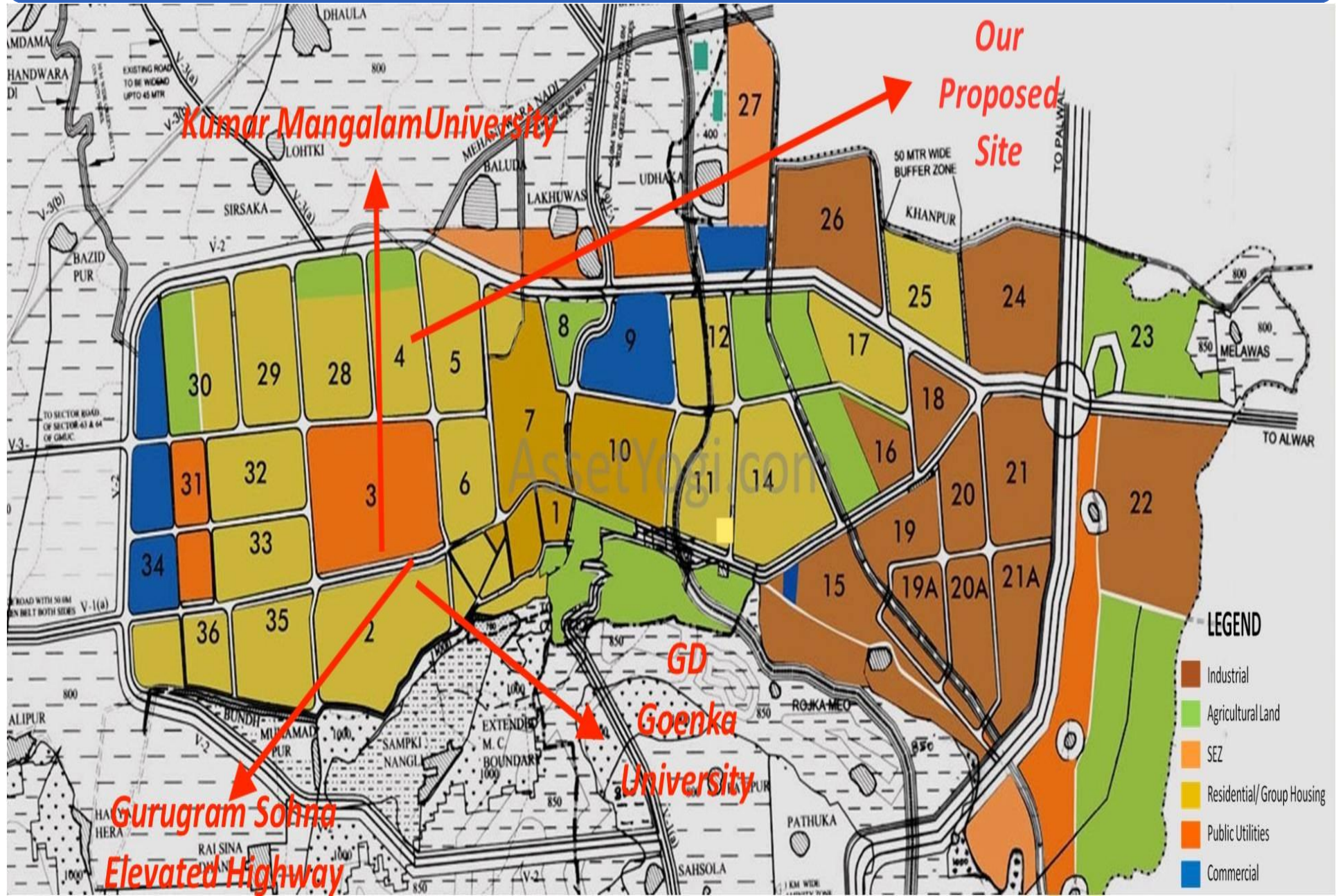
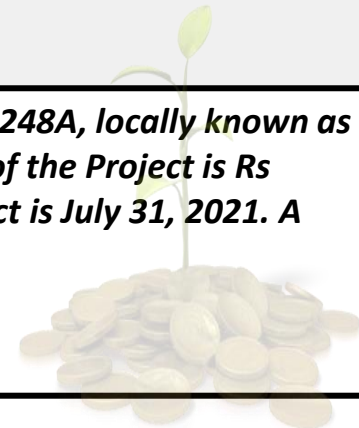


