



# JSM REAL ESTATE DEVELOPERS LLP

A one-of-a-kind premium farmhouse community where modern luxury meets the serenity of nature, creating the perfect blend of lifestyle, investment, and timeless living.



**Build Your Dream. Live in Green Luxury.**

ELEGANT FARMHOUSES • LUSH FARMS • MODERN BUILDINGS

# About The Company

JSM Real Estate Developers LLP is a dynamic and forward-thinking real estate development firm focused on delivering innovative, high-value land development projects. The company is committed to combining modern infrastructure with natural surroundings to create premium lifestyle environments. With strong industry expertise and a dedicated in-house team, JSM ensures precision, quality, and timely delivery. The company specializes in land development, landscaping, and community-focused planning that enhances both lifestyle and long-term investment value.



# Company Certification

JSM Real Estate Developer LLP is proud to be certified under ISO 9001:2015 - Quality Management System, reflecting our commitment to delivering consistent quality, transparency, and customer satisfaction.

This certification confirms that our processes, management systems, and operational standards meet internationally recognized benchmarks in the real estate industry.



**TSN**

## CERTIFICATE

This is to Certify that  
**Quality Management System**  
of  
**JSM REAL ESTATE DEVELOPER LLP**  
H.NO-53, SECTOR-5, 1ST FLOOR, CHANNI HIMMAT, JAMMU, JAMMU & KASHMIR, PIN 180015

has been independently assessed and found to be in compliance with the requirement of the standard:  
**ISO 9001:2015**  
For the following scope of activities:  
REAL ESTATE DEVELOPERS AND CONSULTANTS.

Certificate Number: **TSNUK63168**

Date of Certification: 27/04/2026      1<sup>st</sup> Surveillance Audit Date: 26/04/2027  
Certificate Expiry: 26/04/2029      2<sup>nd</sup> Surveillance Audit Date: 26/04/2028

Signed on Behalf of TSN Certification Private Limited

   
Director of Certifications

**TSN Certification Private Limited**  
Registered with Registrar of Companies (ROC), Karapur under Ministry of Corporate Affairs (MCA)  
New Delhi, INDIA, Registration No. CIN - U74999UP2020PTC136667.  
USA Address: 1401 Morris Road, Building 1, Suite 600, Alpharetta, GA 30004, Georgia, (USA)  
India Address: 5/55, Vinod Khand-5, Gomi Nagar, Lucknow, Uttar Pradesh-226010 (INDIA)

**Accredited By:**  
EUAS - Euro Universal Accreditation Systems  
USA Address: 1401 Morris Road, Building 1, Suite 600, Alpharetta, GA 30004, Georgia, (USA)  
Website: www.euas-ac.org

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# Vision

- To create premium real estate developments that blend modern living with natural surroundings
- To become a leading name in innovative and sustainable land development projects
- To design communities that promote luxury, wellness, and peaceful living
- To deliver long-term value through high-quality infrastructure and strategic locations
- To redefine farmhouse living through unique concepts and modern planning
- To build trust, excellence, and long-term relationships in every project

# Mission

- To deliver high-quality and innovative real estate developments
- To create sustainable, well-planned, and community-driven spaces
- To maximize investor value through strategic execution
- To maintain excellence in design, infrastructure, and delivery
- To ensure customer satisfaction through transparency and trust



# Goals

- Establish market leadership in premium farmhouse developments
- Achieve full project sales within targeted timelines
- Deliver strong capital appreciation and investment growth
- Build a strong and trusted brand presence
- Develop a referral-driven investor ecosystem

# Objectives

- Successfully develop and deliver a premium farmhouse community
- Ensure high return potential through strategic positioning
- Complete core infrastructure within defined timelines
- Position the project as a unique, first-of-its-kind offering
- Create long-term value through quality development and location advantage



# Project Overview

## “The Circular Greens”



- Thoughtfully designed circular community layout
- Focus on modern living with natural surroundings
- Efficient land utilization with open planning
- Balanced combination of accessibility and openness
- Limited inventory of 70 premium farmhouses
- Peaceful, secure, and well-planned environment
- Spread across a 100 Kanal premium land parcel

