



J ESTATES

— *Serving With Purpose*



A New Era In Real Estate Begins





Real Estate, Reimagined With Proven Precision

At J Estates, we aren't just entering real estate, we're here to reshape it. With a vision rooted in thoughtful planning and a drive to build with meaning, we are laying the foundation for a new era of development.



Artistic Impression



Legacy of Strength

Backed by the engineering legacy of J Infratech known for shaping highways, bridges, and critical infrastructure, J Estates enters the space with deep technical roots and unwavering commitment

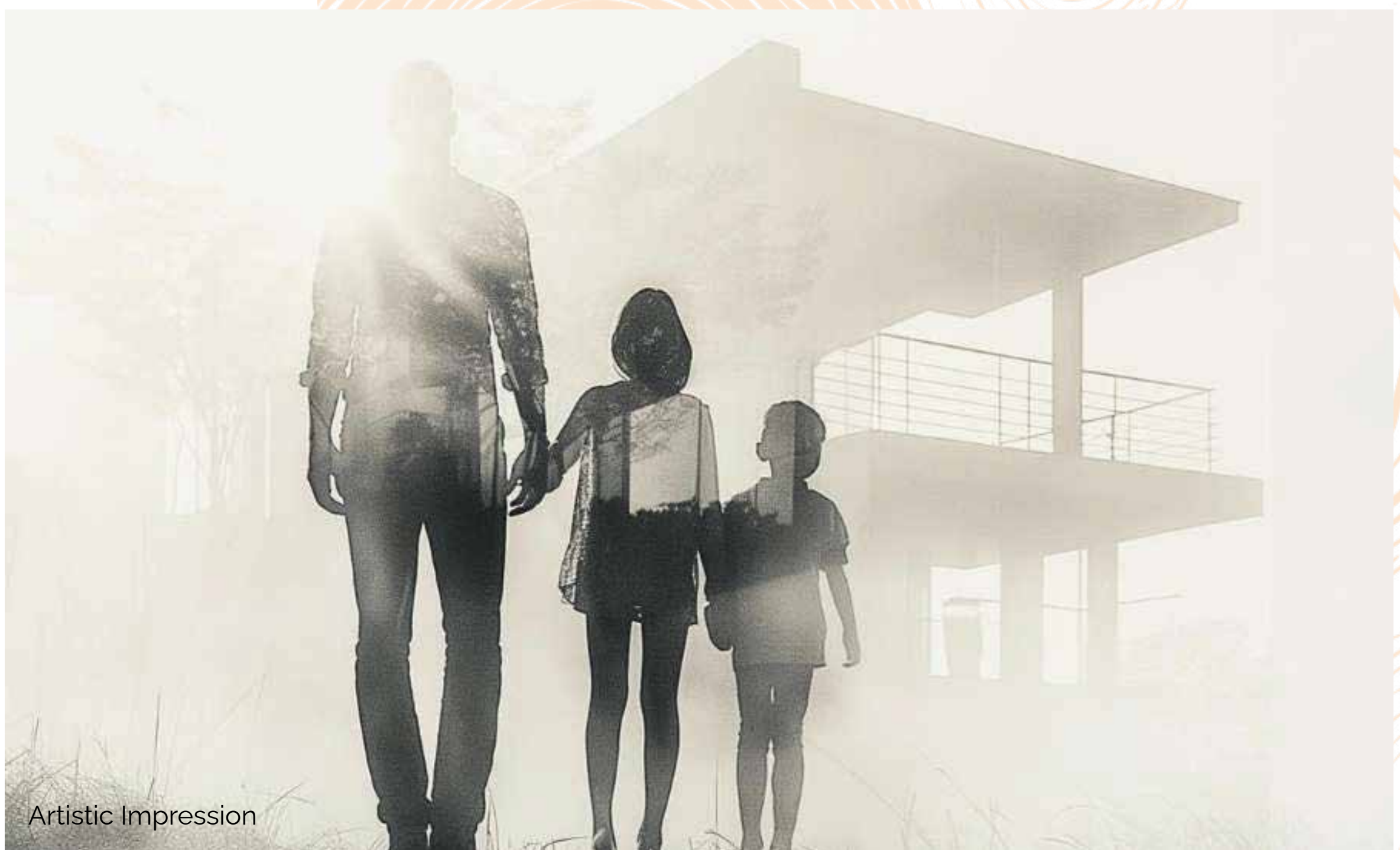


Artistic Impression



A New Kind of Discipline

From foundational strength to the finest finishes, every detail we imagine is driven by intention. Our architecture is designed to stand the test of time crafted for value, experience, and human life.





The Genesis The Story Behind J Estates





A Future-Built Vision:

Shaping tomorrow with people, planet, and purpose at the core.

Environment: Designing with Nature in Mind Building in harmony with the Earth, sustainable, smart, and future-ready.

Social: Building for All Walks of Life Creating inclusive spaces where every life is valued, and every voice is heard.

Governance: Trust as the Cornerstone Rooted in integrity, driven by transparency, and accountable by design.



A Future-Built Vision: For People, Planet, and Principles

At J Estates, we're not just shaping skylines, we're shaping responsibility. As we begin our journey, ESG (Environment, Social, and Governance) isn't a corporate obligation. It's a personal commitment to build with care, foresight, and integrity from the ground up.