# Sohna Zone, Gurugram Dist. – Master Plan 2031



## Why Plots And Floors In Sohna Zone of Gurugram District ?

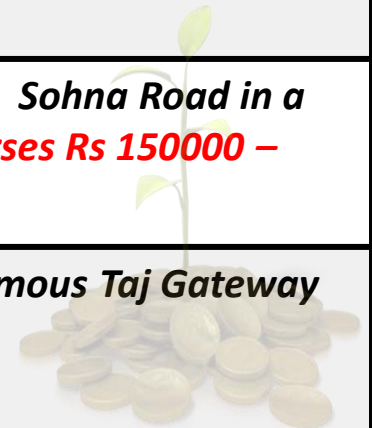
1	<p><i>Sohna Zone of Gurugram District has emerged as a prime residential location in the Gurugram market. What makes this location an ideal destination for residential investment is its excellent connectivity with the Office Buildings and IT SEZ in and around Vatika Chowk. In the 3 Km periphery zone of Vatika Chowk, more than 7 lac employees come to work for IT and ITES company's.</i></p> <p><a href="https://drive.google.com/file/d/1hoxM1ECOgEjtEnYbW9AlqetLaxlZ4qAD/view?usp=sharing">https://drive.google.com/file/d/1hoxM1ECOgEjtEnYbW9AlqetLaxlZ4qAD/view?usp=sharing</a></p>
2	<p><i>Excellent Connectivity to Golf Course Ext. Road which is emerging as the Office Space hub for Gurugram.</i></p>
3	<p><i>Distance from our Township to Vatika Chowk and Golf Corse Ext. Road is not more than 14 km and that is a 25 minutes ride now.</i></p>
4	<p><i>The upcoming Sohna Expressway will reduce the travel time from 25 min. to 15 minutes once completed in Year 2021. The Sohna Expressway is just 2 km from our proposed Township. <a href="https://youtu.be/8JrvjAGp9k8">https://youtu.be/8JrvjAGp9k8</a></i></p>
5	<p><i>Already 60 percent work for the six-laning of a 22-km-long stretch of National Highway-248A, locally known as Sohna Road, starting from Rajiv Chowk to Sohna Chowk has been completed . The Cost of the Project is Rs 1900 Crs. The 22 km long stretch has around 10 km of flyovers. The deadline of the Project is July 31, 2021. A three-lane service road is also being constructed on both sides of the stretch.</i></p>



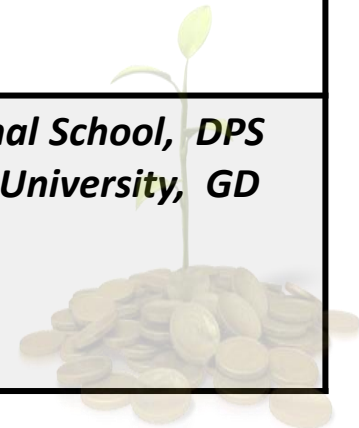
<b>6</b>	<b><i>A proposed 90 meter wide link road from Gurgaon's Sector 63, to Sohna, is expected to ensure smooth travel time of about 10 – 15 minutes from Golf Course and Golf Course Extension Roads.</i></b>
<b>7</b>	<b><i>Several of the reputed Developers are already there with ready to move inventory. So Sohna road is now not a futuristic development. Several thousand families are already living in various societies.</i></b>
<b>8</b>	<b><i>Some of the reputed Developers that are already there in Sohna Zone also called South Of Gurugram: – Eldeco, Ashiana, Signature Global, Pyramid, Vardhman, Corona, Godrej, CHD, Omaxe, Central Park, ILD, Raheja, Arete Builders, Brisk Developers, Ansals, Paras, Santur, Silverglades etc..</i></b>
<b>9</b>	<b><i>There are several Projects running Under DDJAY in Sohna: Paras –Ekam in 15 acres, Signature Prime - Floors In 35 Acres, Pyramid Spring Valley In 15 Acres, Corona Greens In 12 Acres and another 200 acres of land is under Licensing or Prelaunch stage.</i></b>
<b>10</b>	<b><i>Haryana State Industrial &amp; Infrastructure Development Corporation (HSIIDC) has already acquired approximately 1,500 acres of land for development of an Industrial Model Township between Sohna and the KMP Expressway.</i></b>
<b>11</b>	<b><i>The Haryana government has envisaged development of theme hubs, namely Leisure Hub, Sports Hub along the KMP Expressway in the vicinity of Sohna..</i></b>



