



Under the Affordable Housing Scheme of Govt. of Haryana.

BUILDING A BETTER NATION THROUGH AFFORDABLE HOMES



1 BHK ₹ 13.89 - 15.39 LACS*
2 BHK ₹ 23.30 - 26.33 LACS*

With AANGAN, we at Adani Realty are letting you own branded homes that offer comfort living at an affordable price. Like the 400 happy families living at AANGAN in Shantigram in Ahmedabad, Gurgaon is all set to experience The Good Life through AANGAN under Affordable Housing Scheme of Government of Haryana.

CLOSE PROXIMITY TO NH8, KMP AND DWARKA EXPRESSWAY

ANGANWADI CUM-CRECHE

COMMUNITY HALL

CONVENIENT SHOPPING CENTER

GATED COMMUNITY

GOOD QUALITY SPECIFICATIONS

LOAN AVAILABLE FROM



*GOVT. TAXES AS APPLICABLE

Developer

The Adani Group is one of India's leading business houses with revenue of over \$11 billion. Founded in 1988, Adani has grown to become a global integrated infrastructure player with businesses in key industry verticals like resources, logistics, energy and agro. Adani Group's growth and vision has always been in sync with the idea of Nation Building. We live in the same communities where we operate and take our responsibility towards contributing to the betterment of the society very seriously. At Adani, we ensure development and progress is sustainable and inclusive, we believe in delivering benefits that transcend our immediate stakeholders.

At Adani Realty, we are developing over 69 million sq. ft. of residential, commercial and social club projects across Gurgaon, Ahmedabad, Mumbai, Kochi & Mundra. We aim to achieve turnover of Rs. 20,000 crore in next 5 years with over 200 lakh sq. ft. of development and is committed to becoming one of India's leading super brands in the realty sector.

Affordable Housing Project

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, i.e. tcepharyana.gov.in)

