

PROJECT REPORT

PROJECT: - JMS GROUP THE MAJESTIC FLOORS

AREA: - 0.6828 ACRES

**LOCATION: - REVENUE ESTATE BANSHARIA AND
BANSKHUSLA, SECTOR-M9, M10, M13 AND M14,
MANESAR, GURGAON, 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 The Majestic Floors
LOCATION	Revenue Estate Bansharia and Banskhusla, Sector-M9, M10, M13 and M14, Manesar, Gurgaon, Haryana
TOTAL PROJECT AREA	0.6828 ACRES
AREA UNDER RESIDENTIAL UNITS	2763.07 Sq. Mtr.
LICENSE NO.	136 of 2022 dated 08.09.2022.
PROJECT TYPE	Residential Independent Floors

2. FEATURES

- Planned & Design by renowned Architect Kulmeet Shangari.
- Residential Independent Floors with unmatched Amenities.
- Entrance gate complex.
- Pathway along road.
- Surrounded by dense developed residential projects in near vicinity.

3. SITE LOCATION & LOCATION MAP

1. Easy and smooth connectivity on Delhi Jaipur Road, NH-8 & KMP.
2. Over looking to Sultanpur Bird Sanctuary for wider greener view.
3. Close to industrial units like Denso, Johnson Mathey, Napino Auto, Honda, Baxter, Mitsubishi, Stanley, Munjal Showa, Maruti Suzuki, and Suzuki Metal India.
4. Nearby Educational Institution like Bal Bharati Public School, Deepika Public School, and Laxmi International School.
5. Some residential projects include Sidco Shivalik Apartments, Vipul Lavanya Apartment, and Bestech Park View Ananda Exclusive Villas. Commercial projects like Eros Corporate Park IMT Manesar and I Valley, Sector 8 IMT Manesar.

4. PROJECT DETAILS

As already mentioned, the proposed Project is located in the Revenue Estate Bansharia and Banskhusla, Sector-M9, M10, M13 and M14, Manesar, Gurgaon, Haryana. The License has been issued by Directorate of Town & Country Planning; Government of Haryana to set up Residential Floors over area admeasuring 0.6828 Acre bearing License No. 136 of 2022 dated 08.09.2022.

S. No.	Particulars	Remarks
1.	Total Area of Project	0.6828 ACRES
2.	Total Carpet Area	5944.96 Sq. Mtr.
3.	No. of Residential Floors	76
4.	Total No. of Parking	76

5. PROJECT COST

The anticipated total project construction cost is Rs. 3342.73 Lakhs and the total estimated project non construction cost is Rs. 4282.08 Lakhs, through which the Total cost for the proposed project will be **Rs. 7624.81 Lakhs** that includes land, development, IDW, miscellaneous cost etc. Whereas the Total Sale Proceeds of the Project is **Rs. 8958.74 Lakhs**. Therefore, the Total Return from the Project comes to **Rs. 1333.93 Lakhs**. That the Promoter Undertakes to complete the Construction by 30th June 2028 and also to take Occupation Certificate by 30th September 2028.

(A) The bifurcation of Project Construction Cost is as follows: -

1. Residential Floors: -

S. No.	Particulars	Amount in Lakhs (Rs.)
1	Sub- Structure	264.35
2	Super Structure	793.06
3	Internal Finishing	731.63
4	External Finishing	206.91
5	Mechanical	446.09
6	Electrical	207.22
7	Plumbing & Fire fighting	256.13
8	Misc. Works	437.33
	TOTAL COST	3342.73

(B) The bifurcation of project Non-Construction cost is as follows: -

S. No.	Particulars	Amount (in Lakhs)
1.	Land Cost	2991.51
2.	Administrative Cost	370
3.	Marketing Cost	400
4.	Building Plan Fee	94.27
5.	Interest to financial institutions	426.30
	TOTAL COST	4282.08

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



