

PROJECT REPORT

PROJECT: - JMS GROUP THE MAJESTIC ABODE

AREA: - 0.7922ACRE

**LOCATION: - REVENUE ESTATE BANSHARIA AND BANSKHUSLA, SECTOR-M9,
M10, M13 AND M14, MANESAR, GURGAON, HARYANA.**

BY: - JMS REALTY DEVELOPERS LLP

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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 Abode
LOCATION	Revenue Estate Bansharia and Banskhusla, Sector-M9, M10, M13 and M14, Manesar, Gurgaon, Haryana
TOTAL PROJECT AREA	0.7922 ACRE
AREA UNDER RESIDENTIAL UNITS	3205.94 Sq. Mtr.
LICENSE NO.	136 of 2022 dated 08.09.2022.
PROJECT TYPE	Residential Independent Floors On 22 Plots for developing 88 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 0.7922 Acre bearing License No. 136 of 2022 dated 08.09.2022. That the Promoter JMS Realty Developers LLP after duly executing Conveyance Deed is developing Project independent residential floors “JMS Group The Majestic Abode” is under RERA registered Project “The Golden City” bearing no. RC/REP/HARERA/GGM/625/357/2022/100 dated 14.11.2022 further Extension bearing no. RC/EXT./2025/13 dated 20.03.2025 in, Sector - Sector M-9, M-10, M-13 & M-14 of Manesar, Gurugram Manesar Urban Complex, within the revenue estate of village Bans Haria and Bans Khusla, Tehsil Harsaru, District Gurugram, Haryana , District – Gurugram.

S. No.	Particulars	Remarks
1.	Total Area of Project	0.7922 Acres
2.	No. of Residential Floors	88
4.	Total No. of Parking	88

5. PROJECT COST

The anticipated total project construction cost is **Rs. 3872 Lakhs** and the total estimated project non construction cost is **Rs. 5195.72 Lakhs**, through which the Total cost for the proposed project will be **Rs. 9067.72 Lakhs** that includes land, development, IDW, miscellaneous cost etc. Whereas the Total Sale Proceeds of the Project is **Rs. 10169.94 Lakhs**. Therefore, the Total Return from the Project comes to **Rs. 1102.22 Lakhs**. That the Promoter Undertakes to complete the Construction by 30th March 2028 and also to take Occupation Certificate by 30th June 2028.

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

1. Residential Floors:-

S. No.	Particulars	Amount in Lakhs (Rs.)
1	Sub- Structure	306.09
2	Super Structure	919.95
3	Internal Finishing	847.15
4	External Finishing	239.38
5	Mechanical	516.52
6	Electrical	239.94
7	Plumbing & Fire fighting	296.57
8	Misc. Works	506.39
	TOTAL COST	3872.00

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

S. No.	Particular	Amount (in Lakhs)
1.	Land Cost	3509.96
2.	Administrative Cost	406.79
3.	Marketing Cost	355.94
4.	Building Plan Fee	108.96
5.	Interest to financial institutions	814.07
	TOTAL COST	5195.72

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



