

Applications are invited from general public for booking of Residential Apartments in the Affordable Group 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 & amendment thereof (details available at the Department website, ie. tpharyana.gov.in).

PROJECT DETAILS

1. Coloniser/Developer	Sternal Buildcon Private Limited					
2. Project Approval	Licence No. 21 of 2020 dated 13.08.2020. Building Plan Approved on 20.10.2020 Memo No. ZP-1426/AD(RA)/2020/18570, Haryana RERA Registered No: 42 of 2020 Dated 09.11.2020.					
3. Location	Sector 95, Gurugram, Haryana					
4. Provisions Project Area	1061 no. of apartments available out of total 1061 number of units in the housing scheme spread over 7.325 acres. As per Policy, 5% of total apartments are available for management quota and 95% of total 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%
2BHK TYPE-01	264	585.174	87.511	23,84,452	1,19,223	4,76,890
2BHK TYPE-02	474	594.517	84.928	24,20,532	1,21,027	4,84,106
2BHK TYPE-03	240	585.562	87.511	23,86,004	1,19,300	4,77,201
2BHK TYPE-04	30	595.637	84.928	24,25,012	1,21,251	4,85,002
2BHK+STUDY-05 MQ	53	645.786	99.998	26,33,143	1,31,657	5,26,629

(ii) Balance 75% of the amount in six equated 6 monthly installment 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 Anti-Skid / Matt Finish Ceramic Tiles. Windows: Aluminium Powder Coated / UPVC / Steel Doors Frame: Red Merandi / Mild Steel/ Aluminium Powder Coated / UPVC Wall Tile: Ceramic Tiles till 4 Feet / 7 feet high & White Wash Above. Kitchen Counter Top Green Marble Wall: Oil Bond Distemper / White Wash Sanitary fitting: ISI marked CP Fittings, W.C & Washbasin Electric Fitting: ISI Marked. Structure: RCC Frames Structure designed for SEISMIC forces as per latest IS code and NBC Recommendations.
8. Applications Timelines	<p>(i) Applications can be procured & submitted at: Sternal Buildcon Private Limited, Corp. Office - Ground Floor, Tower A, Signature Tower, South City -1, Gurugram, Haryana-122001, 0124-4908200 by paying an application form fee of Rs 1,000/- starting from date 11.11.2020. For more information, call 7053-121-121 (ii) Last Date of submission of Applications was 20.12.2020. The project had been opened for general public on 11.11.2020 for booking & closing date for the submission of application form has been extended up to 26.01.2021. (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.</p>

Eligibility: 1. The applicant should not be debarred from entering into legally binding contract under any prevailing law.

2. Any person can apply, however, the PMAY beneficiaries, which include their spouse or dependent 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.

3. An 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 Group Housing Policy 2013 vide no. PF-27/48921 dated 19.08.2013 & amendment thereof (available at the Department website, i.e., tpharyana.gov.in).



STERNAL BUILDCON PRIVATE LIMITED | CIN: U70109DL2009PTC195052

Regd. Office: 13th Floor, Dr. Gopal Das Bhawan, 28 Barakhamba Road, Connaught Place, New Delhi-110001

Corp. Office: Ground Floor, Tower A, Signature Tower, South City -1, Gurugram, Haryana-122001 | www.signatureglobal.in

HOME LOAN PARTNER



AVAIL INTEREST SUBSIDY BENEFITS OF ₹2.67 LAC (APPROX) UNDER PMAY (PRADHAN MANTRI AWAAS YOJANA)**

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://haryanaregla.com/>. 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. 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.

7053-121-121