12	<i>Kundali-Manesar-Palwal Expressway also called KMP or Western Peripheral Expressway is just 6 to 7 km from Our Township</i>
13	<i>The newly under construction 90000 Cr. Delhi - Mumbai Highway is passing from this area and is expected to change the dynamics of Sohna Zone in Gurugram Dist. A proposed railway corridor will also pass parallel to this Highway . This Highway is within 2 km from our Township.</i> <a href="https://youtu.be/7aRVOlwK634">https://youtu.be/7aRVOlwK634</a>
14	<i>Sohna comes under Gurugram District. So obviously all the benefits of increased infrastructure development in Gurugram will percolate to this Sohna Zone and thus Our Township as well.</i>
15	<i>The distance between Sector 4, Sohna that is our Township and one of the hottest sectors of Gurugram that is sector 67 is just 15 Kms.</i>
16	<i>Price Advantage - Licensed Plot of 100 Sq. Yards in Licensed Sectors along the Sohna Road in a Builder Developed Township - Approx. <b>Rs 35000 to Rs 45000 per Sq. Yards Verses Rs 150000 – 200000 per Sq. yards</b> in Gurugram</i>
17	<i>Our Township is Bang on 24 mtr wide Road and is approx. 3 km before the famous Taj Gateway Resort .</i>

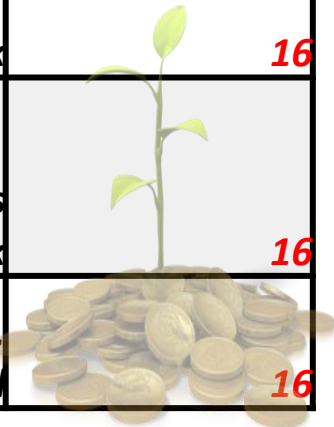


<b>18</b>	<i>There is a large inflow of working population into Gurugram every year, which translates into strong demand for housing in peripheral areas. This is one of the major reasons why there is such a huge rush of end users towards South of Gurgaon, which is so well connected to Gurugram.</i>
<b>19</b>	<i>Hassle free drive from Rajeev Chowk, NH8, Subhash Chowk and Hero Honda Chowk</i>
<b>20</b>	<i>Retail &amp; Entertainment Hubs – Stores like Shopper’s Stop, Big Bazaar, Bharti Easy Day, Spencer, Aditya Birla’s More, Food Courts, PVR etc.</i>
<b>21</b>	<i>Educational Institution in Sohna that are already functional: Ryan International School, DPS Maruti Kunj, KIIT College of Engineering, JK Business School, KR Mangalam University, GD Goenka World School, Pathways World School.</i>

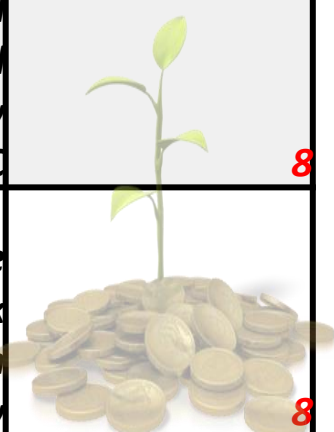


## Why Plots And Floors In Sohna Zone – Location Location Location?

<i>Educational Institutions</i>	<i>Distance From Sector 4, Sohna ( In Km )</i>	<i>Hospital</i>	<i>Distance From Sector 4, Sohna ( In Km )</i>	<i>Important Office Location</i>	<i>Distance From Sector 4, Sohna ( In Km )</i>
<b>Ryan International</b>	<b>11</b>	<b>Max Hospital</b>	<b>28</b>	<b>Vatika Chowk</b>	<b>16</b>
<b>DPS Maruti Kunj</b>	<b>14</b>	<b>Fortis Hospital</b>	<b>22</b>	<b>UniTech Infospace</b>	<b>18</b>
<b>KIIT College Of Eng.</b>	<b>11.5</b>	<b>Artemis Hospital</b>	<b>19</b>	<b>Ascendas OneHub</b>	<b>12</b>
<b>JK Business School</b>	<b>14</b>	<b>Park Hospital</b>	<b>18</b>	<b>Spaze I Tech Park</b>	<b>16</b>
<b>KR Mangalam Univ.</b>	<b>5</b>	<b>Medanta - Medicity</b>	<b>23</b>	<b>Vatika Business Park</b>	<b>16</b>
<b>GD Goenka Univ.</b>	<b>5</b>			<b>Golf Course Ext. Road</b>	<b>16</b>

