

Applications are invited from general public for booking of Residential Apartments in the Affordable Group Housing Project being developed as per terms and conditions of the policy prescribed by the Town & Country Planning Department, Government of Haryana vide notification no. PF-27/48921 dated 19.08.2013 & amendment thereof (details available at the Department website, i.e. tcpharyana.gov.in).

PROJECT DETAILS

1. Coloniser/Developer	Sternal Buildcon Pvt. Ltd.					
2. Project approval	Licence No./ Year - 14/2016 Dated 26-09-2016, Building Plan Approved on 09-01-2017. Memo No. ZP-1130/SD(BS)/2017/487. Haryana RERA Certificate No: 02 of 2017 dated 19.06.2017.					
3. Location	Sector 36, Sohna, Gurugram, Haryana					
4. Provisions Project Area	25 no. of apartments available out of total 1304 number of units in the housing scheme comprising of 9.775 acres. As per Policy 5% flats are available for management quota and 95% apartments are for public. Community Facilities: One Community Hall of 2000 sq.ft. and One Anganwadi-cum-creche of 2000 sq.ft.					
5. Apartment Details, Allotment Rates & Payment Terms						
Apartment details						
Category (Type)	No of Units	Carpet Area sqft (approx)	Balcony Area sqft (approx)	Allotment Rate of Apartment (all inclusive)*	With application Booking amount 5%	On allotment 20%
1BHK T1	3	488.11	79.31	17,96,851	89,843	3,59,370
2BHK T2	7	583.04	110.31	21,48,944	1,07,447	4,29,789
2BHK T5	14	531.57	82.12	19,54,712	97,736	3,90,942
2BHK T6	1	584.34	108.24	21,53,624	1,07,681	4,30,725
(ii) Balance 75% of the amount in six equated 6 monthly instalments spanning over a period of three years. No interest shall fall due before the due date of payment. Any default in payment will bear penal interest as provided in Rule 15 of the Haryana Real Estate Regulatory Authority, Rules, 2017.						
6. Parking	Two-wheeler parking with each apartment					
7. Broad Specifications of the Apartment	<ul style="list-style-type: none"> Flooring: Rooms Vitrified Tiles, Kitchen Vitrified / Ceramic Tiles, Toilet Anti Skid Ceramic Tiles, Balcony AntiSkid / Matt Finish Ceramic Tiles. Windows: M.S. Sections as per IS Codes / Aluminium Powder Coated / UPVC Doors Frame: Red Merandi / Mild Steel/ Aluminium Powder Coated / UPVC Wall Tile: Ceramic Tiles till 4Feet / 7 feet high & Oil Bound Distemper Above. Kitchen Counter Top Green Marble / Granite Wall: Oil Bond Distemper Sanitary fitting: ISI marked CP Fittings, W.C & Washbasin Electric Fitting: ISI Marked. Structure: RCC Frames Structure designed for SESMIC forces as per latest IS code and NBC Recommendations. 					
8. Applications Timelines	(i) Applications can be procured & submitted at: Sternal Buildcon Pvt. Ltd. Address : Ground Floor, Signature Towers, South City 1, Gurugram – 122001, 0124-4908200 by paying an application form fee of Rs 1,000/- starting from date 19-06-19. For more information call 7053-121-121 (ii) Last Date of submission of Applications is 28-06-19, (iii) The list of Distribution and Collection centers is available on www.signatureglobal.in (iv) Application Forms & Facility of applying Online is also available at www.signatureglobal.in.					

Eligibility:

- The applicant should not be debarred from entering into legally binding contract under any prevailing law.
- Any person can apply, however, the PMAY beneficiaries, which include their spouse or depended children, identified by the Urban Local Bodies Department, Haryana under "Pradhan Mantri Awas Yojna-Housing for All" programme shall be granted preference in allotment. First priority shall be given to the identified beneficiaries of the said town followed by other PMAY beneficiaries of the State of Haryana. Thereafter, for the remaining flats, persons which include their spouse or dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licenced colony in any of the Urban areas in Haryana, UT of Chandigarh and NCT Delhi shall be given next preference in allotment of flats.
- Any applicant can make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case, he/she is successful in more than one colony, he/she will have choice of retaining only one flat.

Allotment Criteria:

- The allotment of apartments shall be done through draw of lots in the presence of a committee consisting of Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Circle office), DTP of the concerned district and the representative of coloniser concerned.
- After fixation of date for draw of lots, an advertisement shall be issued by the Developer informing the applicants about the details regarding date/time and venue of the draw of lots in the same newspapers in which the original advertisement was issued.
- For detailed criteria and time-frame to be adopted for scrutiny and allotment, the applicants may also refer to the details in the Affordable Housing Policy 2013 notified vide no. PF-27/48921 dated 19.08.2013 & amendment thereof (available at the Department website, i.e., tcpharyana.gov.in).



AVAIL INTEREST SUBSIDY BENEFITS OF RS. 2.67 LACS (APPROX) UNDER PMAY (PRADHAN MANTRI AWAAS YOJANA) ON RS. 12 LACS HOME LOAN.**

HOME LOAN PARTNERS:



7053-121-121

Promoter urges every applicant to inspect the project site and shall not merely rely upon or to be influenced by any architectural impression, plan or sales brochure and therefore requested to make personal judgment prior to submitting an application for allotment. The images shown here are indicative of design and for illustration purposes only. Further the actual design may vary in fit and finished from the one displayed above. Project details / specifications can also be accessed at the office of Haryana Real Estate Regulatory Authority website <https://haryanareg.gov.in/>. Journey time shown, if any is based upon google maps which may vary as per traffic at relevant point of time.

*Rate mentioned above does not include GST and other statutory charges if applicable, T & C Apply, 1 Sq. mt = 10,7639 sq. ft. **The subsidy differs as per the eligibility of the client's profile and the loan amount. This is the max amount of subsidy that a client can receive and the same goes with the loan amount too for availing the subsidy. Please note that the loan can be sanctioned more than 12 lacs but subsidy can be availed only till 12 lacs of loan amount



THE Serenas
 SECTOR 36, SOHNA, GURUGRAM, HARYANA

HREERA NO.: 02 of 2017 dated 19.06.2017

