

E*^N

— EYE OF NOIDA —



OUR LEGACY OF TRUST

01

JM HOUSING LEGACY

Established in the 1990s with a strong foundation in residential and industrial development.



02

FIRST SUCCESSFUL DELIVERY

Successfully delivered the first landmark project in 2007 with quality and trust.



03

STRONG PROJECT PORTFOLIO

delivered 11+ successfully sold out 100% occupancy projects in both (residential +commercial) category.



04

BIRTH OF FAIRFOX

Fairfox was established in April 2021 to lead next-generation commercial developments.



05

FAIRFOX EON

Officially launched in November 2022 as a future-ready commercial landmark.



06

CUSTOMER SATISFACTION

Known for exceptional maintenance standards and high customer satisfaction.



07

PROVEN MARKET TRUST

All JM projects are 100% occupied and completely sold out.

Delivered Project

Under JM Housing



JM Royal Legacy (Vasundhra)

Commencement Date: Feb 05

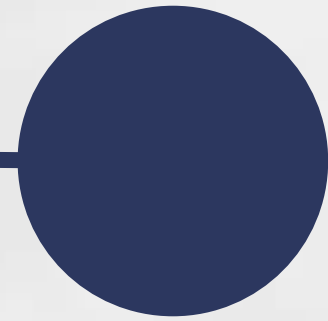
Possession: Possession Given Aug 07

Launch Price: ₹ 1250 per sq. ft.

Current Price: ₹ 14k per sq. ft.

Occupancy: 100%

ROI: 13.5% yearly



JM Royal Park (Vaishali)

Commencement Date: Jan 2008

Possession: Possession Given Nov 10

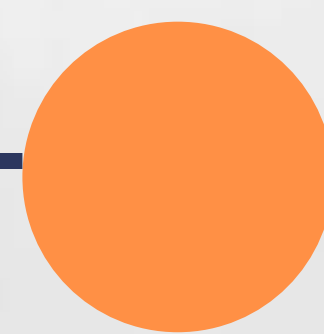
Launch Price: ₹ 1800 per sq. ft.

+ Car Parking - 1 Lakh

Current Price: ₹ 12k per sq. ft.

Occupancy: 100%

ROI: 2% yearly



JM Park Sapphire (Vaishali)

Commencement Date: Jan 2009

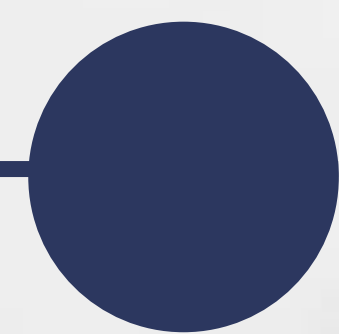
Possession: Possession Offered in March '11

Launch Price: ₹ 2250 per sq. ft.

Current Price: ₹ 12k to 13k per sq. ft.

Occupancy: 100%

ROI: 11.5–12% yearly



JM Orchid (Sec 76, Noida)

Commencement Date: March 2010

Possession: Possession offered Feb 14

Launch Price: 2k+ 400 OC per sq. ft.

Current Price: 12k - 13k per sq. ft.

Occupancy: 100%

ROI: 14–15% per year



JM Aroma

(Sec 75, Noida)

Commencement Date: September 2012
Possession: Possession Offered Dec 2015
Launch Price: ` 3800 + 400 OC Per Sq. Ft.
Current Price: ` 14k Per Sq. Ft.
Occupancy: 100%
ROI: 9-10% Per Year

