



MARINE SQUARE

SECTOR -1 02, GURGAON

**12%
ASSURED
RETURN**

**RENTAL
ASSURANCE**

**FLEXI
PAYMENT
PLAN**

**BANK
GUARANTEE**

PROJECTS HIGH LIGHTS

INVESTMENT STARTING FROM 8 LACS

BANGON 75 MTR WIDE ROAD

SIZE STARTING 100 SQ FT ONWARDS

FOOD COURT & FINE DINING OUTLETS

5 SCREEN MULTIPLEX

SURROUNDED BY 5000 FAMILIES

LOCATION MAP



Construction Images



(PROJECT NAME) in sector 102, Gurgaon

Ref: MS/102/010218

Floor	BSP (in Rs per sqft of super area)	Inaugural Discount (in Rs per sqft of super area)	Net BSP (in Rs per sqft of super area)
Ground Floor (Retail)	12577/-	400/-	12177/-
First Floor (Retail)	10077/-	400/-	9677/-
Second Floor (Retail)	8777/-	400/-	8377/-

ADDITIONAL CHARGES

EDC/IDC	Rs 550/- per sqft.
RIGHT TO USE CAR PARK (CP)	Rs 2,97,000/- per bay
ELECTRIFICATION CHARGES (EC)	Rs 150/- per sqft.
INTEREST FREE MAINTENANCE SECURITY (IFMS)	Rs 100/- per sqft.
CONTINGENCY/ SINKING FUND DEPOSIT	Rs 10/- per sqft.
BOCW WELFARE CESS	As applicable


PREFERENTIAL LOCATION CHARGES

	GROUND FLOOR	FIRST FLOOR
75 MT ROAD FACING	10%	7%
CORNER	7%	5%
BOULEVARD/ ATRIUM FACING	5%	3%

*Max cumulative PLC for GF and FF shall be 20% and 12.5% respectively.

PAYMENT PLAN

FLEXI ASSURED RETURN PLAN – 12% p.a	
At the time of Booking	10% Of BSP
Within 60 Days of Booking	40% of BSP
On commencement of Ground Floor Roof Slab	5% of BSP
On commencement of 1st Floor Roof Slab	5% of BSP
On commencement of 2nd Floor Roof Slab	5% of BSP
On Commencement of Top Floor Roof Slab	5% of BSP
On Commencement of Internal Plaster	5% of BSP
On commencement of External Plaster	5% of BSP
On commencement of Flooring	5% of BSP
On Offer of Possession	15% of BSP+100% of (EDC/ IDC +PLC+ CP+EC+IFMS)+ Registration & Other Charges as applicable

 Assured return only on 50% of BSP	
ASSURED POSSESSION LINKED PLAN – 12% p.a	
At the time of Booking	10% Of BSP
Within 60 Days of Booking	40% of BSP
Within 12 months from the date of booking	25% of BSP
On Offer of Possession	25% of BSP+100% of (EDC/ IDC +PLC+ CP+EC+IFMS) + Registration & Other Charges as applicable
 Assured Return on 50% of BSP & 25% of BSP as per schedule	
CONSTRUCTION LINKED PAYMENT PLAN	
At the time of booking	10% Of BSP
Within 60 days of booking	10% of BSP
On Commencement of Ground Floor Roof Slab	10% of BSP + 25% EDC & IDC
On Commencement of 1st Floor Roof Slab	10% of BSP + 25% EDC & IDC
On Commencement of 2nd Floor Roof Slab	10% of BSP + 25% EDC & IDC
On Commencement of Top Floor Roof Slab	10% of BSP+ 25% EDC & IDC
On Commencement of Internal Plaster	10% of BSP + 50% of PLC
On Commencement of External Plaster	7.5% of BSP + 50% of PLC
On Commencement of Flooring	7.5% of BSP
On Offer of Possession	15% of BSP+ 100% of (CP+EC+IFMS) + Registration & Other Charges as applicable
NOTE:	
BSP refers to Basic Sale Price. •GST, VAT and other taxes extra as applicable. •EDC/IDC & PLC (if any), payable extra as applicable. •No Assured on GST, VAT and other taxes. •*Amount payable additional at the time of offer of possession shall interalia include – Registration Charges , Stamp duty, Electrical Equipment Cost, Fire Fighting Charges, Maintenance Security, Contingency / Sinking Fund Deposit, and other charges. •Maintenance charges shall be payable extra in advance on the basis of Super Area of the apartment/unit as determined by the company at the time of offer of possession. •Payment plan scheme subject to change/ revision/ availability/ withdrawal at any time at the sole discretion of the company. •• Cheque/DD in favor of JMS Buildtech Pvt Limited payable at Gurgaon.	

About Project

- ❖ Spread over 2 acres, Mediterranean architecture.
- ❖ Situated in Sector 102, just off Dwarka Expressway.
- ❖ On 75 meter road.
- ❖ An eclectic mix of retail shops, anchor store, hyper market, food court, restaurants & multiplex

Project Mix

- ❖ LGF – Retail
- ❖ GF – Retail
- ❖ FF – Retail
- ❖ SF – Retail & Food Court
- ❖ TF /FF – Multiplex 5 Screen

Advantages

- ❖ Strategically located just off Dwarka Expressway.
- ❖ In close proximity to the proposed metro corridor.
- ❖ In close proximity of proposed Golf Course by DDA in Delhi
- ❖ Approximately 15 minutes from the airport & proposed diplomatic Enclave.
- ❖ Approx 10 mins drive to proposed AIIMS
- ❖ DPS Schools operational in close proximity
- ❖ Double height retail shop on ground floor

Amenities

- ❖ High Street Retail
- ❖ Food Court & Fine Dining Outlets
- ❖ Recreational facilities
- ❖ Multi-Level Basements catering to growing parking requirements
- ❖ High Activity Pedestrian Plaza
- ❖ 100% Power Backup & 24*7 security

Investment Scheme

- ❖ Assured Returns 12% till offer of possession.
- ❖ Post Possession rental assurance.
- ❖ Bank Guarantee
- ❖ Comfort payment plan

UNIQUE SELLING POINTS

Location Advantages:

- ❖ Right on 75 meter wide road with dedicated segments of **retail** spread across Ground, First and Second, **food court** on second floor & **5 screen multiplex** on third/ fourth level.
- ❖ Well connected to IGI Airport, NH8 and proposed diplomatic enclave
- ❖ High catchment area of Premium residential projects – Surrounded by 2 major townships BPTP Amstoria & Uppals 99, 5000 families to be possessed soon.
- ❖ Easy accessibility to all major business & retail destinations.

Right Mix/ Features:

- ❖ Low Maintenance Module, Double Height Retail Shops on GF.
- ❖ Street level entrance overlooking pedestrian walkway for every retail outlet.
- ❖ Maximum units open towards central atriums & external softscape with water fountains.
- ❖ Comfort and convenience of escalators and high speed elevators.
- ❖ Comfortable and wide passage for shopping at all levels.
- ❖ Multi-cuisine restaurants, Food court, Outdoor cafes, and hygienic street food zone
- ❖ 24x7 securities with CCTV surveillance.
- ❖ Shop size -200 sq. ft onwards.