

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. [tcpharyana.gov.in](http://tcpharyana.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-1130/SD(BS)/2017/487. **2. Location:** Sector 36, Sohna, Gurugram, Haryana. **3. Provisions Project Area:** Total 231 no. of apartments available out of total 1304 number of units in the housing scheme comprising of 9.775 acres. 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-creche of 2000 sq.ft. **4. Apartment Details offer for Public** • Category 1: 43 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) 14 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) 2 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) 1 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) 168 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) 2 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) 1 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. **5. Allotment Rate of Apartment (all inclusive) + GST as applicable** • Category 1: Rs. 17,96,851 • Category 2: (i) Rs. 21,48,944 (ii) Rs. 21,43,314 (iii) Rs. 21,43,509 (iv) Rs. 19,54,712 (v) Rs. 21,53,624 (vi) Rs. 22,45,172. 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 and subject to payment of GST as applicable in addition to the same (details available at the Department website, ie. [tcpharyana.gov.in](http://tcpharyana.gov.in)) Statutory Taxes as applicable. **6. Payment Terms:** i. 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 Additional 20% of cost of flat on allotment • Category 1: Rs. 3,59,370 • Category 2: (i) Rs. 4,29,789 (ii) Rs. 4,28,663 (iii) Rs. 4,28,702 (iv) Rs. 3,90,942 (v) Rs. 4,30,725 (vi) Rs. 4,49,034 Balance 75% of the amount in six equal monthly instalments over two 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 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. **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 fee of Rs 1,000/- starting from date 26-05-18. For more information call 7053-121-121 (ii) Last Date of submission of Applications is 25-06-18. (iii) The list of Distribution and Collection centers is available on [www.signatureglobal.in](http://www.signatureglobal.in) (iv) Application Forms & Facility of applying Online is also available at [www.signatureglobal.in](http://www.signatureglobal.in). **Eligibility:** 1. The applicant should not be debarred 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 licenced 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/time 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., [tcpharyana.gov.in](http://tcpharyana.gov.in)).



**THE**  
*Serenas*<sup>®</sup>  
 SECTOR 36, SOHNA, GURUGRAM, HARYANA

HRERA Reg.: 02 of 2017 dated 19.06.2017



HOME LOAN PARTNERS:

**7053-121-121**

Disclaimer: The Real Estate Regulation and Development Act 2016 and the Rules made there under "RERA" has brought about significant changes to the real estate sector. Signature Global is fully committed to compliant with the provisions under RERA. Signature Global urges the applicant to inspect the site where the project is proposed to be constructed. The applicant shall not merely rely or to be influenced by any architectural impression, plan or sales brochure hence applicant hereby requested to contact our sales team to understand and to be well versed with the current details regarding the project before submitting an application for booking of flat. Rate mentioned above does not include GST and other statutory charges.

1 Sq.mt = 10,7639 sq.ft.