JM Florence

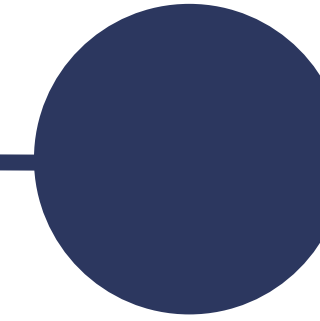
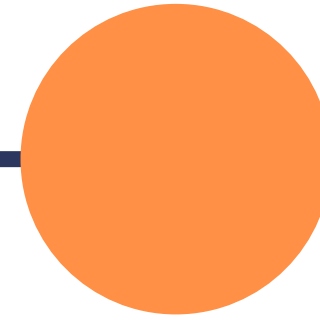
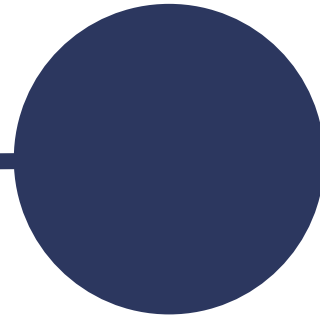
Gr. Noida(w)

Commencement Date: September 2013
Completion Date: April 2021
Area: 8.35 Acres | 360992 Sq. Ft.
Saleable Area: 1773498 Sq. Ft.
Launch Price: ` 2699+300 Oc Per Sq. Ft.
Current Price: ` 8500 Psf
Occupancy: 100%
ROI: 8-9% Yearly

Durga Industrial Park

(GT Road, Ghaziabad)

Project Type: Industrial Plots (Small Scale Non-polluting)
Commencement Date: 2019
Completion Date: 2021 -2022
Land Size: 66 Acres
Launch Price: ` 42k Per Sq. Ft.
Current Price: ` 1.5 Lakh Per Sq. Ft.
Occupancy: 100%
ROI: 11-12% Yearly



Recently Delivered

CENTRAL 50

SECTOR 50, NOIDA



Project Worth	₹800 Cr
Total Sq.Ft.	2,58,196 Sq Feet
Land Area	5k 999 Land Area
Launch Date	7 th Of August 2023
Completion Date	2025 March

Current Price	
Ground Floor	60k
First Floor	35k
Second Floor	30k
Lower Ground	40k Approx
Third Floor	Retained By
Company	
Floor Plate	32k Sq Feet

Launch Price	27 To 28k Ground
ROI In 18 Months	140 150 %
12 Months	6 To 7%
	(Rental)

Cc Obtained

Recently Delivered

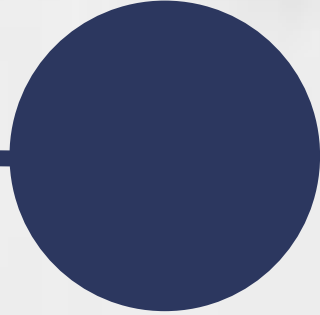
CENTRAL MARKET SECTOR 120, NOIDA



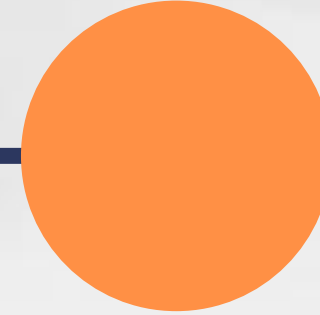
Project Worth	₹800 Cr
Total Sq. Ft.	Construction Area Same
Start Date	Feb 2023
COMPLETION DATE:	SEP 2024
Completion	18 Months
Current Price	
Ground Floor	45k To 50k
First Floor	32k
Second Floor	30k
Third Floor	32k
Lower Ground	Retained By Company
Launch Price	Between 25 To 26k
ROI In 18 Months	100 To 120 Percent
Rental	5 To 6 %
Floor Plate	40k