Project Details

1	Project Approvals	Coloniser/Developer: Alton Buildtech India Pvt. Ltd (An Adani Group Company), Licence No 81 of year 2014, Building plan approved on : 05/10/15 Vide Memo No ZP-1060/AD(RA)/2015/19149 And Licence No. 27 of year 2016, Building Plan approved on 28.11.2017 vide Memo No.ZP-1060/AD(RA)/2017/300346 for additional land	HRERA NO : 260 of 2017 dated 03/10/2017 HRERA NO. : 391 of 2017 dated 22/12/2017
2	Location	Sector 88A / 89A, Pataudi Road, Near Godrej Icon project, Gurgaon, Haryana	
3	Provisions	Project Area 1.8125 acres under addl. License No. 27/2016 and 5.5625 acres under License no. 81 of 2014 (total land 7.375 acres) Comprising of 238 Nos of apartments under License No.27 of 2016 & 83 Nos, cancelled units under license No. 81/2014 (total 238+83=321 apartments) Out of above 321 apartments, 5% flats reserved for the management quota and 95% for general public Community Facilities: One Community Hall of 2153 sqft (i.e.200 sqm.) and One Anganwadi-cum-creche of 2153 sqft. (i.e. 200 sqm.) as approved under License No. 81 of 2014	
4	Apartment Details	<p>Under License No. 81 of 2014:</p> <p>Category 1: 1 BHK 3 no. of apartments of 381.01 sqft (i.e. 35.40 sqm) (approx.) carpet area and balcony(ies) with an aggregated area of 31.12 sqft (i.e. 2.89 sqm) (approx.) with a two-wheeler parking</p> <p>Category 2: 1 BHK 6 no. of apartments of 369.29 sqft (i.e. 34.31 sqm) (approx.) carpet area and balcony(ies) with an aggregated area of 31.12 sqft (i.e. 2.89 sqm) (approx.) with a two-wheeler parking</p> <p>Category 3: 1 BHK 6 no. of apartments of 353.24 sqft (i.e. 32.82 sqm) (approx.) carpet area and balcony(ies) with an aggregated area of 31.12 sqft (i.e. 2.89 sqm) (approx.) with a two-wheeler parking</p> <p>Category 4: 1 BHK 7 no. of apartments of 378.11 sqft (i.e. 35.13 sqm) (approx.) carpet area and balcony(ies) with an aggregated area of 31.12 sqft (i.e. 2.89 sqm) (approx.) with a two-wheeler parking</p> <p>Category 5: 1 BHK 9 no. of apartments of 367.84 sqft (i.e. 34.17 sqm) (approx.) carpet area and balcony(ies) with an aggregated area of 31.12 sqft (i.e. 2.89 sqm) (approx.) with a two-wheeler parking</p> <p>Category 6: 1 BHK 4 no. of apartments of 343.37 sqft (i.e. 31.90 sqm) (approx.) carpet area and balcony(ies) with an aggregated area of 31.12 sqft (i.e. 2.89 sqm) (approx.) with a two-wheeler parking</p> <p>Category 7: 1 BHK 3 no. of apartments of 367.91 sqft (i.e. 34.18 sqm) (approx.) carpet area and balcony(ies) with an aggregated area of 31.12 sqft (i.e. 2.89 sqm) (approx.) with a two-wheeler parking</p> <p>Category 8: 1 BHK 21 no. of apartments of 372.06 sqft (i.e. 34.57 sqm) (approx.) carpet area and balcony(ies) with an aggregated area of 38.04 sqft (i.e. 3.53 sqm) (approx.) with a two-wheeler parking</p> <p>Category 9: 2 BHK 7 no. of apartments of 578.7 sqft (i.e. 53.76 sqm) (approx.) carpet area and balcony(ies) with an aggregated area of 31.12 sqft (i.e. 2.89 sqm) (approx.) with a two-wheeler parking</p> <p>Category 10: 2 BHK 17 no. of apartments of 625.47 sqft (i.e. 58.11 sqm) (approx.) carpet area and balcony(ies) with an aggregated area of 31.73 sqft (i.e. 2.95 sqm) (approx.) with a two-wheeler parking</p> <p>Under License No. 27 of 2016</p> <p>Category 11: 2 BHK 120 no. of apartments of 645.84 sqft (i.e. 60 sqm) (approx.) carpet area and balcony(ies) with an aggregated area of 100 sqft (i.e. 9.30 sqm) (approx.) with a two-wheeler parking</p> <p>Category 12: 2 BHK 118 no. of apartments of 645.84 sqft (i.e. 60 sqm) (approx.) carpet area and balcony(ies) with an aggregated area of 100 sqft (i.e. 9.30 sqm) (approx.) with a two-wheeler parking</p>	
5	Allotment Rate of Apartment (all inclusive)* Govt. Taxes Extra	<p>Category 1: Rs. 15,39,613/- per apartment, Category 2: Rs. 14,92,725/- per apartment, Category 3: Rs. 14,28,528/- per apartment, Category 4: Rs. 15,27,987/- per apartment, Category 5: Rs. 14,86,912/- per apartment, Category 6: Rs. 13,89,045/- per apartment, Category 7: Rs. 14,87,213/- per apartment, Category 8: Rs. 15,07,251/- per apartment, Category 9: Rs. 23,30,379/- per apartment, Category 10: Rs. 25,17,764/- per apartment, Category 11: Rs.26,33,360/- per apartment, Category 12: Rs.26,33,360/- per apartment</p> <p>*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, i.e. tcepharyana.gov.in), Government taxes extra.*</p>	
6	Payment Terms	<p>i.With application: Booking amount, i.e., 5% of cost of flat Category 1: Rs. 76,981/-, Category 2: Rs. 74,636/-, Category 3: Rs. 71,426/-, Category 4: Rs. 76,399/-, Category 5: Rs. 74,346/-, Category 6: Rs. 69,452/-, Category 7: Rs. 74,361/-, Category 8: Rs. 75,363/-, Category 9: Rs. 1,16,519/-, Category 10: Rs. 1,25,888/-, Category 11: Rs. 1,31,668/-, Category 12: Rs. 1,31,668/-.</p> <p>ii.On allotment: Additional 20% of cost of flat Category 1: Rs. 3,07,923/-, Category 2: Rs. 2,98,540/-, Category 3: Rs. 2,85,706/-, Category 4: Rs. 3,05,597/-, Category 5: Rs. 2,97,382/-, Category 6: Rs. 2,77,809/-, Category 7: Rs. 2,97,443/-, Category 8: Rs. 3,01,450/-, Category 9: Rs. 4,66,076/-, Category 10: Rs. 5,03,553/-, Category 11: Rs. 5,26,872/-, Category 12: Rs. 5,26,872/-.</p> <p>iii.Balance 75% of the amount in six equal monthly installments 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.</p>	
7	Broad Specifications of the Apartment	<p>Flooring: 1. Rooms and Living area -Vitrified / Ceramic tiles, 2. Kitchen -Ceramic tiles, 3. Toilets -Ceramic tiles, 4. Lobby - Vitrified tiles/ Stone. Doors: frames - Painted Hardwood, Windows: windows / balcony doors - MS Z Section and glass, Wall Finish: Ceiling/ Wall - Dry distemper / White Wash, Kitchen: 1. Slab- Marble, 2. Sink - Single Bowl Stainless Steel 4. Tiles- 2 feet high above marble counter, Toilets: Branded CP fitting and Chinaware, Electrical: Use of ISI Marked products for wiring, switches and circuit, Security: Gated complex (Whereas, broad specifications are provided here, for details of the specifications, the applicants may refer to the application form)</p>	
8	Applications Timelines	<p>i.Applications can be procured from: Alton Buildtech India Pvt. Ltd address Adani House, Plot No 83, Sector 32, Gurgaon - 122001 Can be downloaded from www.aangan.adanirealty.com by paying an application fee of Rs 1000/- starting from 18th January 2018.</p> <p>ii.Last Date of submission of Applications: 17th February 2018.</p> <p>For Enquiries : Call 1800 233 56787, 1800 108 0009, (0124) 255 5155 aangan@adanirealty.com www.aangan.adanirealty.com</p>	

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 to retain 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.
- 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-2748521 dated 19.08.2013 (available at the Department website, i.e., tcharyana.gov.in).

Developed by **Alton Buildtech India Pvt. Ltd.**

Address: Adani House, Plot No. 83, Institutional Area, Sector 32 , Gurgaon - 122 001 Haryana, India. **Contact:** 1800 233 56767, 1800 108 0009 | www.aangan.adanirealty.com