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to build affordable houses, which is the need of the nation."

Hafeez

ARCHITECT HAFEEZ CONTRACTOR



FIRST AFFORDABLE
HOUSING PROJECT IN
DELHI NCR BY
**HAFEEZ
CONTRACTOR**

Presenting the home complex of the future, set in the lap of nature that's far from the ordinary and close to everything you need. With unmatched planning, exquisite designing and efficient space management. Which makes it the most preferred location of Gurugram, built to global standards and geared to complement you. **ELEVATE TO A NEW STANDARD.**

HAFEEZ'S 26 SIGNATURE HALLMARKS

- Entry/Driveway • Parking • Drop Off • Jogging Track
- Toddler's Play Area • Social Gathering Court
- Leisure Court • Yoga & Meditation Lawn • Outdoor Gym
- Reflexology Garden • Thematic Garden • Palm Court
- Art's Center • Food Corner • Multipurpose Lawn
- Amphitheatre • Fragrant Court • Children's Play Area
- Senior's Citizen Seating • Feature Wall With Seating
- Skating Rink • Activity Court • Dense Plantation
- Basketball Court • Interactive Lawn • Sculpture Court

LOCATION ADVANTAGE

- Hassle free drive from Rajeev Chowk, NH8, Subhash Chowk & Hero Honda Chowk
- On Six-Lane State Highway.
- Easy and smooth connectivity from Pataudi Road, Dwarka Expressway, NH8, KMP Expressway & IGI Airport.
- Near Golf Course Extension Road & Southern Peripheral Road.
- Near foothills of Aravali Mountains.
- Close to proposed metro line that connects with Huda City Centre.
- A paradise away from city noises, yet in close proximity of commercial sectors.
- Premium Residential Colonies & Commercial Projects in close proximity.

**2BHK
Rs. 19.54 LAKHS
ONWARDS**

Applications are invited from general public for booking of Residential Apartments in the Affordable Housing Project proposed to be 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 (details available at the Department website, ie, tchpharyana.gov.in).

PROJECT DETAILS

1. Project Approvals/Coloniser/Developer: Sternal Buildcon Pvt. Ltd., in collaboration with Sh. Pardeep, Sh. Sandeep, Smt. Neera, Smt. Chander Bala, Licence No./ Year - 14/2016 dated 26-09-2016, Building Plan Approved on 09-01-2017, Memo No. ZP-1131/SD/BS/2017/4787.

2. Location: Sector 36, village Dhansala, Sohna Road, South of Gurugram.

3. Provisions Project Area: 9.775 acres comprising a total 1304 no. of apartments out of which 5% flats are reserved for management quota and 95% apartments are for public. Community Facilities: One Community Hall of 2000 sq.ft. and One Anganwadi-cum-croche of 2000 sq.ft.

4. Apartment Details offer for Public

- Category 1: 48 no. of apartments of 488.11 sq.ft. approx. (45.35 sq.mt. approx.) carpet area and balcony(ies) with an aggregated area of 79.31 sq.ft. approx. (7.37 sq.mt. approx.) with a two-wheeler parking.
- Category 2: (i) 519 no. of apartments of 583.04 sq.ft. approx. (54.17 sq.mt. approx.) carpet area and balcony(ies) with an aggregated area of 110.31 sq.ft. approx. (10.25 sq.mt. approx.) with a two-wheeler parking. (ii) 38 no. of apartments of 583.04 sq.ft. approx. (54.17 sq.mt. approx.) carpet area and balcony(ies) with an aggregated area of 88.74 sq.ft. approx. (8.24 sq.mt. approx.) with a two-wheeler parking. (iii) 13 no. of apartments of 583.04 sq.ft. approx. (54.17 sq.mt. approx.) carpet area and balcony(ies) with an aggregated area of 89.13 sq.ft. approx. (8.28 sq.mt. approx.) with a two-wheeler parking. (iv) 574 no. of apartments of 531.57 sq.ft. approx. (49.38 sq.mt. approx.) carpet area and balcony(ies) with an aggregated area of 82.12 sq.ft. approx. (7.63 sq.mt. approx.) with a two-wheeler parking. (v) 34 no. of apartments of 584.34 sq.ft. approx. (54.29 sq.mt. approx.) carpet area and balcony(ies) with an aggregated area of 108.24 sq.ft. approx. (10.06 sq.mt. approx.) with a two-wheeler parking. (vi) 13 no. of apartments of 609.77 sq.ft. approx. (56.65 sq.mt. approx.) carpet area and balcony(ies) with an aggregated area of 113.73 sq.ft. approx. (10.57 sq.mt. approx.) with a two-wheeler parking.