ON GOING PROJECT

CENTRAL IKON
SECTOR 105, NOIDA



FAIRFOX EON
SECTOR 140, NOIDA



ON GOING PROJECT

CENTRAL IKON SECTOR 105, NOIDA



Project Worth	₹2000 Crore
Total Development	9 Lakh Sq. Ft. office space 4 Lakh Sq. Ft. Retail Space
Project Timeline	
Started:	7th 2024
Retail Completion:	June 2026
Office Completion:	Coming Year
Project Configuration	
Ground To 4th Floor	Retail
Third & Fourth Floor	Food Court & Multiplex
Sixth To Seventeenth Floor	Office Spaces
Current Price	
Ground Retail	₹50k Per Sq. Ft.
Office	₹18k Per Sq. Ft.
Retail Podium	₹45k Per Sq. Ft.
Launch Price	
Ground Retail	₹38k Per Sq. Ft.
Office	₹10,900 Per Sq. Ft.
Podium	₹30k Per Sq. Ft.
Floor Plate	
Office	40k – 42k Sq. Ft.
Retail	94k Sq. Ft.
Roi In 18 Months	
Retail Rental Roi	6% To 7%
Office Rental Roi	10%
Appreciation / Sales Growth	
Retail	70% To 80%
Office	98%
Office Floors	6th To 17th Floor

ON TIME DELIVERY

Known For Ethical Practices And On-time Execution.



In-house execution setup: 500+ labour force + owned machinery for on-site construction control.



Land status: 100% government-authorized land; EMI fully paid.



Construction progress: Active development ongoing across all towers simultaneously.

CLIENT SATISFACTION

EVERY QUERY, QUESTION IS HANDLED WITH SINCERITY.



Bank loan facility
available from day 1.



Fastest delivery record
with full transparency.

**10X value
over price.**

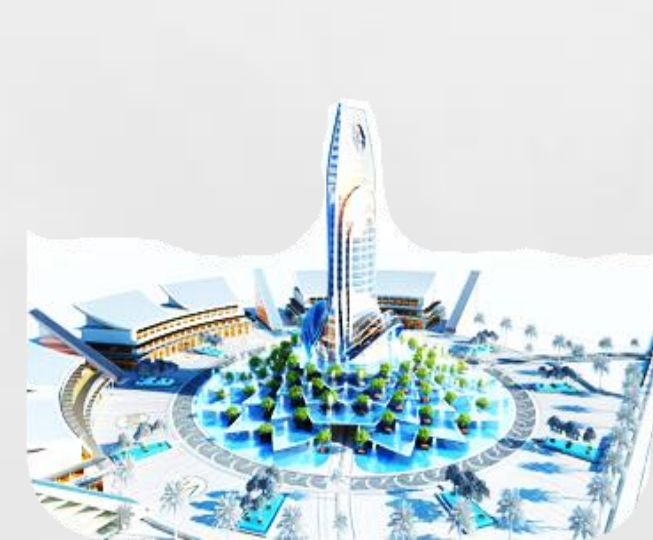
Block A Exterior



ABOUT PROJECT

Designed by the renowned architect firm
DESIGN FORUM INTERNATIONAL

WHO HAVE ALSO DESIGNED:



ABOUT PROJECT

Beautifully landscaped by
INTEGRAL DESIGNS

WHO HAVE ALSO COMPLETED PROJECTS LIKE

Marriot Signature
Dominica



Lotte Mall
Vietnam



Canopi Resort
Indonesia



Hyper-Local Connectivity

Hospitals

- Felix Hospital (1.5 km) 2 mins
- Jaypee Hospital (5 km | 10-12 min)
- Yatharth Super Speciality (4.5-5 km | 10-12 min)

Metro Connectivity

- Noida Sector 137 Metro (0.5 - 1 km | 2 mins)
- Noida Sector 142 Metro (2 km | 5 mins)

Expressway & Airport

- Noida-Greater Noida Expressway (Below 1 km)
- FNG Expressway (2-3 km | 5-10 min)
- Yamuna Expressway (15 km | 10 mins)
- Noida International Airport / Jewar (45 km | 30 - 40 mins)
- Indira Gandhi International Airport (~50-55 km | 60-75 min)

Massive Residential Catchment

A massive ecosystem of young, high-consumption working professionals migrating continuously from Delhi, Ghaziabad, Faridabad, Meerut and most parts of North India.

