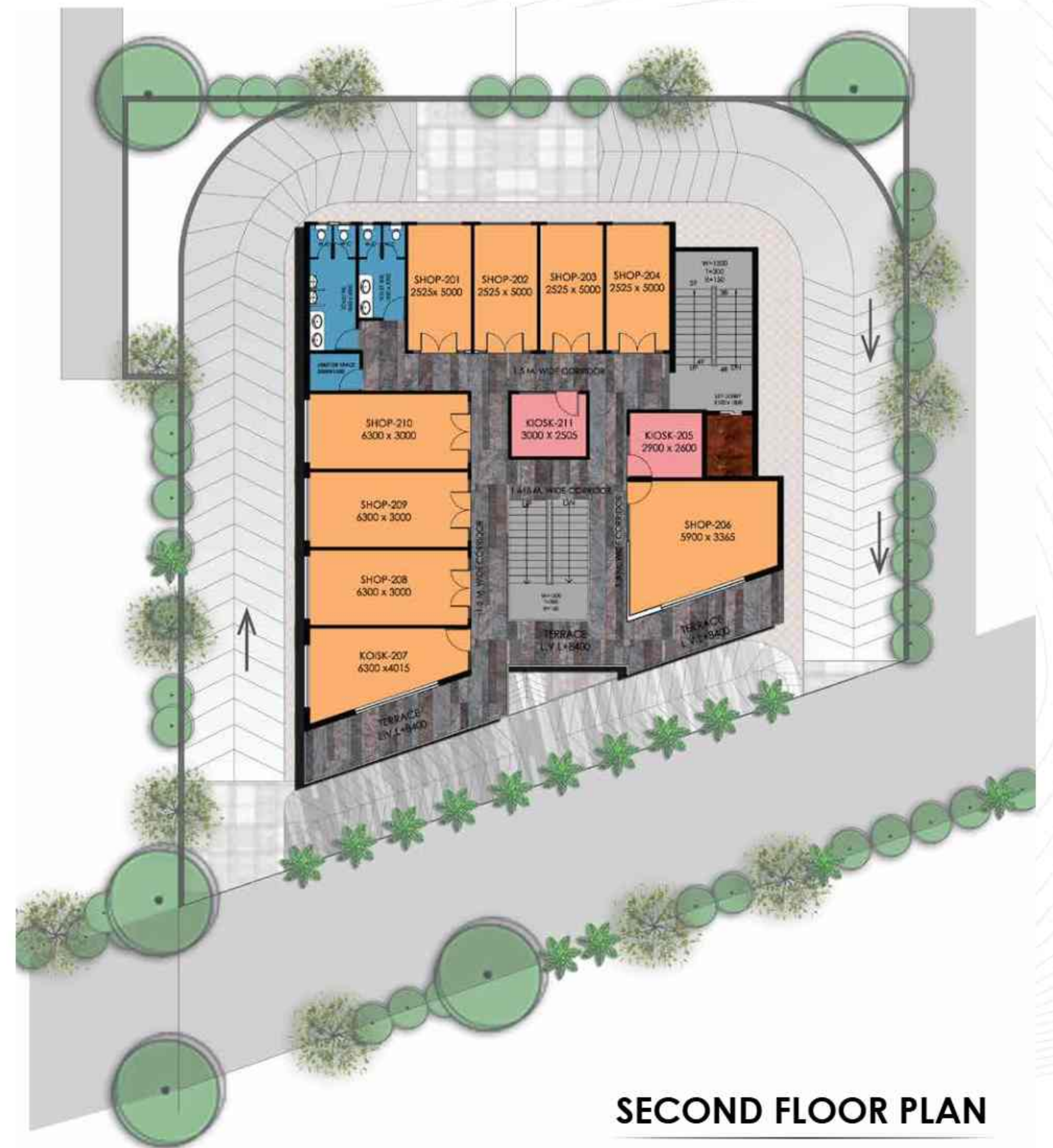


**GROUND FLOOR PLAN**



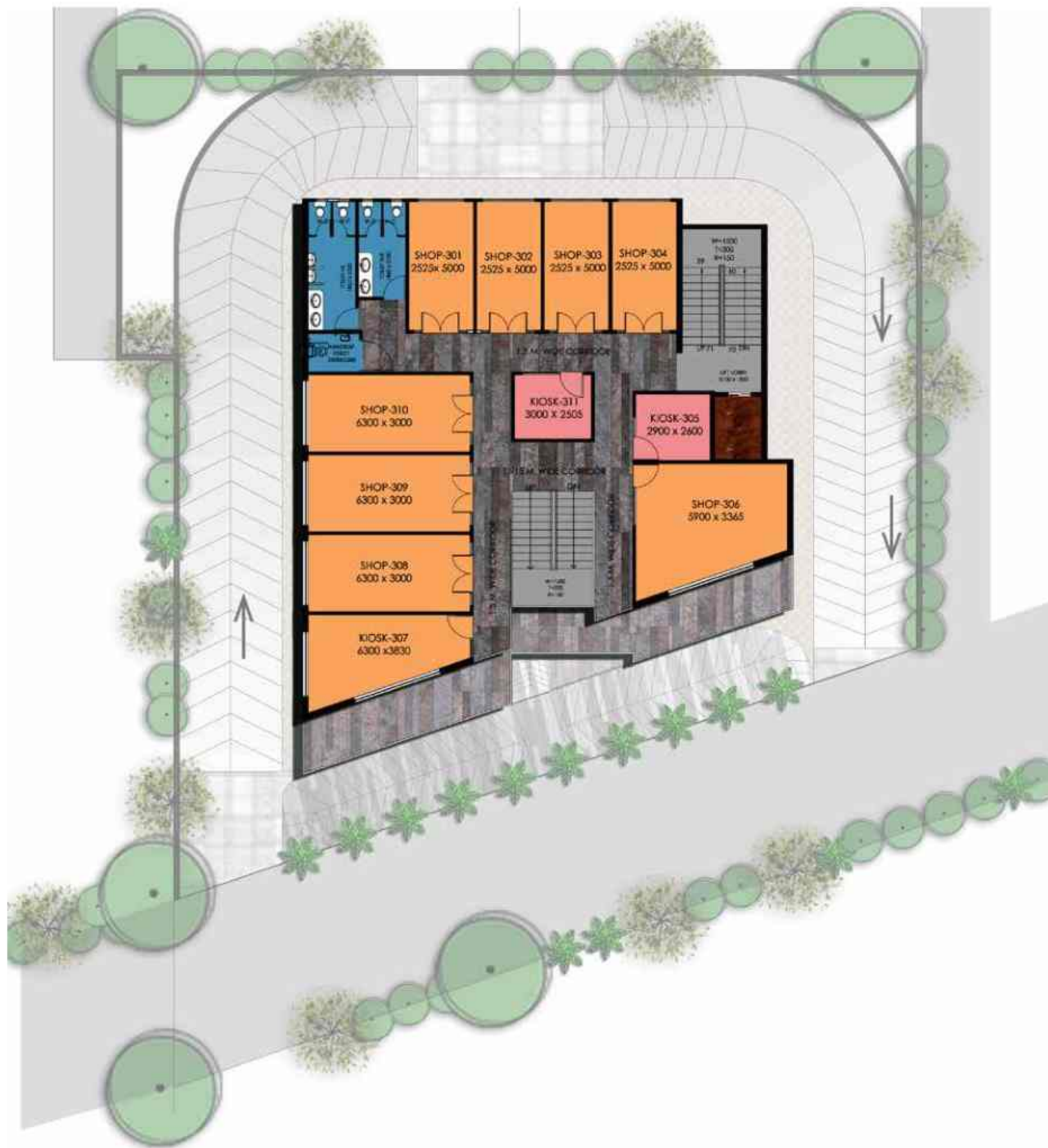


## FIRST FLOOR PLAN

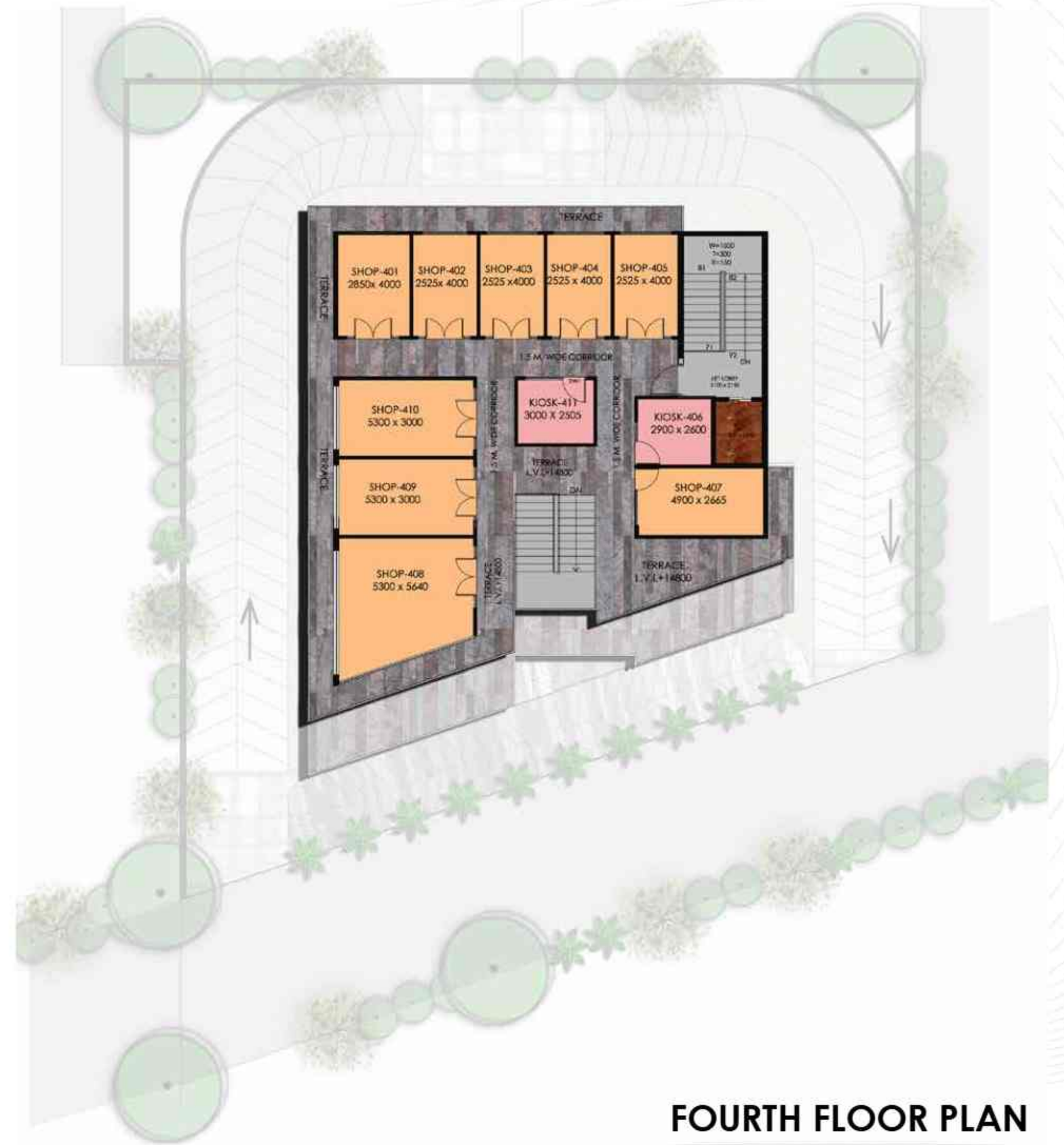


## SECOND FLOOR PLAN





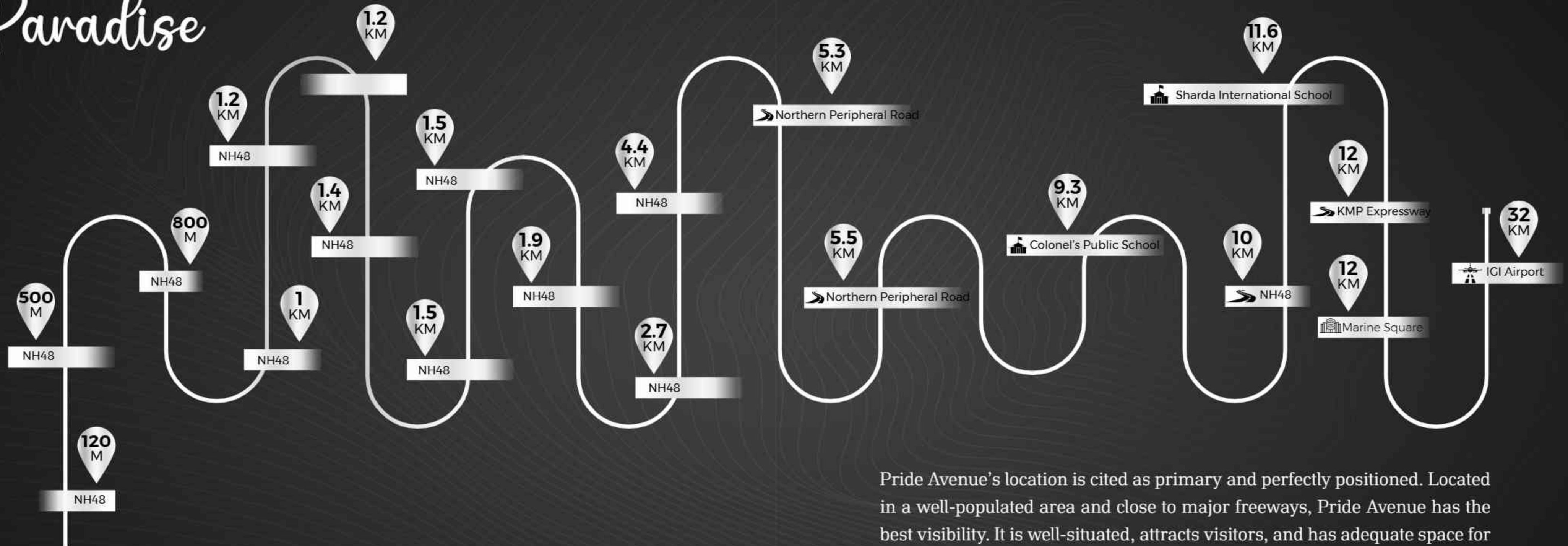
**THIRD FLOOR PLAN**



**FOURTH FLOOR PLAN**



A Perfect  
*Paradise*



JMS GROUP  
**PRIDE AVENUE**  
SECTOR 95A, GURUGRAM

Pride Avenue's location is cited as primary and perfectly positioned. Located in a well-populated area and close to major freeways, Pride Avenue has the best visibility. It is well-situated, attracts visitors, and has adequate space for shoppers and food shops. Pride Avenue is not just an address—It is a part of the community where retail and lifestyle complement each other.



# Location Advantages

- ◆ Close to 84 meter wide road, alongside proposed 24 meter road.
- ◆ Accessibility from Delhi Airport
- ◆ Easy smooth connectivity from Pataudi Road, Northern Peripheral Road, NH 48 & KMP Expressway.
- ◆ Close to industrial area, such as Manesar & Kadipur.
- ◆ Close to industrial units Alcatel Lucent, Hero Moto Corp & Maruti.
- ◆ Educational institutes like SGT Group of Institutes, Sharda International School, Colonel's Public School & Yaduvanshi School are in vicinity.
- ◆ Premium residential and commercial projects in proximity.





