



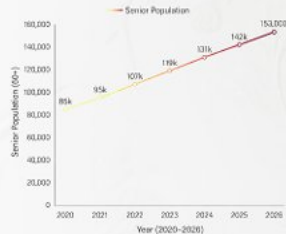


SENIOR POPULATION & DEMAND OUTLOOK IN GURGAON

Gurgaon has a large and growing senior population. Estimates suggest Gurgaon's 60+ population could exceed ~1.5 lakh by 2026, showing strong demographic demand for senior living formats like retirement homes and assisted communities.

- Organized senior housing is still limited vs rising demand.
- Demand for active ageing lifestyle & healthcare support.
- Technology adoption improves ease of living.
- Preference for connected locations near hospitals.

GROWTH OF SENIOR POPULATION (60+)
[GURGAON, INDIA (2020-2026)]



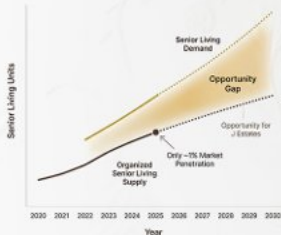


SENIOR-LIVING MARKET SUPPLY & GROWTH (INDIA CONTEXT)

While detailed national figures are easier to find than city-specific ones, Delhi-NCR (including Gurgaon) is one of the fastest-growing regions for senior living segments, and Gurgaon shows strong potential:

- Organised senior living supply in India stood at ~22,000 units as of mid-2025
- Market penetration remains low (around ~1% nationally), indicating a big gap between supply and demand makes an Opportunity for J Estates.

Ultraclean Growth and Untapped Opportunities in the Organized Senior Living Market in India





THE PROMISE OF TOMORROW

Imagine waking up to a life where every choice is yours. Where mornings bring gentle warmth through your windows, and evenings settle into conversations that matter.

At J 36, spacious apartments and exclusive penthouses become sanctuaries of comfort. Wellness centers invite renewal. Walking tracks wind through green landscapes. And round-the-clock care stands quietly assured, never intrusive, always present.

This is living redesigned for everything still ahead.

BUILT TO ENDURE

Twin residential towers engineered for excellence, designed for beauty, created to become the landmark for generations to come.



ARAVALI HILLS



J36



Delhi-Mumbai Exp	03 Mins	Subhash Chowk	15 Mins	K.R. Mangalam University	03 Mins	Medanata The Medcity	22 Mins
Toll Plaza	05 Mins	Rajiv Chowk	20 Mins	G.D. Goenka University	03 Mins	Fortis Hospital	25 Mins
Godrej Nature Plus	03 Mins	Huda City Centre Metro	30 Mins	St. Xavier's School	18 Mins	Hotel Fortune	08 Mins
Flower Valley	03 Mins	KMP	10 Mins	DPS School	20 Mins	Radson Hotel	10 Mins
Vatika Chowk	10 Mins	IGI Airport	45 Mins	Park Hospital	18 Mins	Airia Mall	18 Mins
				Artemis Hospital	20 Mins	Elan Town Centre	15 Mins

*DRIVE TIME IN IDEAL CONDITION



PROJECT HIGHLIGHTS

- ✿ Project land area- Approx. 3.825 Acres
- ✿ Strategically located bang on The Sohna-Gurugram Expressway having a direct access, from 38 mtr wide green & 12 mtr wide service road.- Grand entrance from 18 mtr. wide driveway.
- ✿ One way vehicular movement.
- ✿ State-Of-The-Art-Club with best in class facilities and activities zones.
- ✿ Well manicured, organised, Themed park for the residents.
- ✿ Dedicated commercial complex for daily needs.
- ✿ Women's hostel for 24x7 emergency services.
- ✿ Safe and secure environment not only inside the apartment but while walking around in the complex.

LEGEND:

1. ENTRY
2. EXIT
3. PAMPAH RIVERLIE
4. CIRCUMFERENTIAL PLAZA
5. CIRCUMFERENTIAL OUTDOOR OPENING PLAZA
6. SHADOWN WATER FEATURE
7. PLANTERS
8. WATER FEATURE WITH SCULPTURE
9. RAMP TO SUBGROUNDED
10. TOWER DROP OFF
11. CLOSER DROP OFF
12. STOPPED WATER FEATURE
13. SCULPTURE COURT
14. HODGSON WALKING TRACK
15. GARDEN
16. CIRCULATION RAMP
17. PLAY COURTS
18. SHADOWN SEATING PLAZA
19. STOPPING STOPS
20. POWER GARDEN
21. RAMP SCHOOL PATH
22. HERB GARDEN
23. POOL DECK WITH SHADOWN SEATING
24. SWIMMING POOL
25. GRASS MOUND
26. MIMMUM FOREST
27. FOREST TRAIL
28. MEDITATION DECK
29. BAMBOO GROVE
30. HODGSON
31. PEER PARK
32. BRUSHING GROVE
33. FOREST
34. HERB GARDEN
35. SEATING DECK
36. LAWN
37. SHADOWN SEATING PLAZA
38. PATHWAY
39. SHADOWN WATER STAG
40. STOPPED SEATING
41. MOUND
42. SEATING DECK
43. PLANT AREA
44. ORGANIC GARDEN

SOHNA - GURUGRAM EXPRESSWAY
DELHI - MUMBAI EXPRESSWAY

THE HEART OF THE PAVILION

There's magic in finding your tribe. People who share your stories, your laughter, your understanding of a life well lived.
Here, community happens naturally.

Over morning yoga and afternoon conversations. In the residential club where friendships deepen. Along where neighbors become Family. Because the best chapters are lived together.



— AN UNCOMPROMISING PURSUIT OF —
THE ACTIVE LIFE

A PROJECT BY J ESTATES

SWIMMING POOL

START YOUR MORNING THE WAY IT DESERVES TO BE STARTED

MULTI-PURPOSE HALL

A ROOM THOUGHTFULLY DESIGNED TO HOLD EVERY KIND OF MOMENT LIFE HAS TO OFFER



MULTIPURPOSE COURT

MULTIPURPOSE COURT - CYCLING & JOGGING TRACK
START YOUR MORNING THE WAY IT DESERVES TO BE STARTED



VAAT'S SLOTTEN



INDOOR GAMES

GOOD ENERGY AND EVEN BETTER COMPANY



RESTAURANT

THE DINING AREA, WHERE GOOD FOOD IS SERVED IN A WELCOMING SPACE

GYM

A GYM WHERE STRENGTH IS SCULPTED





MEDICAL PARTNER

RERA NO. RC/REP/HARERA/GCM/1075/807/2026/47
HARERA website: <https://www.haryanarera.gov.in>

Artistic Impression

MEDICAL ROOM

WHERE ROUND-THE-CLOCK EMERGENCY RESPONSE MEETS THE UNWAVERING CARE



WHAT MAKES IT UNIQUE

- ✿ Pre-certification IGBC Platinum Rating.
- ✿ Pre-certification IGBC Platinum Rating for Health & Well-Being.
- ✿ Exceptional standards of energy efficiency, water efficiency, material selection and waste management.
- ✿ Two Iconic Towers S+28 and S+29 floors with dedicated drop-off zone.
- ✿ Double Height Grand Arrival Lounge for each individual tower.
- ✿ 2 Basements with a dedicated parking bay for residents and visitors. Parking on the surface for emergency services.
- ✿ 4 To a core apartments.
- ✿ 5 Typology 2BHK+CG | 2BHK+S+CG | 3BHK+S+CG | 3BHK+CG+TERRACE | 5BHK+CG+TERRACE.
- ✿ Well day-lit and well ventilated apartments with adequate sunlight.
- ✿ Entire community is monitored by 24x7 security surveillance and guards.



Indian Green Building Council

Greening India since 2001

**PRE CERTIFIED
PLATINUM RATING**

TYPICAL FLOOR CLUSTER PLAN

RERA NO. RC/REP/HARERA/GGM/1075/807/2026/47
HARERA website: <https://www.haryanarera.gov.in>



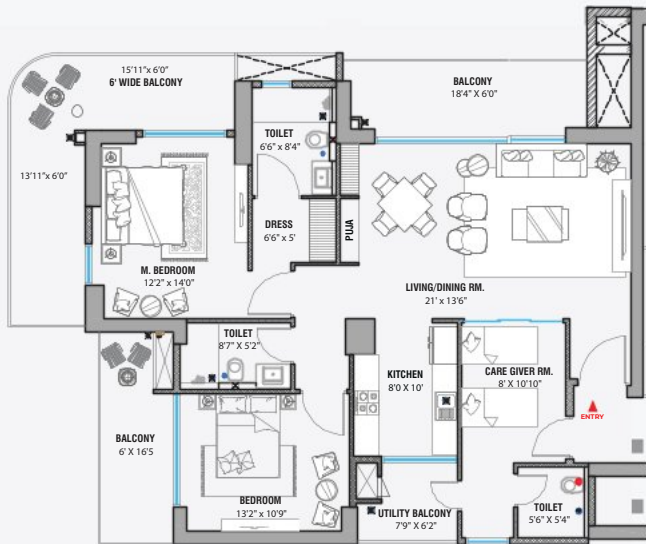
Disclaimer: All dimensions, areas, and loadings are subject to the company's final decision. All dimensions are approximate and may vary without notice.