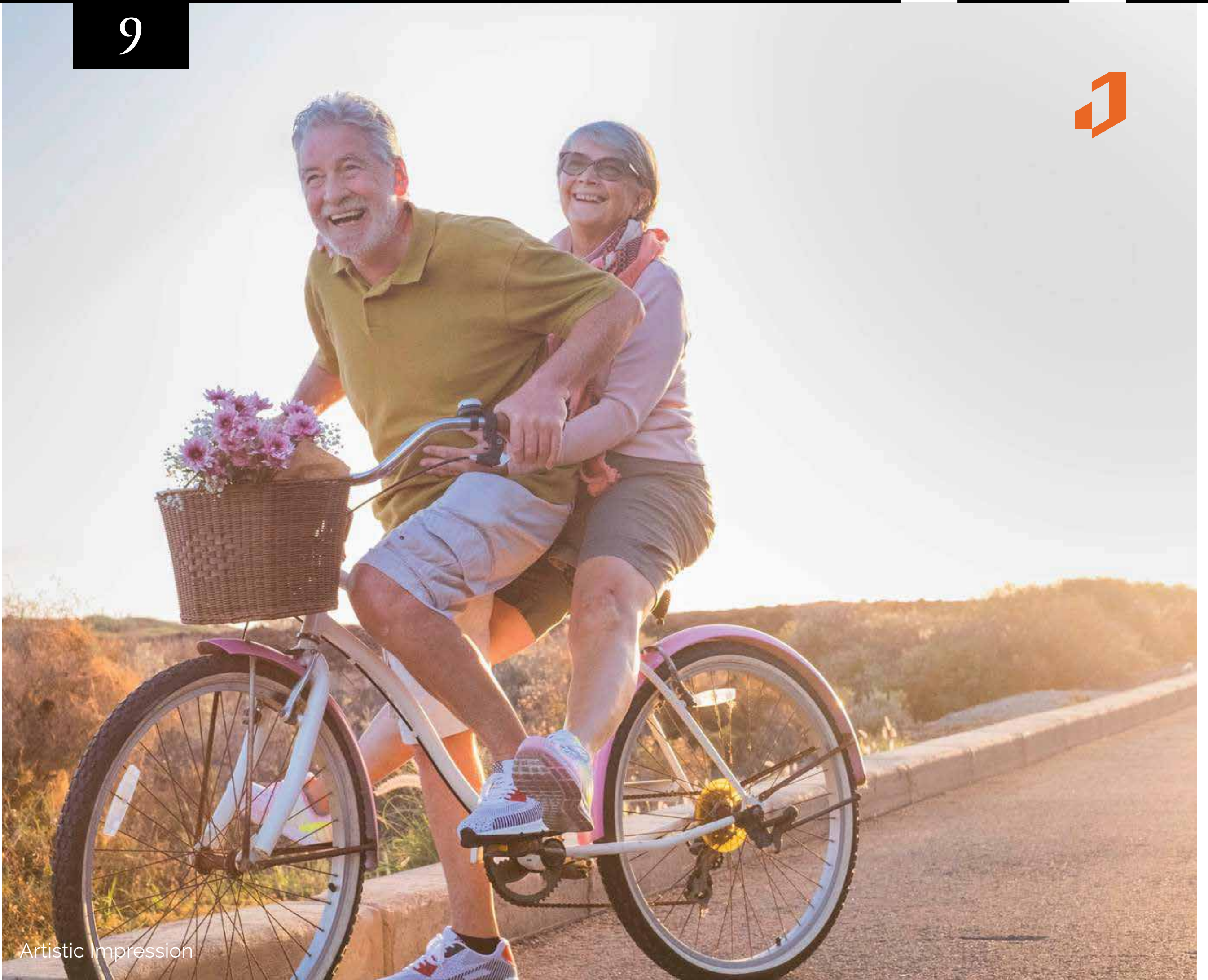
Artistic Impression



Environment: Designing with Nature in Mind



We envision spaces that breathe easy powered by clean energy, rooted in sustainable design, and built with a lighter footprint. Through renewable energy integrations like agrivoltaic farms, solar harvesting, and conscious material choices, our future developments will prioritise long-term environmental harmony over short-term gain. Because we don't just build for today, we build for generations to come.



Social: Building for All Walks of Life

We believe real estate must serve real lives. As we develop new communities, our focus will be on inclusivity, from senior-friendly planning and accessible design to integrated social spaces that