## Our Projects



Situated at Sector 93, Gurugram, Crosswalk is a marvel of craftsmanship and luxury. With its intricate, Spanish-style architecture and serene ambiance, it is the perfect destination for discerning customers who want to experience luxury retail at its best. Spanning over two acres, Crosswalk offers a unique shopping experience unlike any other.

HARERA No. RC/REP/HARERA/GGM/313/45/2019/07  
DATED 18/02/2019



**MARINE SQUARE**  
SECTOR-103 GURUGRAM

Marine Square is an epitome of fine craftsmanship and luxurious indulgence. With its exquisite Spanish-style architecture and tranquil ambiance, it serves as an ideal destination for discerning customers who seek an unparalleled experience of luxury retail. Spanning over two acres, Marine Square offers a shopping experience that is truly distinctive and unmatched.

HARERA No. 22 of 2018 DATED 02/02/2018



**THE NATION™**  
SECTOR-95, GURUGRAM

The Nation is a masterpiece of opulence and artistry. With its captivating architecture and tranquil surroundings, it presents an idyllic haven for individuals seeking the epitome of residential plots. Expanding over expansive acres, The Nation offers an unparalleled living experience beyond compare.

HARERA No. RC/REP/HARERA/GGM/745/471/2023/89  
DATED 11/09/2023



**THE PRIDE™**  
SECTOR-95 A, GURUGRAM

The Pride epitomizes the artistry of fine design and unparalleled extravagance. Its intricate architectural mastery and tranquil surroundings provide an idyllic sanctuary for those in pursuit of residential magnificence. Encompassing expansive grounds, The Pride crafts an extraordinary living journey that transcends every expectation.

HARERA No. RC/REP/HARERA/GGM/643/375/2022/718  
DATED 13/12/2022



Mega City, exquisite residential plots, offers a magnificent living experience. Equipped with a modern clubhouse, and top-notch amenities, residents can indulge in a luxurious mega lifestyle. Enjoy the perfect blend of urban convenience and opulent comfort at Mega City.

HARERA No.  
RC/REP/HARERA/GGM/720/452/2023/64  
DATED 23/06/2023



**PRIMELAND™**  
SECTOR-94 A, GURUGRAM

Primeland exemplifies the pinnacle of upscale living. With meticulous design, a serene ambiance, and unwavering attention to every detail, it stands as the ultimate choice for those in pursuit of an extraordinary residential lifestyle. Primeland provides an exceptional living environment unmatched in every way.

HARERA No.  
RC/REP/HARERA/GGM/435/167/2021/03  
DATED 18/01/2021



**THE PEARL™**  
Sector 95, Gurugram

Step into a world where every moment with your family is precious. Our celebration of joy, love, and togetherness is woven seamlessly into the fabric of each day. Nestled in Sector 95, Gurugram, The Pearl offers excellent connectivity to the vibrant city life while providing an oasis of peace, serenity, and tranquility for a truly peaceful residence.

HARERA No. RC/REP/HARERA/GGM/779/511/2024/06  
DATED 30/01/2024



**PREMIER™**  
FLOORS  
SECTOR 95, GURUGRAM

JMS Premier Floors, nestled within the expansive and vibrant community of The Nation. Situated amidst 22.34 acres of beautifully designed landscapes of The Nation, Premier Floors is designed for you and your family, offering amenities for everyone; for you, your parents, your children and more, ensuring a harmonious and enjoyable living experience.

HARERA No. RC/REP/HARERA/GG/801/533/2024/28  
DATED 18/03/2024





We are  
**JMS GROUP**

We stand as a forward-thinking force in the real estate realm, reshaping the NCR with unwavering commitment, honesty, and clarity. Our dedication to fulfilling promises and nurturing unity forms the bedrock of enduring relationships. Infused with unmatched professionalism, we transform the real estate landscape through innovations. Embark on a journey with us to witness unparalleled experience and forge enduring connections as we propel forward with unwavering dedication to excellence.

**BUILDING TOMORROW, TOGETHER**



\*Artistic impression