Sector-wise Residential Catchment

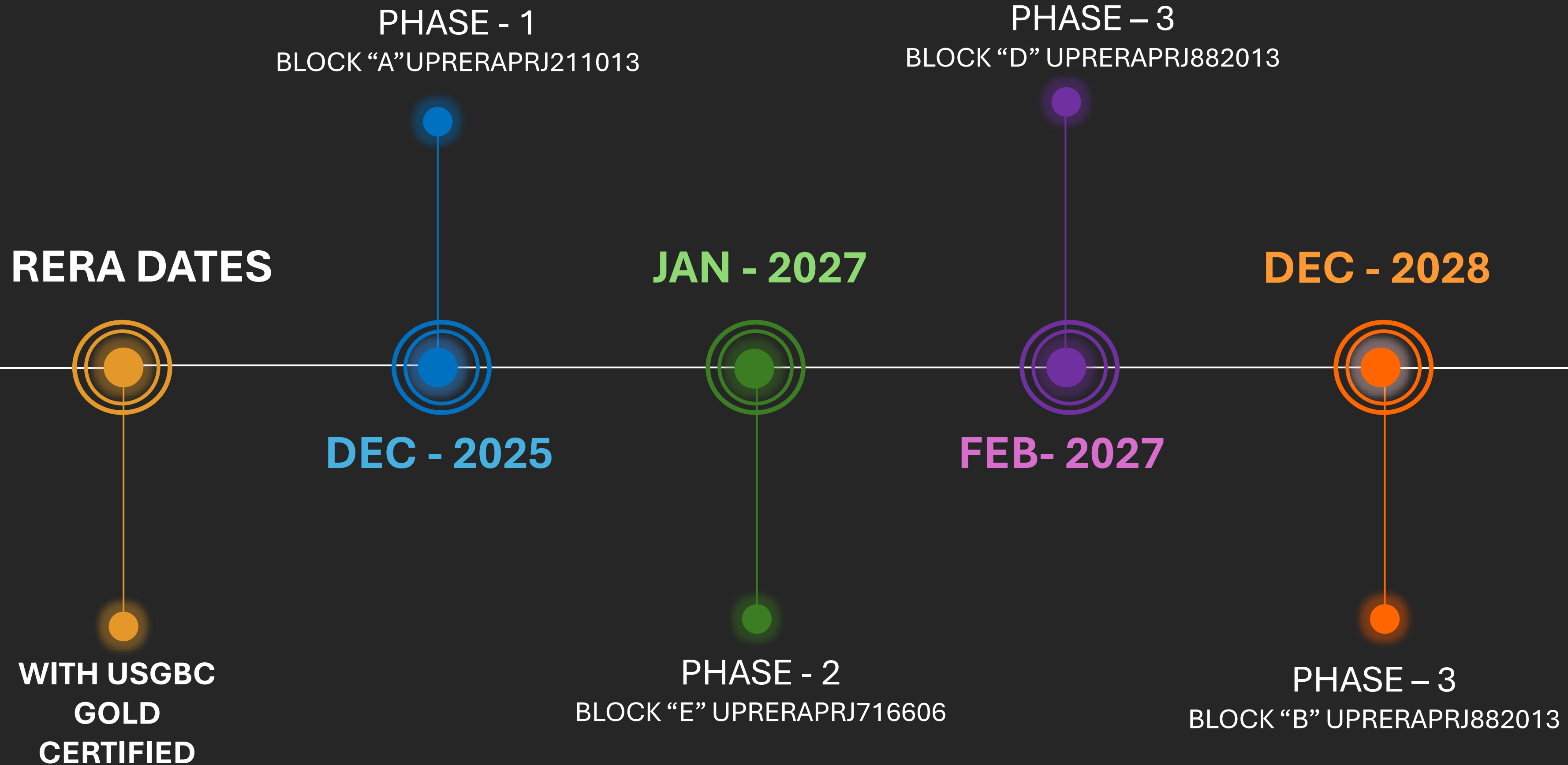
Sector 137	60k – 70k	Sector 143, 144, 145	40k – 50k
Sector 168	40k – 50k	Sector 132/133	40k – 50k
Sector 142 & 85	35K+	Sector 128	1 lac – 1.5 lac
Sector 138	25K – 35K	Sector 129	60k – 70k
Sector 135	20K – 30K		