foster connection. Our Golden Age Living initiative is just one example of how we aim to design with empathy creating homes that age with you, and communities that grow around you.



Governance: Trust as the Cornerstone

We will lead with clarity and accountability. With robust compliance frameworks, ethical business practices, and transparent communication, our goal is to build a brand that earns trust, not just once, but every time. Governance for us is not about rules, it's about responsibility to our partners, our customers, and the values we stand by.

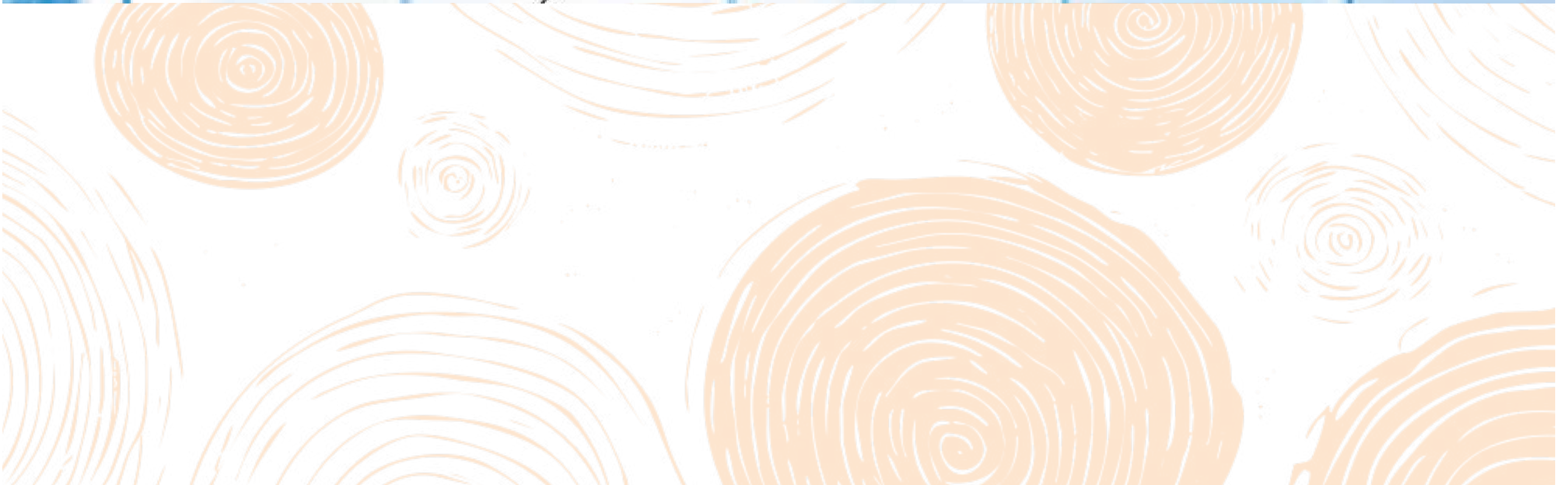
At J Estates, ESG isn't a future adjustment, it's a founding principle. Because we believe thoughtful development isn't just possible, it's necessary.