- Premium development with innovative circular design
- Seamless connectivity across all plots
- Surrounded by natural beauty and open landscapes
- Equal view advantage for every unit
- Exclusive and low-density farmhouse community
- Ideal blend of privacy, symmetry, and lifestyle living
- Spread across a 300 Kanal premium land parcel

# Core Features & Amenities

- Clubhouse (Community Gathering Space)
  - Swimming Pool (Leisure & Relaxation)
  - Health & Wellness Centre
  - Landscaped Green Zones
  - Walking & Cycling Tracks
  - Open Recreational Spaces
- 
- **Clubhouse** - A vibrant space designed for community gatherings, social connections, and memorable moments
  - **Swimming Pool** - A serene escape to relax, unwind, and enjoy refreshing leisure time
  - **Health & Wellness Centre** - A dedicated space to rejuvenate your mind, body, and overall well-being
  - **Landscaped Green Zones** - Beautifully designed open spaces that bring nature closer to your everyday life
  - **Walking & Cycling Tracks** - Safe and scenic pathways promoting an active and healthy lifestyle
  - **Open Recreational Spaces** - Versatile areas crafted for leisure, outdoor activities, and family enjoyment



# CLUBHOUSE

The Clubhouse is a vibrant space where community comes alive. Designed for gatherings, celebrations, and meaningful connections. A place where conversations flow and memories are created. Every corner reflects warmth, comfort, and togetherness.

From social evenings to special occasions, it sets the perfect vibe. An inviting atmosphere that brings people closer every day. Experience a lifestyle filled with connection and joy. Where every moment becomes a memory worth cherishing.



# SWIMMING POOL

The swimming pool offers a serene escape from everyday life. A perfect space to relax, unwind, and refresh your mind. Feel the calmness of water as stress simply fades away. Designed to bring peace, comfort, and pure leisure moments.

Whether it's a quiet morning or a refreshing evening dip, Every moment here feels soothing and revitalizing. An experience that blends luxury with relaxation effortlessly. Where every splash turns into a moment of pure joy.



# HEALTH & WELLNESS CENTRE

The Health & Wellness Centre is a space designed for complete rejuvenation. A place where your mind and body find balance and peace. Step in to unwind, recharge, and restore your inner energy.

Every element is crafted to promote a healthier lifestyle

From relaxation to revitalization, it supports your well-being journey. A calm environment that encourages self-care and mindfulness. Experience harmony, strength, and renewed positivity every day.

Where wellness becomes a way of life.



# LANDSCAPED GREEN ZONES

The Landscaped Green Zones are thoughtfully designed to bring nature into your daily life. Lush greenery and open spaces create a calm and refreshing environment. A perfect setting to relax, breathe, and reconnect with nature. Every corner reflects beauty, peace, and natural harmony.

Enjoy serene walks, fresh air, and moments of quiet escape. A space where life feels lighter and more vibrant every day. Designed to enhance well-being and elevate your lifestyle. Where nature becomes a part of your everyday living.



# WALKING & CYCLING TRACKS

The Walking & Cycling Tracks offer safe and scenic pathways for everyday movement. Designed to encourage an active and healthy lifestyle.

Enjoy peaceful walks and smooth cycling in a refreshing environment. Every path blends safety, comfort, and natural beauty.

Start your mornings with energy and end your days with calm. A perfect balance of fitness and relaxation in one space. Breathe fresh air while staying active and refreshed. Where every step brings you closer to a healthier life.



# OPEN RECREATIONAL SPACES

The Open Recreational Spaces are designed for freedom, fun, and relaxation. Versatile areas that adapt to your lifestyle and outdoor activities. A perfect setting for families to bond and create joyful moments. Every space encourages leisure, play, and togetherness.

From casual evenings to active outdoor fun, it fits every mood. Enjoy open air, laughter, and quality time with loved ones. A vibrant environment that brings life and energy every day. Where every moment turns into a cherished memory.