Apartment Details offer for MQ:

- Category 3: (i) 2 no. of apartments of 532.53 sq.ft. approx. (49.47 sq.mt. approx.) carpet area and balcony(ies) with an aggregated area of 89.53 sq.ft. approx. (8.32 sq.mt. approx.) with a two-wheeler parking. (ii) 2 no. of apartments of 551.24 sq.ft. approx. (51.21 sq.mt. approx.) carpet area and balcony(ies) with an aggregated area of 89.53 sq.ft. approx. (8.32 sq.mt. approx.) with a two-wheeler parking. (iii) 56 no. of apartments of 644.92 sq.ft. approx. (59.91 sq.mt. approx.) carpet area and balcony(ies) with an aggregated area of 104.29 sq.ft. approx. (9.69 sq.mt. approx.) with a two-wheeler parking. (iv) 5 no. of apartments of 584.34 sq.ft. approx. (54.29 sq.mt. approx.) carpet area and balcony(ies) with an aggregated area of 108.24 sq.ft. approx. (10.06 sq.mt. approx.) with a two-wheeler parking.

5. Allotment Rate of Apartment (all inclusive) + Taxes as applicable

- Category 1: Rs. 17,96,851 lakhs/ apartment.
- Category 2: (i) Rs. 21,48,944 lakhs/ apartment. (ii) Rs. 21,43,314 lakhs / apartment. (iii) Rs. 21,43,529 lakhs / apartment. (iv) Rs. 19,54,712 lakhs / apartment. (v) Rs. 21,53,624 lakhs / apartment. (vi) Rs. 22,45,172 lakhs / apartment.
- Category 3: (i) Rs. 19,61,873 lakhs / apartment. (ii) Rs. 20,29,229 lakhs / apartment. (iii) Rs. 23,71,712 lakhs / apartment. (iv) Rs. 21,53,624 lakhs / apartment. The above rate is an all-inclusive cost of apartment as per rates prescribed under the policy notified vide no. PF-27/48921 dated 19.08.2013 (details available at the Department website, ie, tchpharyana.gov.in).

6. Payment Terms: With application: Booking amount, i.e., 5% of cost of flat

- Category 1: Rs. 89,843
- Category 2: (i) Rs. 1,07,447 (ii) Rs. 1,07,166 (iii) Rs. 1,07,175 (iv) Rs. 97,736 (v) Rs. 1,07,681 (vi) Rs. 1,12,259
- Category 3: (i) Rs. 98,094 (ii) Rs. 1,01,461 (iii) Rs. 1,19,586 (iv) Rs. 1,07,681, ii. On allotment: Additional 20% of cost of flat

- Category 1: Rs. 3,59,370 lakhs/ apartment.
- Category 2: (i) Rs. 4,29,789 lakhs/ apartment. (ii) Rs. 4,28,663 lakhs / apartment. (iii) Rs. 4,28,702 lakhs / apartment. (iv) Rs. 3,90,942 lakhs / apartment. (v) Rs. 4,30,725 lakhs / apartment. (vi) Rs. 4,49,034 lakhs / apartment.
- Category 3: (i) Rs. 3,92,375 (ii) Rs. 4,05,848 (iii) Rs. 4,74,342 (iv) Rs. 1,07,681, Balance 75% of the amount in six equal monthly instalments over three year period. No interest shall fall due before the due date of payment. Any default in payment shall invite interest at the rate of 15% per annum on delayed period.

7. Broad Specifications of the Apartment

- 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 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.

8. Applications Timelines

- i. Applications can be procured & submitted at: Sternal Buildcon Pvt. Ltd. Licence No. - 14/2016 dated 26-09-2016 by paying an application fee of Rs.1,000/- starting from date 13-01-2017. (ii) Last Date of submission of Applications: 13-02-2017.

Eligibility:

1. The applicant should not be debared from entering into legally binding contract under any prevailing law.
2. Any person can apply but person which includes his/her spouse or his/her dependent children who do not own any flat/plot in any HUDA developed colony/ sector or any licensed colony in any of the Urban Areas in Haryana, UT of Chandigarh and NCT Delhi shall be given first preference in allotment of flats.
3. 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:

1. 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.
2. After fixation of date for draw of lots, an advertisement shall be issued by the Developer informing the applicants about the details regarding date and venue of the draw of lots in the same newspapers in which the original advertisement was issued.
3. 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 (available at the Department website, i.e., tchpharyana.gov.in).

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THE FAST LANE**



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CONNECTED AREA OF
GURUGRAM

**SECTOR
95A**



It's the most preferred location of Gurugram with its proximity to the expressway, to offices where you can walk to work. Its abundant green cover and a host of exclusive features that redefine the conventions of Indian residences. With state of the art architecture by Deepak Mehta including thematic gardens, amphitheater and clubhouse, it redefines the concept of affordable housing. Welcome to the fast lane.

LOCATION ADVANTAGE

- On State Highway 135 meter road.
- Easy and smooth connectivity from Pataudi road, Dwarka Expressway, NH8, KMP Expressway & IGI Airport.
- Adjacent to New Gurugram.
- 9km from Sultanpur National Park.
- Close proximity to educational and health institutions like Sharda International School, Colonel's Public School and Kamla Hospital.
- A paradise away from city noises, yet in close proximity of commercial sectors
- Premium Residential Colonies & Commercial Projects in close proximity.

**2BHK
Rs. 20.97 LAKHS
ONWARDS**

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