

**AFFORDABLE PLOTTED COLONY UNDER DDJAY  
PROJECT-KASHI RESIDENCES, AT THE REVENUE ESTATE OF  
VILLAGE BADHA & HAYATPUR,  
SECTOR-89 & 93, GURUGRAM, HARYANA  
PROJECT REPORT**

PROMOTER NAME: JAI GANGA REALTECH LLP  
REGISTERED ADDRESS: Ground Floor, Tower-A, Vatika Towers, Golf Course Road, Sector-54, Gurugram

**DETAILED PROJECT REPORT OF PROPOSED KASHI RESIDENCES PROJECT AT  
SECTOR-89 & 93, VILLAGE BADHA & HAYATPUR, GURUGRAM**

Date: 31.07.2025

**HISTORY**

Jai Ganga Realtech LLP (Formerly Known as MRG Estate LLP) was incorporated on 05th September 2020 vide LLPIN No. AAT-6889 with Registrar of the Companies, Delhi. The Jai Ganga Realtech LLP is promoted by Designated Partners namely Mr. Satish Kumar and Mr. Vikas Garg. The Jai Ganga Realtech LLP registered office is situated at Ground Floor, Tower-A, Vatika Towers, Golf Course Road, Sector-54, Gurugram. The Jai Ganga Realtech LLP is incorporated with main objects:

- To carry on the business of construction of residential house, commercial buildings, flats and factory sheds and building in or out side in India and to act as builders, colonizers and civil and constructional contractors.
- To purchase, sell any estates, lands, buildings easements or such other interest in any immovable property to develop and turn to account by lying out, plotting, and preparing the same for buildings purpose, construction building, furnishing, fitting up and improving building.

The Firm is engaged in the business of Real Estate infrastructure developments. The Designated Partners of the Firm have planned to develop Independent Floor on a Plotted Colony in the name of project KASHI RESIDENCES in Sector- 89 & 93, Village Badha & Hayatpur, Gurugram. The Firm will develop this land for a Project as per the norms.

**BRIEF PARTICULARS**

- |  |   |  |
|--|---|--|
| 1) Name of Land Owner                      | : | MRG Castle Reality LLP   |
| 2) Name of Collaborator                    | : | Jai Ganga Realtech LLP   |
| 3) Name of the Developer                   | : | Jai Ganga Realtech LLP   |
| 4) Regd. Office                            | : | Ground Floor, Tower-A,<br>Vatika Towers, Golf Course Road, Sector-54, Gurugram         |
| 5) Constitution                            | : | LLP  |
| 6) Date & No. of Certificate Incorporation | : | 05th September 2020 & LLPIN<br>AAT-6889 with The Registrar of the<br>Companies, Delhi. |
| 7) Capital Contribution                    | : | Rs. 3,00,00,000 /-   |
| 8) Land                                    | : | 5.00 Acres   |

**MANAGEMENT**

The Firm is being managed by its Designated Partners, consisting of Mr. Satish Kumar and Mr. Vikas Garg.

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**SCOPE OF THE PROJECT**

The site is close to Delhi & IGI airport, and ideal from connectivity point of view. Therefore, the project will be best suited to the class of the people, who stay in Gurugram and Delhi for the purpose of their employment and small business. The decision to develop a project in Gurugram is ideal in view of the above facts. Geographical location and other factors will be a temptation to the section of the society. Such kind of concept has become need of the masses which forms backbone of today's population. The people of this area will greatly be benefitted by availability of such commercial complex.

**ABOVE PROJECT LAND**

Location of the land is ideal. It falls in Commercial area. There are no obstructions of any kind whatsoever and there will be no hindrance in construction. It is well located on Sector 89 & 93, Village Badha & Hayatpur, Gurugram.

The land is free from all type of encumbrances and falls in commercial Sector-89 & 93 of Gurugram.