Artistic Impression



The Team





ANIL GODARA

Founder & MD

With over two decades of experience, Anil Godara brings deep expertise in real estate asset management, project delivery, and strategic leadership. His work spans commercial, corporate, retail, residential, data centers, and Hospitality Sector. He has enhanced the value of portfolios worth over USD 1 billion and managed townships spread across 100+ acres.

He has worked with some of the top indian real estate firms and global private equity, giants indian operating firms contributing to large-scale, high-value projects with strategic insight and operational excellence. His commitment to sustainability is reflected in certifications like LEED Platinum, BSC Sword of Honour, and ISO 45001. Anil continues to steer J Estates toward growth, excellence, and long-term value creation.





BHARAT AGGARWAL

Head - Sales & Marketing

A management graduate with over 20 years of experience, Bharat Aggarwal brings proven expertise across Sales & Marketing, Strategic Planning, Budgeting, and Execution. He has delivered excellence across diverse markets including Delhi-NCR, Punjab, and international locations, and has successfully handled all segments of real estate-from residential and retail to integrated townships.

Bharat has been associated with some of the most reputed real estate developers such as Paras Buildtech, Today Homes, AIPL Ambuja, Puri Constructions, Conscient Infrastructure, CRA Developers, and has also worked with one of the largest business groups in Bangladesh, adding international depth to his portfolio.

At J Estates, Bharat continues to lead with vision, leveraging his vast experience to drive growth and elevate the brand.





SUMIT ANAND MARWAH

AVP - Operations

With over 25 years of experience, Sumit brings unparalleled expertise in Senior Care, Operations Management, Hospitality, Business Development, and Customer Relations. A results-driven professional, he excels at transforming complex operations into seamless, resident-centric experiences. His passion for elevating living standards has consistently set new benchmarks in the Senior Care Living sector.

Sumit has been associated with prestigious brands including Accor Group, The Leela Palace Hotels & Resorts, Quintessentially Lifestyle, Antara Senior Living, and Holistic Senior Care. He has also collaborated with leading real estate developers, bringing a holistic understanding of luxury hospitality and purpose-driven senior living communities.

At J Estates, Sumit leverages his expertise to shape world-class senior living communities that prioritize dignity, comfort, and excellence; creating lasting value for residents, partners, and stakeholders.



Residential

The Promise of Tomorrow



Ongoing

- **Land Area:** 3.825 Acres*
- **Project Type:** Residential & Commercial
- **Location:** Sector 36, Sohna, Gurugram
- **Project Highlights:**
 - 2 Iconic Towers- Double-Heightened Stilt + 27 & 28 Floors
 - Entry: Bang on Gurugram-Sohna Expressway
 - More than 80% Open Green Space
 - More than 25000* Sq.ft. of Clubhouse
 - Pre-certified IGBC Platinum Health & Well-being