Total Residential Catchment Population: 4 lac - 5 lac within 10 minutes radius

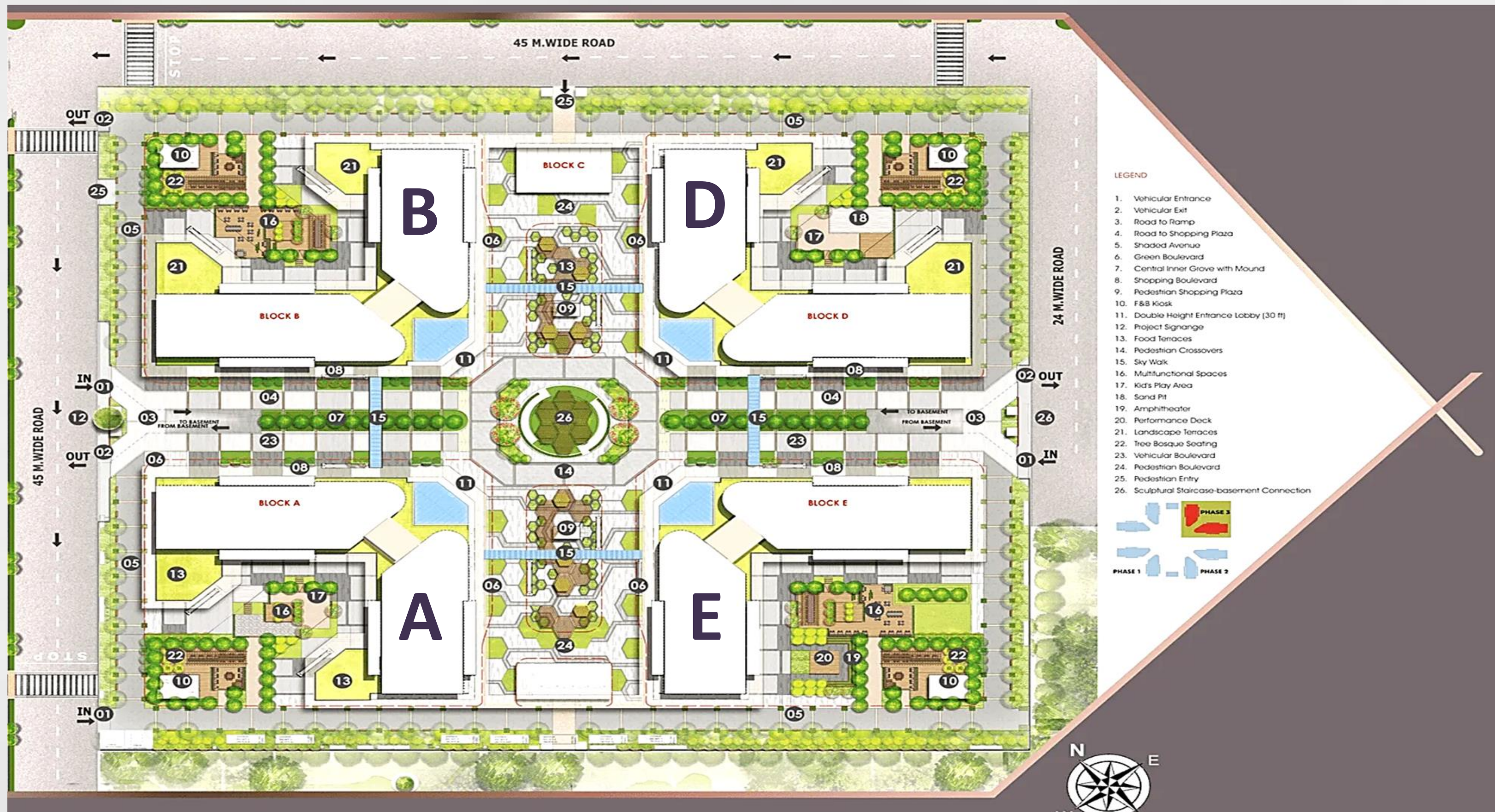
The Corporate Constellation

Tata Consultancy Services	Sector 135 / 144	Paytm	Sector 135
Infosys	Sector 135 / 132	MetLife	Sector 62
Genpact	Sector 135 / 142	Accenture	Sector 135
HCL Technologies	Sector 126 / 137	Wipro Limited	Greater Noida
EXL Service	Sector 144	Tech Mahindra	NSEZ Phase 2
Adobe	Sector 132	KPMG	Sector 142
Samsung India	Sector 135	Coforge Ltd	Greater Noida / Yamuna Expressway
		EY GDS	Sector 142

PROJECT RERA TIMELINE



PROJECT LAYOUT



PROJECT OVERVIEW: BLOCKS A, E, D, B

BLOCK A phase 1 (ready to move in)

- Highest offices, Highest floors
- Auditorium facility (with music + air conditioned)
- Vastu efficient
- 5 refuge areas • Kids play area

Block E (phase 2)

Amphitheatre

Block D PHASE 3

- Office suites (3rd to 9th), Highest terrace count
- Fine dining (second floor)
- Karol bagh theme (1st floor) peak footfall, Kids play area + sand pit.

Block B (phase 3)

- 1) Fine dining (second floor)
- 2) Highest retail count
- 3) FNG expressway front + corner plot advantage

PROMINENT FEATURES



01. FULL COMPLIANCE FUNDING OPTION

Loan provision from **ICICI**, Axis Bank, and Tata Capital.



02. INTERNATIONAL SECURITY STANDARDS

Three-tier security by G4S, Britain's global leader in safety.



03. COMFORT DEMAND

88 lifts provision across the project with **6000+** parking spaces (Basement 1 – Mechanical).



04. ZERO COMPROMISE ON SAFETY COMPLIANCE

Refuge areas on 6th, 10th, 13th, 17th and 21st floors.