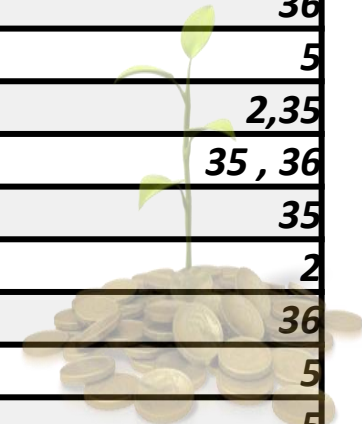


<b>HOTELS</b>	<b>Distance From Sector 4, Sohna ( In Km )</b>	<b>Malls</b>	<b>Distance From Sector 4, Sohna ( In Km )</b>	<b>Important Land mark</b>	<b>Distance From Sector 4, Sohna ( In Km )</b>
<b>Hilton Garden Inn</b>	<b>22</b>	<b>Reach Airia Retail Mall</b>	<b>14</b>	<b>KMP( Kundli Palwal Manesar ) Expressway</b>	<b>6</b>
<b>Gateway Resort Taj</b>	<b>5</b>	<b>Omaxe Mall</b>	<b>19</b>	<b>Delhi - Mumbai Expressway</b>	<b>2</b>
<b>Westin Resort</b>	<b>10</b>	<b>Raheja Mall</b>	<b>20</b>	<b>Damdama Lake</b>	<b>8</b>
<b>Country Inn</b>	<b>13</b>	<b>Elan Town Centre</b>	<b>14</b>	<b>1700 Acres IMT By HSIIDC</b>	<b>6</b>
<b>Lemon Tree</b>	<b>14</b>			<b>Worlds 2nd Largest Gold Refinery By MMTC</b>	<b>8</b>
				<b>Key Stone Knowledge park For Bio Tech Industry</b>	<b>8</b>



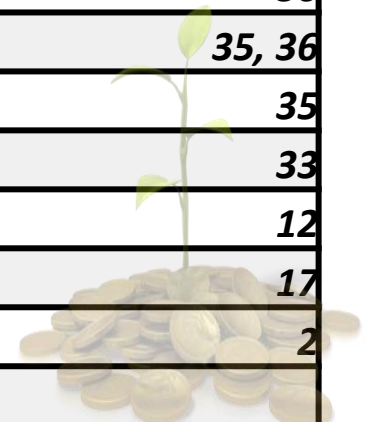
## Developers That Are Already Present Under Various Govt. Schemes in Sohna Zone Of Dist. Gurugram

	Developers At Sohna	No. ( In Acres )	Sector
<b>1</b>	<b>Randhawa Construction Pvt. Ltd.</b>	<b>6.85</b>	<b>2,35</b>
<b>2</b>	<b>Santur Builders Pvt.</b>	<b>14</b>	<b>2</b>
<b>3</b>	<b>GLS Infratech Pvt. Ltd.</b>	<b>13.39</b>	<b>4</b>
<b>4</b>	<b>MVN Infrastructure Pvt. Ltd.</b>	<b>6.5</b>	<b>5</b>
<b>5</b>	<b>Arete India Projects Pvt. Ltd.</b>	<b>6.01</b>	<b>6</b>
<b>6</b>	<b>MV Buildcon Pvt. Ltd.</b>	<b>7.69</b>	<b>7</b>
<b>7</b>	<b>VK Motors Pvt. Ltd.</b>	<b>5.41</b>	<b>11</b>
<b>8</b>	<b>Raheja Developers Pvt. Ltd.</b>	<b>50</b>	<b>14, 11</b>
<b>9</b>	<b>Enkay Buildwell Pvt. Ltd.</b>	<b>5</b>	<b>14</b>
<b>10</b>	<b>AAR Housing Pvt. Ltd.</b>	<b>5</b>	<b>31</b>
<b>11</b>	<b>Breeze Builders Pvt. Ltd.</b>	<b>9.95</b>	<b>33</b>
<b>12</b>	<b>Faith Buildtech Pvt. Ltd.</b>	<b>35</b>	<b>32</b>
<b>13</b>	<b>Global Horizon Holdings</b>	<b>5.14</b>	<b>33</b>
<b>14</b>	<b>Tulsiani Constructions and Developers Ltd.</b>	<b>10</b>	<b>35</b>
<b>15</b>	<b>Sternal Buildcon Pvt. Ltd</b>	<b>11.93</b>	<b>36</b>
<b>16</b>	<b>Paras BuidTech</b>	<b>15.00</b>	<b>5</b>
<b>17</b>	<b>SH. NISHANT LUTHRA</b>	<b>9.01</b>	<b>2,35</b>
<b>18</b>	<b>ALFA CONTECH PVT. LTD.</b>	<b>7.72</b>	<b>35, 36</b>
<b>19</b>	<b>LION INFRADEVELOPERS LLP</b>	<b>21.40</b>	<b>35</b>
<b>20</b>	<b>Shree Vardhman</b>	<b>10.73</b>	<b>2</b>
<b>21</b>	<b>Signature Global</b>	<b>21.50</b>	<b>36</b>
<b>22</b>	<b>Rambha Construction</b>	<b>12.11</b>	<b>5</b>
<b>23</b>	<b>Desi Construction</b>	<b>10.83</b>	<b>5</b>