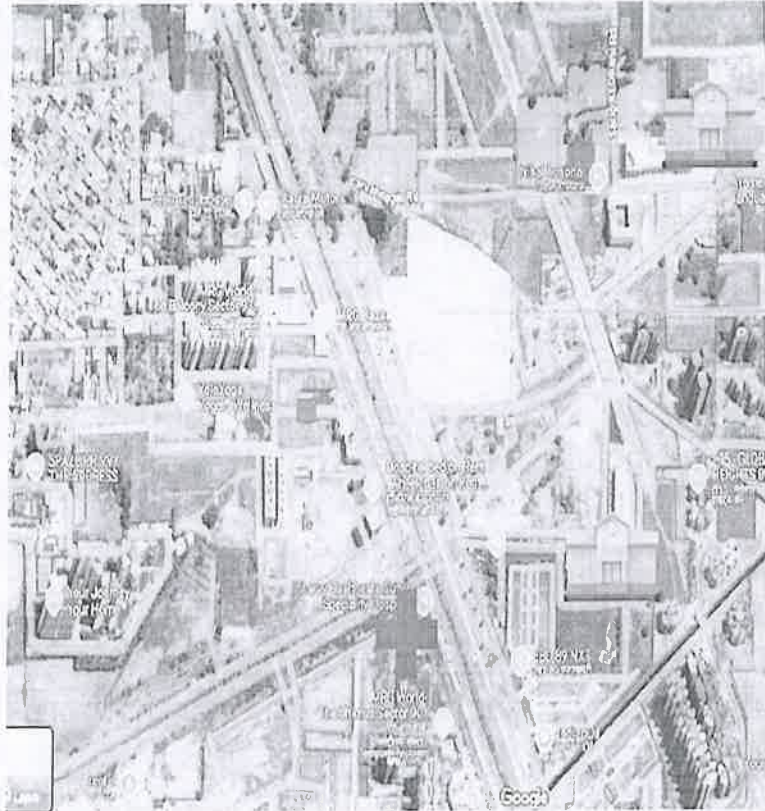
**SITUATION AND LOCATION**

The land is situated in revenue estate, Gurugram in the Residential area as per the Master plan of Govt. of the Haryana. It is most suitable for the construction of Project for reasons like Dawarka Express Way, Rajeev Chowk, Iffco Chowk and Delhi and well connected and with other places also.



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**SITE LOCATION**



PLOTTED  
DEVELOPMENT,  
Sector 89,  
Gurugram

**STATUS OF THE LAND**

MRG Castle Reality LLP is the owner of the Project Land and Jai Ganga Realtech LLP is Collaborator/Developer of the land. The Land is free from any dispute. The LLP is solely construct the project and there is no Joint Development/ Collaboration Agreement is executed with any party.

**PLANNING OF THE PROJECT**

The land is available. The Firm is financially sound. The cost of the project will be funded from own sources, advances from the prospective customers, bank loan etc.

The Firm has team of Architects, Engineers, and qualified Accountants with other related members and is managed by highly competent professional management with strong vision. The team has vast experience in this field and have several projects (constructed/under-construction) ranging from simple to most sophisticated projects. Construction shall be on-lines with planning and area parameters.

Though optimizing design, construction cost and time management, the Firm will provide a state-of-the-art project.

**MANAGEMENT AND KEY PERSONAL**

**JAI GANGA REALTECH LLP**



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The Designated Partners of firm namely Mr. Satish Kumar and Vikas Garg are well experienced and very comfortable in handling such businesses along with their team.

**TECHNICAL ASPECTS**

**➤ KEY PERSONEL**

Besides the Designated Partners of the LLP, the LLP has qualified team of Architects and Engineers and will ensure smooth execution of the Project.

**M/s. NNC Design International** is a 10 years old well known Structural Engineer Firm of the city and will look after the development work of the proposed Commercial project of the firm. This firm has a sound experience of 10 years in Structural Engineer. The Firm has handled many such Projects.

**M/s Paradise Consultants**, MEP Consultant having experience of 22 Years as the key member of technical team will manage construction. His vast experience in the construction will help completion of Project of good quality and in time.