05. GREEN BUILDING INITIATIVES

Rain water harvesting, STP plant and RO plants.



06. GLOBAL STANDARDS, GLOBAL DEMAND

USGBC Gold Compliant Certificate.

Finest International Brands



Aluminium Facades
(Germany)



Switches (France)



Washrooms (Japan)



Glass (3 Layers) (France)



Lift and Escalators
(Finland)



CP Fittings (India)

POWER DISTRIBUTION & VENTILATION



Led lighting (INDIA)



NETHERLAND
Sensor Lighting in
washroom & basement



Transformers (Switzerland)



Exhaust and Ventilation
in washroom, lobby, lifts, staircase,
food areas, hvac ducts



USA
Pollution Free DG with
100% Backup Strength



Fire resistant wire (INDIA)

PREMIUM CONSTRUCTION BRAND



ULTRATECH NO.1



TMT BAR - TATA



JK SUPER CEMENT



TILES – HIGH VITRIFIED



JSW STEEL - JINDALS



NO LEAKAGE, NO SEEPAGE

PREMIUM CONSTRUCTION BRAND USED

TILES – HIGH VITRIFIED

ECO – Friendly
Ash brick +
Mivan Formwork

BIRLA AEROCON
AAC BLOCKS



**NO LEAKAGE,
NO SEEPAGE**

JK SUPER
CEMENT

ULTRATECH
NO.1

JSW STEEL –
JINDALS

TMT BAR – TATA

ROI Pattern of Delivered Projects

JM Housing Residential

JM Royal Legacy, Vasundhara: 13.5% yearly

JM Royal Park, Vaishali: 11.1% yearly

JM Park Sapphire, Vaishali: 11.5% - 12% yearly

JM Orchid, Noida Sector 76: 14% - 15% yearly

JM Aroma, Noida Sector 75: 9% - 10% yearly

JM Florence, Greater Noida West: 8% - 9% yearly

Durga Industrial Park, Ghaziabad: 11% - 12% yearly

Commercial (Central)

Central Ikon:
140% to 150%

Central Market:
100% to 120%

Central 50:
140% to 150%
(all in 18 months)



THANK YOU