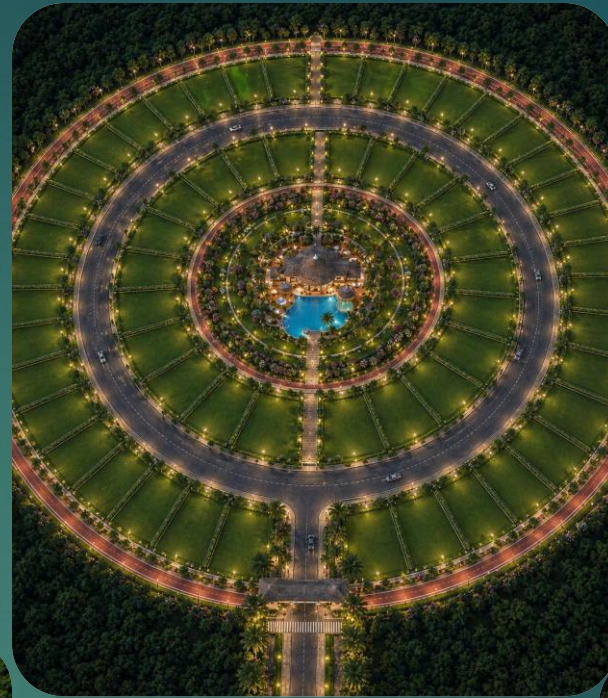


# Location Advantages

- 5 minutes from Jammu–Amritsar–Delhi Highway
- 5 minutes from Samba Railway Station
- 20 minutes from AIIMS
- Nearby BSF Camp (High-Security Zone)
- Power Grid nearby (Reliable Electricity)
- Self Borewell Water System
- Surrounded by lush green forests
- Backed by Shivalik Mountain Range

- **Prime Connectivity** – Just 5 minutes from the Jammu–Amritsar–Delhi Highway ensuring smooth and fast travel access
- **Railway Access** – Only 5 minutes from Samba Railway Station for convenient connectivity
- **Healthcare Proximity** – AIIMS located just 20 minutes away for advanced medical facilities
- **High-Security Zone** – Nearby BSF Camp providing enhanced safety and peace of mind
- **Reliable Electricity** – Power Grid located nearby ensuring uninterrupted power supply
- **Water Availability** – Self borewell system for consistent and independent water supply
- **Natural Surroundings** – Surrounded by lush green forests offering peace and freshness
- **Scenic Backdrop** – Backed by the beautiful Shivalik Mountain Range enhancing the overall living experience





# Project Concept

A thoughtfully designed development that combines community living with individual farmhouse ownership, offering a peaceful, nature-driven lifestyle supported by modern infrastructure and connectivity.

# Market Summary

"The Circular Greens" represents a highly innovative and premium concept in Jammu & Kashmir. It combines:

- Nature-centric living
- Modern infrastructure
- Strong investment potential

It stands as a one-of-a-kind development, offering both lifestyle enhancement and long-term financial growth backed by land security.



# Opportunities

- High capital appreciation potential
- First-mover advantage in the region
- Increasing demand for farmhouse and nature living
- Income generation opportunities (rentals, wellness stays)
- Ideal for tourism and weekend homes
- Secure land-based investment
- Rising trend of second-home ownership
- Growing demand for wellness-focused communities

# Core Strengths

- Experienced leadership with strong industry knowledge
- Dedicated in-house team (20+ professionals)
- Expertise in land development and landscaping
- Focus on quality execution and timely delivery

# Competitive Advantage

- First circular farmhouse community in Jammu & Kashmir
- No direct competition with similar concept
- Unique centralized planning with premium amenities
- Strong differentiation from traditional developments
- High perceived value due to exclusivity and design
- Early market entry advantage

## THE GROWTH OF INVESTMENT IN PROPERTY

ESPECIALLY FARM HOUSES

Investing in farm houses has shown consistent growth over the years. A smart choice for a secure and prosperous future.