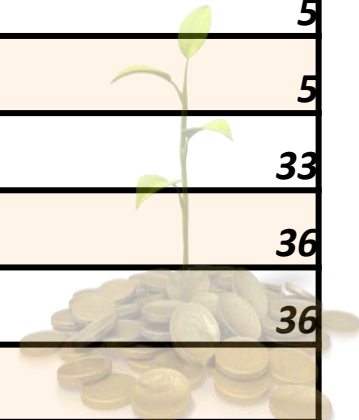


<b>24</b>	<b>Global Horizon Holdings</b>	<b>7.89</b>	<b>33</b>
<b>25</b>	<b>ILD Developers</b>	<b>25.00</b>	<b>36</b>
<b>26</b>	<b>DSS Buildtech Pvt. Ltd.</b>	<b>17.42</b>	<b>35</b>
<b>27</b>	<b>ELDECO Sohna Projects Ltd.</b>	<b>13.22</b>	<b>2</b>
<b>28</b>	<b>ROF Infrastructure</b>	<b>14.94</b>	<b>36</b>
<b>29</b>	<b>Godrej Highview LLP</b>	<b>18.74</b>	<b>33</b>
<b>30</b>	<b>Ashiana Dwellings Pvt. Ltd.</b>	<b>20.25</b>	<b>2</b>
<b>31</b>	<b>Universe Heights (India) Pvt. Ltd.</b>	<b>13.34</b>	<b>3</b>
<b>32</b>	<b>NB Buildcon Pvt. Ltd.</b>	<b>14.76</b>	<b>7</b>
<b>33</b>	<b>Goldsouk Infrastructure Pvt. Ltd.</b>	<b>55.88</b>	<b>17</b>
<b>34</b>	<b>St. Patricks Realty ( Central Park )</b>	<b>159</b>	<b>29,30,32,33</b>
<b>35</b>	<b>Tulsiani Construction</b>	<b>5</b>	<b>35</b>
<b>36</b>	<b>CHD Developers Ltd.</b>	<b>10</b>	<b>34</b>
<b>37</b>	<b>Garg Villas Pvt. Ltd.</b>	<b>12.21</b>	<b>2</b>
<b>38</b>	<b>Supertech</b>	<b>100</b>	<b>2</b>
<b>39</b>	<b>Metro Technobuild Pvt. Ltd.</b>	<b>12</b>	<b>2</b>
<b>40</b>	<b>Sternal Buildcon Pvt. Ltd.</b>	<b>10</b>	<b>36</b>
<b>41</b>	<b>ALFA CONTECH PVT. LTD.</b>	<b>7.7</b>	<b>35, 36</b>
<b>42</b>	<b>Lion Infradevelopers LLP</b>	<b>20</b>	<b>35</b>
<b>43</b>	<b>Global Horizon Holdings Pvt. Ltd.</b>	<b>8</b>	<b>33</b>
<b>44</b>	<b>Tedre Realcon Pvt. Ltd.</b>	<b>7</b>	<b>12</b>
<b>45</b>	<b>Gold Souk</b>	<b>25</b>	<b>17</b>
<b>46</b>	<b>Mapsko</b>	<b>13.22</b>	<b>2</b>
	<b>Total</b>	<b>891</b>	