2BHK+CG

Total Area: 2016.02 ft² | 187.19 m²
Exclusive Area: 1502.55 ft² | 139.59 m²
Carpet Area: 1069.73 ft² | 99.38 m²
Balcony Area: 432.82 ft² | 40.21 m²

2 Bedrooms | 3 Bathrooms | Kitchen |
Living & Dining Room | 1 Care Giver Room



KEY PLAN

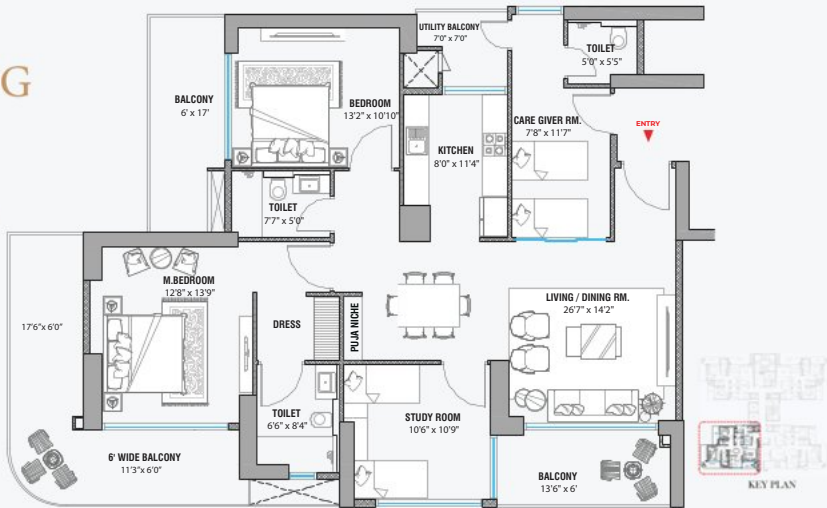
Disclaimer: All artistic layout plans, may undergo revision as decided by the company, in the best interest of the development, Areas mentioned are approximate size.

1 m²=10.764 ft

2BHK+S+CG

Total Area: 2189.06 ft² | 203.36 m²
Exclusive Area: 1610.08 ft² | 149.58 m²
Carpet Area: 1206.21 ft² | 112.06 m²
Balcony Area: 403.87 ft² | 37.52 m²

2 Bedrooms | 3 Bathrooms | Study Room |
Kitchen | Living & Dining Room |
1 Care Giver Room



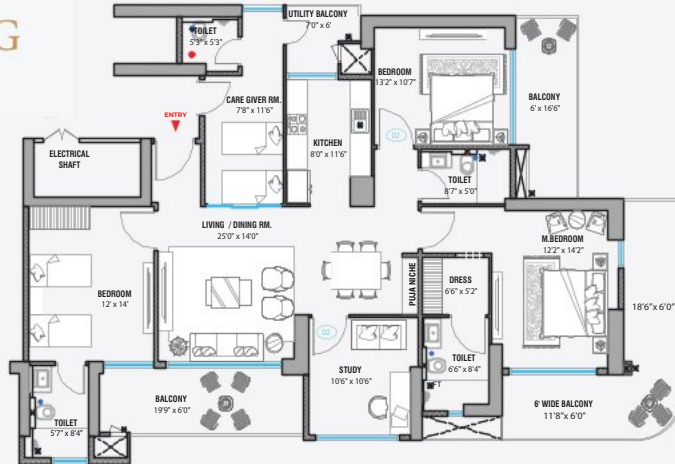
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1 m²=10.764 ft

3 BHK+S+CG

Total Area: 2533.38 ft² | 235.35 m²
Exclusive Area: 1854.74 ft² | 172.31 m²
Carpet Area: 1413.85 ft² | 131.35 m²
Balcony Area: 440.89 ft² | 40.96 m²