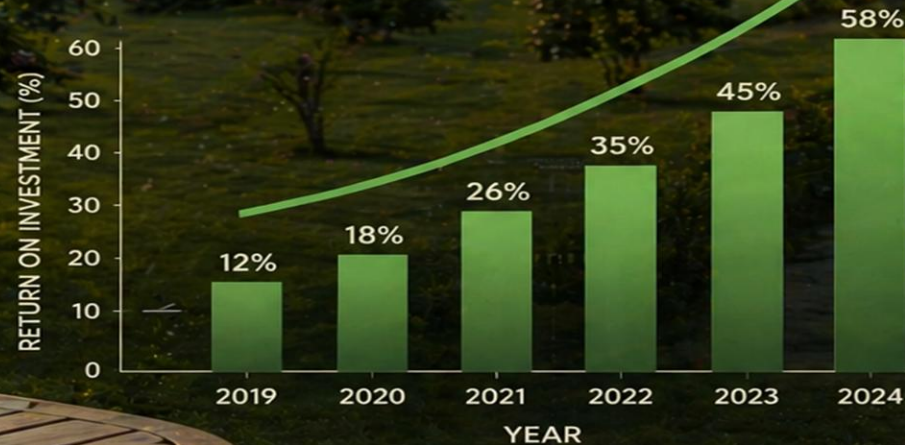


# THE GROWTH OF INVESTMENT IN PROPERTY

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GROWTH OF INVESTMENT  
IN FARM HOUSES



STEADY GROWTH  
STRONG RETURNS  
SECURE FUTURE

FARM HOUSE  
INVESTMENT  
A SMART MOVE  
FOR THE FUTURE

“ The Growth Prospect ”

# Operational Capabilities

## BUILDING BETTER SPACES. DELIVERING LASTING VALUE.



End-to-end solutions that transform land into sustainable, functional, and future-ready spaces.



### LAND DEVELOPMENT AND SITE EXECUTION

From concept to completion, we deliver well-planned, high-quality land development and execution that lay the foundation for successful projects.



### INFRASTRUCTURE PLANNING & IMPLEMENTATION

We design and implement robust infrastructure solutions that ensure connectivity, efficiency, and long-term functionality.



### LANDSCAPING & ENVIRONMENTAL INTEGRATION

We create sustainable, aesthetically pleasing environments that harmonize with nature and enhance community well-being.



### EFFICIENT PROJECT MANAGEMENT & DELIVERY

Our experienced team ensures timely delivery, cost efficiency, and uncompromised quality through agile and transparent project management.



# Key Highlights

## PREMIUM FARM HOUSE — LIVING CONCEPT —

• LIVE. RELAX. INVEST. GROW.



### UNIQUE CIRCULAR PLANNING

Thoughtfully designed circular layout ensures privacy, smooth connectivity and a sense of community.



### BLEND OF NATURE, LUXURY & INVESTMENT

Experience the perfect harmony of serene nature and modern luxury with strong investment potential.



### LAND ASSET BACKED SECURITY

Your investment is secured with tangible land assets that appreciate over time and ensure peace of mind.



### INCOME GENERATION POTENTIAL

High potential for rental income, farm stay businesses, events and long-term returns.



### LIMITED & EXCLUSIVE INVENTORY

A limited number of premium farm house plots for a truly exclusive lifestyle and long-term value.



### SPACIOUS PLOTS

Generous plot sizes for ample space, privacy and future growth.



### LUSH GREEN SURROUNDINGS

Surrounded by nature, fresh air and scenic landscapes.



### GATED COMMUNITY WITH 24/7 SECURITY

Secure gated community with round-the-clock surveillance.



