

SRIFLEX CITY

Sector 4, Sohna, Gurugram



Spacious 2 BHK @ 29.78 Lakhs Onward
Under Haryana Affordable Group Housing Policy 2013

Phase -1, under license no. :133 of 2023

AFFORDABLE HOUSING PROJECT UNDER THE AFFORDABLE HOUSING POLICY 2013 OF THE GOVERNMENT OF HARYANA
Applications are invited from the 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 including amendments thereof. (Details available at the Department website i.e. www.tcpharyana.gov.in).

1.	Project Approvals	Coloniser/Developer: Sriflex Projects Private Limited. Licence No./Year :133 of 2023 dated 26.06.2023, Building plans approved on 19.03.2024 vide Memo No.ZP-1862/JD(RA)/2024/10267 & RERA Registration No. RC/REP/HARERA/GGM/814/546/2024/41 dated 15.04.2024.																														
2.	Location	Sector 4, Sohna, District – Gurugram, Haryana.																														
3.	Provisions	Project land is 8.76875 Acre, However the same is developed phasewise as per DTCP Phasing Approval ZP-1862/JD(RA)/2023/41092_dated 05/12/2023 Present offer is for Phase I Comprising 835 units out of 1105 (270 units are mortgaged with DTCP, in the present offer of 835 units, 5% (42 units) are reserved for Management Quota and balance 95% (793 Units) are for general public. Community Facility: - One Community Hall of more than 2000 sq. ft. and one Anganwadi-cum-creche of more than 2000 sq. ft																														
4.	Apartment Details	<p>Type I: 2 BHK -348 no. of apartments of 644.65 sq.ft. (approx.) carpet area and balcony with an aggregated area of 99.67 sq.ft. (approx.) with a two-wheeler parking.</p> <p>Type II: 2 BHK - 281 no. of apartments of 644.65sq.ft. (approx.) carpet area and balcony with an aggregated area of 145.74sq.ft. (approx.) with a two-wheeler parking.</p> <p>Type III: 2 BHK - 164 no. of apartments of 637 sq.ft. (approx.) carpet area and balcony with an aggregated area of 93 sq.ft. (approx.) with a two-wheeler parking</p> <p>Type II: MQ 2 BHK - 42 no. of apartments of 644.65sq.ft. (approx.) carpet area and balcony with an aggregated area of 145.74sq.ft. (approx.) with a two-wheeler parking.</p> <table border="1"> <thead> <tr> <th>S. No.</th> <th>Unit Type</th> <th>Carpet Area (Sq. Ft.)</th> <th>Total Units of General Category</th> <th>Total Units of Management Quota</th> <th>No. of Units</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Type-I</td> <td>644.65</td> <td>348</td> <td></td> <td>348</td> </tr> <tr> <td>2</td> <td>Type-II</td> <td>644.65</td> <td>281</td> <td>42</td> <td>323</td> </tr> <tr> <td>3</td> <td>Type-III</td> <td>637.00</td> <td>164</td> <td></td> <td>164</td> </tr> <tr> <td colspan="3">Total</td> <td>793</td> <td>42</td> <td>835</td> </tr> </tbody> </table>	S. No.	Unit Type	Carpet Area (Sq. Ft.)	Total Units of General Category	Total Units of Management Quota	No. of Units	1	Type-I	644.65	348		348	2	Type-II	644.65	281	42	323	3	Type-III	637.00	164		164	Total			793	42	835
S. No.	Unit Type	Carpet Area (Sq. Ft.)	Total Units of General Category	Total Units of Management Quota	No. of Units																											
1	Type-I	644.65	348		348																											
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3	Type-III	637.00	164		164																											
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5.	Allotment Rate of Apartment (All inclusive) + Taxes & Other charges as applicable will be extra	<p>Type I: Rs.30,20,533/- per apartment Type II: Rs.30,20,925/- per apartment</p> <p>Type III: Rs.29,78,100/- per apartment Type II (MQ): Rs.30,20,925/- per apartment</p> <p>"Taxes as applicable extra on all types"</p> <p>The above rates are inclusive of the cost of the apartment as per the rates prescribed under the Affordable Housing Policy, 2013 of the Government of Haryana vide Notification No. PF-27/48921 dated 19.08.2013. including the amendments thereof (Details available at Department website i.e. www.tcpharyana.gov.in). However, possession charges and registration fees are extra.</p>																														
6.	Payment Terms	<p>I. With Application: Booking amount i.e. 5% of Carpet area of apartment:</p> <p>Type I:Total amount of Rs. 1,45,046/- Type II: Total amount of Rs. 1,45,046/-</p> <p>Type III: Total amount of Rs. 1,43,325/- Type II (MQ) : Total amount of Rs. 1,45,046/-.</p> <p>II. The balance consideration amount shall be paid according to the construction-linked payment plan of the project, as applicable in terms of construction stages at the relevant point in time. No interest shall accrue before the due date of payment. Any default in payment shall attract interest at the rate specified in Rule 15 of the Rules 2017 by HRERA.</p>																														
7.	Broad Specifications of the Apartment	<p>Structure: RCC structure as per Zone IV</p> <p>Tentative Specification : Drawing Room/ Lobby Flooring: Tiles / IPS Drawing Room/ Lobby Wall Ceiling finish: OBD / Color Wash Bedrooms Flooring: Tiles / IPS Bedroom Wall Ceiling finish : OBD / Color Wash Toilet Walls Finish : Tiles Up to 4 feet and OBD/ Color wash in balance area Toilet Flooring: Tiles / IPS Kitchen Flooring: Tiles / IPS Kitchen Wall Finish : Tiles Up to 2 Feet high above stone/ Tile Counter and OBD / Color wash in balance area Fixture & Fittings : Single bowl steel sink & CP / PVC/ PTMT Fittings Balcony Flooring: Tiles / IPS Windows: MS Z- section & Glass / Alu steels & Glass Door Frame / Doors: MS/ Fiber Door frames with flush Door/ Fiber Door Common Area Flooring: Stone / Tiles / IPS Lift Lobby : Stone / Tiles/ IPS Chinaware: Standard Fittings Electrical: ISI marked products for wiring , Switches and circuits Security: Gated Complex</p>																														
8.	Applications Timelines	<p>i.Application form will be filled online by Registration on http://edraw.tcpharyana.gov.in/tcp-dms/home</p> <p>ii.Booking start from _____</p> <p>Last date of submission of application form is _____</p>																														