3 Bedrooms | 4 Bathrooms | Study Room |
Kitchen | Living & Dining Room |
1 Care Giver Room



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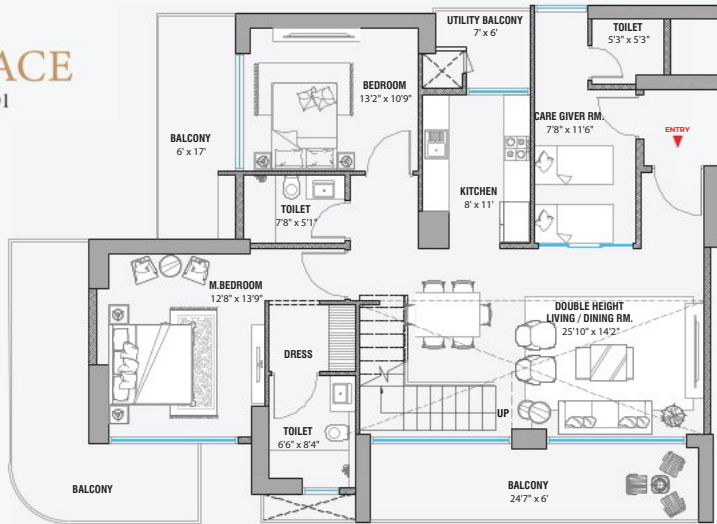
1 m²=10.764 ft

3 BHK+CG+TERRACE

DUPLEX PENTHOUSE LEVEL-01

Total Area: 3430.91 ft² | 318.74 m²
Exclusive Area: 2615.76 ft² | 243.01 m²
Carpet Area: 1698.24 ft² | 157.77 m²
Balcony Area: 917.52 ft² | 85.24 m²

3 Bedrooms | 4 Bathrooms | Study Room | Kitchen |
Living & Dining Room Double Height | 1 Family Lounge |
1 Care Giver Room | 1 Puja Room | 1 Store Room | Terrace

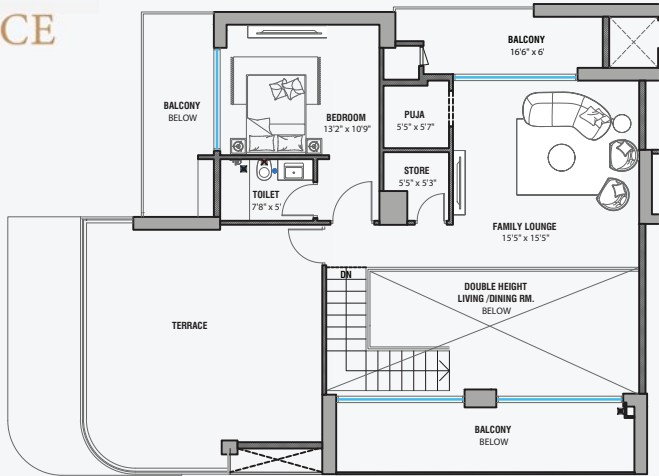


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1 m²=10.764 ft

3 BHK+CG+TERRACE

DUPLEX PENTHOUSE LEVEL -02



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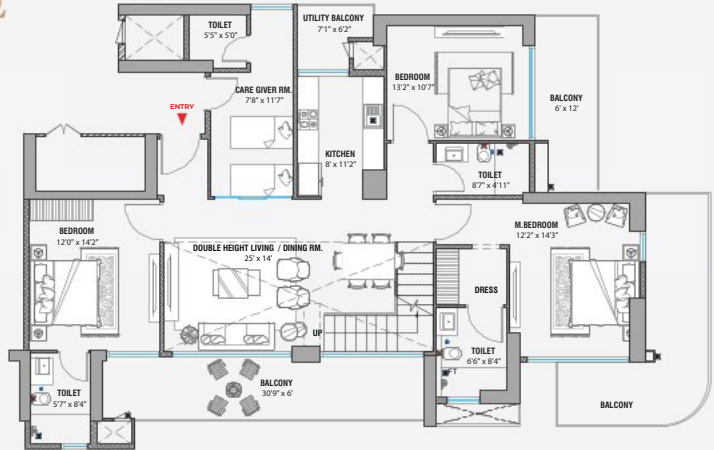
1 m²=10.764 ft

5 BHK+CG+TERRACE

DUPLEX PENTHOUSE LEVEL-01

Total Area: 4113.70 ft² | 382.17 m²
Exclusive Area: 3091.21 ft² | 287.18 m²
Carpet Area: 2130.20 ft² | 197.9 m²
Balcony Area: 961.01 ft² | 89.28 m²