Construction Commenced



OUR CONSULTANTS

Concept Architect

ACPL[®]
INDIA • DUBAI

Structure Consultant

VINTECH
CONSULTANTS
CONSULTING ENGINEERS
& PROJECT MANAGERS

MEP & IGBC Consultant

PDA *PDA Consultants*
MEP & Green Building Consultants

Medical Partner

Fortis



SAFETY BY DESIGN



PANIC ALARM FOR EMERGENCIES



ROUNDED WALL EDGES FOR SAFETY



ANTI-SKID FLOORING TO MINIMISE TRIPS AND FALLS



ADDITIONAL HANDRAILS IN BALCONIES FOR SUPPORT



COMFORTABLE, STEP-FREE RAMPS WITH WHEELCHAIR ACCESS



SENIOR-FRIENDLY DOOR LOCK SYSTEM



GLARE-FREE, LED CEILING MOUNTED LIGHT FIXTURES



RAISED SEAT HEIGHTS FOR COMFORT



MOTION SENSOR-BASED FOOTLIGHTS FOR EASE OF MOVEMENT



GRAB BARS IN TOILETS FOR SUPPORT



High-Rise Residential

Elevated Living, Engineered with Precision



Upcoming

- **Project Type:** Wellness-focused design - Retirement Homes
 - **Location:** Sector 63 A & Sector 89 A, Gurugram
 - **Scale:** More than 1 million Sq. ft spread across Approx. 8 Acres
- Golden Age Living crafts more than homes, it curates moments of ease, connection, and quiet joy



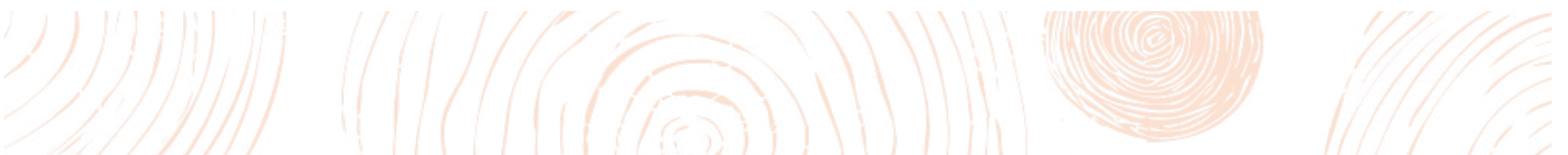
Commercial / Institutional

Where Business Meets Design



Delivered

- **Project Type:** Commercial / Institutional
 - **Location:** Plot 93, Sector-44, Gurugram
 - **G+6 Floors**
 - **Tenant - Work pod and Kap Group**
- Smart spaces for smarter enterprises.





Township

A Community Designed for Harmony



One of the largest plotted developments in Fatehabad

On-going

- **Project Type:** One Of The Well Planned Plotted Development Under DDJAY Policy
 - **Location:** Sector 12, Fatehabad
 - **Land Area:** 20 Acres Approx
- Plots of infinite dreams



Learning Begins at Your Doorstep

Anantara's Primary School offers a safe, nurturing learning space just steps from home.

With modern facilities and zero commute stress, every school day feels effortless and enriching.

One of the largest plotted developments in Fatehabad



Actual Image



Retail & Essentials Just Steps Away

Anantara's SCO Commercial Complex offers easy access to daily needs — from restaurants and salons to supermarkets and pharmacies — all right around the corner, blending convenience with opportunity.

One of the largest plotted developments in Fatehabad





AGRIVOLTAIC

ON GOING

- 25 years power purchase agreement with HPCC for supply of electricity generated.
- 10 MWp Project in Hisar
- Generating 16 Mn units annually.
- Expected to start Solar harvesting in August 2025



Artistic Impression.