### WIDE CONCRETE ROADS

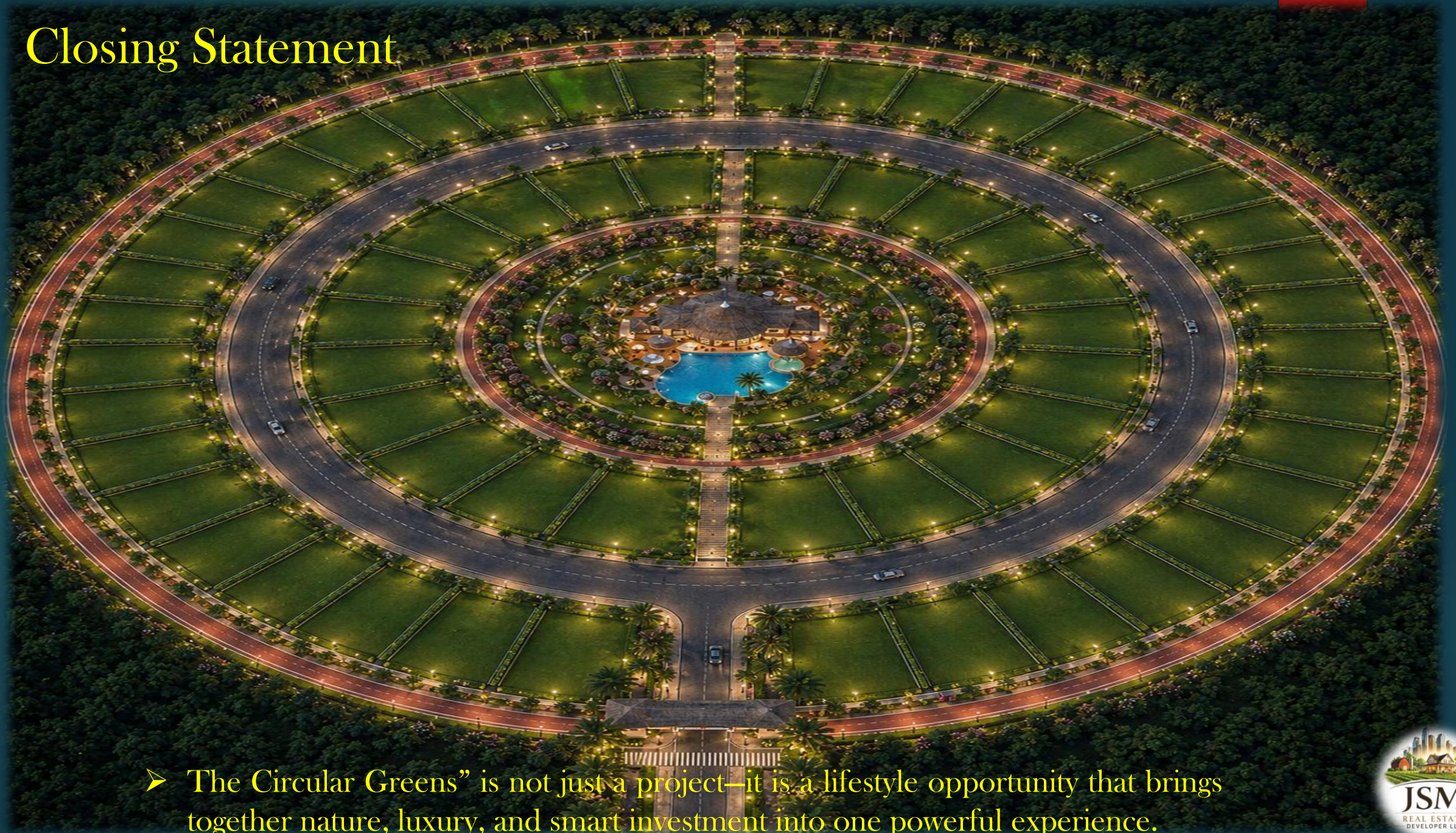
Wide concrete roads for smooth connectivity and easy accessibility.



Premium amenities and exclusive community living experience.



# Closing Statement



➤ The “Circular Greens” is not just a project—it is a lifestyle opportunity that brings together nature, luxury, and smart investment into one powerful experience.



# Thank You



# JSM

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DEVELOPER LLP

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