**FINANCIAL ARRANGEMENT**

The proposed Project will be funded partially through Designated Partners and loan from associate companies and advances.

As far as External Development charges and other charges, the Firm has fully paid the same from own sources. However, there was an option from designated partner, Town & Country Planning, Haryana, Chandigarh for deferred payment of EDC in installments at certain rate of interest.

The financial strength of Company & Directors is very sound. They are having good reputation & contacts in the market. The Designated Partners have also good contacts with bank/Financial Institutions therefore; there will be no difficulty in arranging the funds. So, financially the Firm is quite comfortable. Details of cost is mentioned below hereunder:-

| S.No. | Nature of Head                          | Estimated Cost(Rs. In Lacs) | Cost Incurred as on 31.03.2024 | Cost to be Incurred |
|-------|---|-----------------------------|--------------------------------|---------------------|
| 1     | Cost of Construction                    | 25400.70                    | --                             | 25400.70            |
| 2     | EDC                                     | 582.94                      | 582.94                         | --                  |
| 3     | IDC                                     | 109.27                      | 109.27                         | --                  |
| 4     | License Cost + Conversion charges       | 123.18                      | 123.18                         | --                  |
| 5     | Renewal of Approval Cost                | 641.92                      | 284.73                         | 357.19              |
| 6     | Internal Development Works and services | 4164.08                     | 74.62                          | 4089.46             |
| 7     | JDA Obligation                          | 19561.50                    | --                             | 19561.50            |

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|    |                                   |          |         |          |
|----|-----------------------------------|----------|---------|----------|
| 8  | Administrative Cost               | 2070.00  | --      | 2070.00  |
| 9  | Marketing & Selling Cost          | 2450.00  | --      | 2450.00  |
| 10 | Renewable of Approval Cost-Floors | 550.95   | -       | 550.95   |
| 11 | Taxes                             | 350.00   | --      | 350.00   |
| 12 | Other Cost                        | 1224.31  | 1.81    | 1222.50  |
|    | Total                             | 57228.85 | 1176.55 | 56052.30 |

Details of Other Sources Fund to be used in the Project:-

| S. No. | Particulars   | Amount (in Lakhs) |
|--------|---|-------------------|
| 1.     | Equity from Promoter  | 00.00             |
| 2.     | Installment received from Allottee's  | 57228.85          |
| 3.     | Other Sources (Includes Bank, Financial Institution, Internal Sources etc.) | 00.00             |
|        | <b>Total</b>  | <b>57228.85</b>   |

Details of services and facilities which will be provided inside the project area as perservice plan estimates and/or the project report:

| Sr. No. | Name of the facility               | Estimated cost (In Lakhs) (Within the project area only) |
|---------|------------------------------------|--|
| 1       | INTERNAL ROADS AND PAVEMENTS       | 657.32   |
| 2       | WATER SUPPLY SYSTEM                | 535.78   |
| 3       | STORM WATER DRAINAGE               | 282.90   |
| 4       | ELECTRICITY SUPPLY SYSTEM          | 426.47   |
| 5       | SEWAGE TREATMENT & GARBAGEDISPOSAL | 208.19   |

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|    |                                    |        |
|----|------------------------------------|--------|
| 6  | STREET LIGHTING                    | 27.20  |
| 7  | SECURITY AND FIRE FIGHTING         | 187.02 |
| 8  | RENEWABLE ENERGY SYSTEM            | 0.0    |
| 9  | PARKING                            | 0.00   |
| 10 | STP                                | 566.57 |
| 11 | UNDERGROUND WATER TANK             | 627.27 |
| 12 | RAIN WATER HARVESTING              | 82.41  |
| 13 | ELECTRICAL SUB STATION             | 426.47 |
| 14 | ANY OTHER (PLAY GROUNDS AND PARKS) | 136.49 |

**For Jai Ganga Realtech LLP**

Authorised Signatory



**JAI GANGA REALTECH LLP**