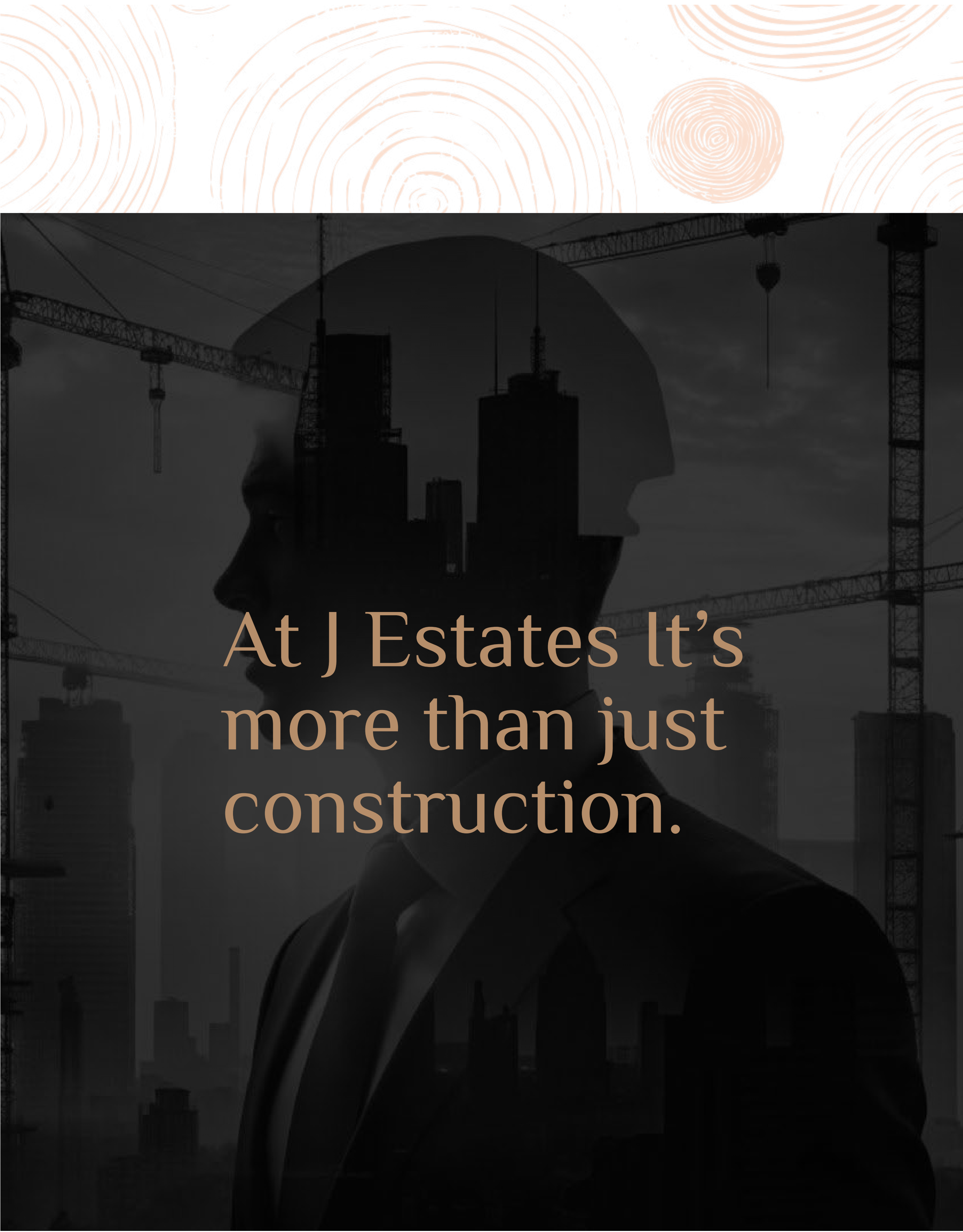


AGRIVOLTAIC

UPCOMING

- Through States transmission system for Green Energy Commitments for our upcoming Real Estate assets in Gurugram and to cater other project committed to ESG goals.
- 35 MWp Project in Bikaner Rajasthan.
- Spread across 110 Acres.





At J Estates It's more than just construction.

Real estate today demands more & more foresight, more clarity, and more purpose. It's not just about what we build, but how it shapes lives and stands the test of time.