Eligibility:

- The applicant should not be debarred from entering into legally binding contract under any prevailing law.
- Any person can apply; however, preference will be given to PMAY beneficiaries, including their spouse or dependent children, identified by the Urban Local Bodies Department, Haryana, under the "Pradhan Mantri Awas Yojna for All" program. First priority shall be given to the identified beneficiaries of the state of Haryana. Thereafter, for the remaining flats, preference will be given to persons, including their spouse or dependent children, who do not own any flat/plot in any HUDA developed Colony/sector or any licensed colony in the urban areas in Haryana, UT of Chandigarh, and NCT.
- Any applicant can submit only one application. A successful applicant under this policy shall not be eligible for the allotment of any other flat under this policy in another colony. In the event that he/she is successful in more than one colony, he/she will have the choice to retain only one flat. Supportive affidavits and certificates suggesting eligibility are mandatory to be uploaded on the TCP website while submitting the application for allotment.

Allotment Criteria:

- The allotment of apartments shall be done through e-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), Sr. Town Planner (Circle Office), DTP of the concerned district and the representative of colonizer 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 on 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 including the amendments thereof notified vide No.PF-27/48921 dated 19.08.2013 (Available at the Department website i.e. www.tcpharyana.gov.in).

Disclaimer:

- The Real Estate (Regulation and Development) Act 2016 and the rules made thereunder have brought significant changes to the real estate sector. The Promoter/Developer is fully committed to complying with the provisions laid down under RERA. The promoter/developer urges every applicant to inspect the site where the project is proposed to be constructed and not merely rely upon or be influenced by any architectural impression, plan, or sales brochure. Therefore, applicants are requested to exercise personal judgment prior to submitting an application for booking.
- The images shown here are indicative designs and for illustrative purposes only. Further designs may vary in form and finish for the above project details. Specifications can also be accessed at the Haryana Real Estate Regulatory Authority website, i.e., <https://haryanarera.gov.in>.



For Any Query Please reach us at :

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LOCATION ADVANTAGE

GOLF COURSE EXTN.
15 MIN

NH-08
25 MIN

FARIDABAD
25 MIN

AIRPORT
40 MIN



SRIFLEX PROJECTS PRIVATE LIMITED

GSTIN : 06ABDCS4438D1ZJ
CIN NO : U70109HR2020PTC085412

Address : TF-03, 3rd Floor, Ninex City Mart, Sohna Road, Gurugram, Haryana, 122018

Disclaimer: The Masterplan/Floor plans/Information/specifications mentioned herein are only indicative and are subject to change, variations, modifications and substitutions at the sole discretion of the company and/or as decided by Competent Authorities, without notice, and cannot form part of an offer or contract. Also, the interiors (furniture/fixtures) indicated in the floor plans are for illustrative purpose only and do not form part of offering. All illustration and pictures are artistic impressions only.