5 Bedrooms | 6 Bathrooms | Living & Dining Room Double Height |
1 Family Lounge | 1 Care Giver Room | 1 Puja Room | 1 Store Room | Terrace

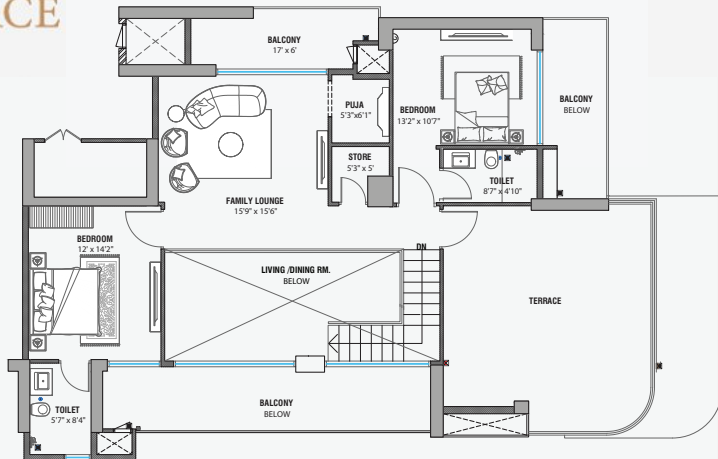


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1 m²=10.764 ft

5 BHK+CG+TERRACE

DUPLEX PENTHOUSE LEVEL-02



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1 m²=10.764 ft

SPECIFICATIONS

1	Flooring Details	Tiles / Anti Skid Tiles / Wooden
2	Wall Finishing Details	Acrylic Paint
3	Kitchen Details	Modular Kitchen Cabinetry with Hob and Chimney
4	Bathroom Fittings	All chrome plated fittings, taps and mixtures in each bathroom of Kohler / Grohe / Jaquar or equivalent
5	Wood Work etc	NA
6	Doors and Windows Frames	Aluminium / UPVC Frame
7	Glass Work	In External Doors and Windows Only
8	Electric Fittings	Modular Switches
9	Conducting and Wiring Details	FRLS Cable & Wire
10	Cupboard Details	Modular Wardrobes in Bedrooms

11	Water Storage	Overhead & UG Storage Tank
12	Lift Details	Passenger, Service Lift & Pet Elevator
13	External Glazings	Aluminium / UPVC
14	Windows/Glazings	Aluminium / UPVC
15	Doors	Aluminium / UPVC / Wooden
16	Main Doors	Aluminium / UPVC / Wooden
17	Internal Doors	Flush Doors
18	Air Conditioning	VRV Units
19	CNG/PNG Pipe Line	As & when available
20	Provision of WiFi and Broadband Facility	Provision for WiFi Router and Broadband at One Location
21	External Finishing/Colour Scheme	Combination of Tile Cladding + Weathershield Exterior Emulsion Paint of Appropriate Colour
22	Internal Finishing	Acrylic Paint





PROJECT CONSULTANT

PRINCIPAL ARCHITECT



IGBC PRE-CERTIFICATION PLATINUM
RATING FOR HEATH & WELL-BEING



STRUCTURE CONSULTANT



MEP CONSULTANT & IGBC CONSULTANT-
PRE- CERTIFICATION IGBC PALATINUM RATED





BUILDING LANDMARKS, DEFINING LEGACIES

At J Estates, we're not just building spaces - we're shaping a new era in real estate. With deep-rooted experience across infrastructure development, commercial spaces, residential communities, and social initiatives, our foundation is built on expertise and purpose. Backed by a legacy of engineering excellence, we bring precision, forward-thinking vision, and a human-centric approach to everything we create. From landmark infra projects to thoughtfully designed homes and offices, and even initiatives that uplift communities through our NGO - we're committed to progress that's inclusive and impactful. Our growing portfolio spans Residential Communities, Boutique, Offices, Golden Age Livings, and the innovative realm of Agrivoltaics - each designed to be future-ready and deeply connected to people's lives. At J Estates, we believe in building not just for today, but for a better, more sustainable tomorrow.





COME HOME TO THE LIFE YOU DESERVE

Everything here was built around one simple belief.
That the best is not behind you. It is waiting right here.





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Gurugram 122003, Haryana, India

Site Address: Sector 36, Sohna, Gurugram

Let's Connect



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HARERA website: <https://www.haryanarera.gov.in>
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