Artistic Impression



Artistic Impression

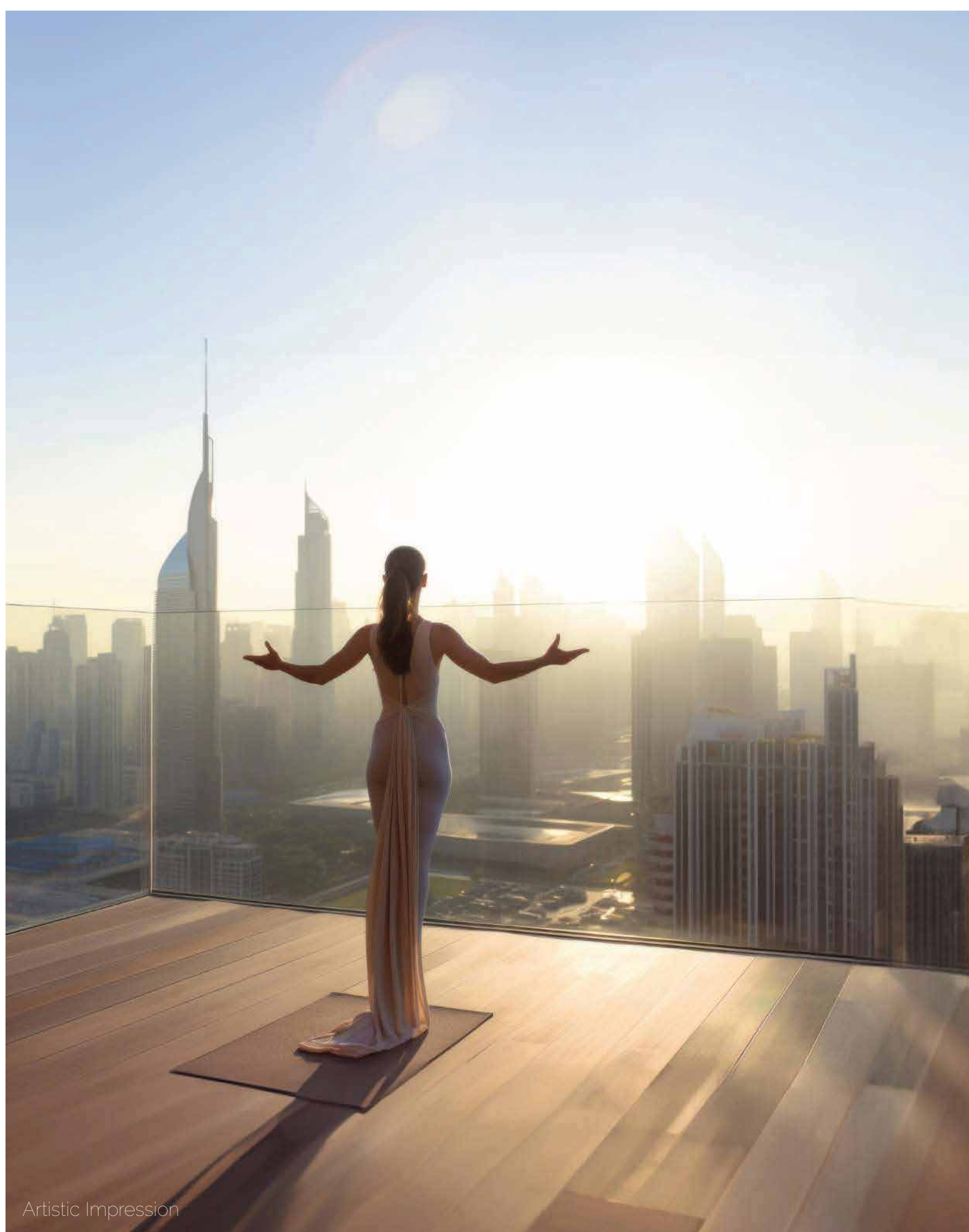
Rooted in Legacy. Driven by Purpose.

With a foundation in large-scale infrastructure, J Estates brings engineering excellence, trust, and intent into every blueprint. We're not repeating the past, we're building forward with clarity and care.



The New Era Begins

The foundation is strong. The vision is bold. A new era in real estate begins now.



Artistic Impression



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