## Developers Under DDJAY in Sohna Zone Of Dist. Gurugram

	Developer Name	Area ( In Acres )	Sector ( In Sohna )
<b>1</b>	<b>RAHEJA DEVELOPERS LTD</b>	<b>15.62</b>	<b>11, 14</b>
<b>2</b>	<b>Paras BuildTech</b>	<b>15.00</b>	<b>5</b>
<b>3</b>	<b>SH. NISHANT LUTHRA</b>	<b>9.01</b>	<b>2,35</b>
<b>4</b>	<b>ALFA CONTECH PVT. LTD.</b>	<b>7.72</b>	<b>35, 36</b>
<b>5</b>	<b>LION INFRADEVELOPERS LLP</b>	<b>12.42</b>	<b>35</b>
<b>6</b>	<b>LION INFRADEVELOPERS LLP</b>	<b>9.06</b>	<b>35</b>
<b>7</b>	<b>SHREE VARDHMAN DEVELOPERS PVT. LTD.</b>	<b>10.73</b>	<b>2</b>
<b>8</b>	<b>SIGNATURE GLOBAL HOMES PVT. LTD.</b>	<b>10.56</b>	<b>36</b>
<b>9</b>	<b>SIGNATURE GLOBAL HOMES PVT. LTD.</b>	<b>11.06</b>	<b>36</b>
<b>10</b>	<b>RAMBHA CONSTRUCTION PVT. LTD</b>	<b>12.11</b>	<b>5</b>
<b>11</b>	<b>DESI CONSTRUCTION PVT. LTD.</b>	<b>10.83</b>	<b>5</b>
<b>12</b>	<b>GLOBAL HORIZON HOLDINGS PVT. LTD.</b>	<b>7.89</b>	<b>33</b>
<b>13</b>	<b>ILD Developer Pvt. Ltd.</b>	<b>15.00</b>	<b>36</b>
<b>14</b>	<b>ILD Developer Pvt. Ltd.</b>	<b>10.53</b>	<b>36</b>
	<b>Total</b>	<b>158</b>	



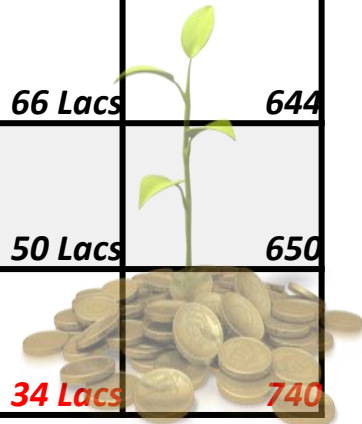
**Few of The Projects Already Constructed or Under Construction In Sohna Zone Of Dist. Gurugram**

<b>Signature Global Park.</b>	<a href="https://youtu.be/kvWgRblkx9w">https://youtu.be/kvWgRblkx9w</a> <a href="https://drive.google.com/file/d/193j3jLvPd7y3Y4fjJ8U7Wp/DTm3ZCEXW/view?usp=sharing">https://drive.google.com/file/d/193j3jLvPd7y3Y4fjJ8U7Wp/DTm3ZCEXW/view?usp=sharing</a>
<b>Ashiana Anmol</b>	<a href="https://youtu.be/tlrKkkJ74Q8">https://youtu.be/tlrKkkJ74Q8</a>
<b>Central Park 2 , Flower valley</b>	<a href="https://www.centralpark.in/e-brochures/flower-valley/flamingo-ebrochure/independent-ac-flamingo-floor-e-brochure.pdf">https://www.centralpark.in/e-brochures/flower-valley/flamingo-ebrochure/independent-ac-flamingo-floor-e-brochure.pdf</a>
<b>Eldeco Accolade.</b>	<a href="https://www.eldecogroup.com/eldeco_accolade.html">https://www.eldecogroup.com/eldeco_accolade.html</a>
<b>Pyramid Spring Valley.</b>	<a href="http://pyramidinftratech.com/images/projects/ebroacher/157562352220191206.pdf">http://pyramidinftratech.com/images/projects/ebroacher/157562352220191206.pdf</a>



## Price Comparison of Projects Already Present In Sohna:

	Sector	Type Of Project Area ( In Acres )	Launch Year	Status Of Construction	Type Of Flat	Price Of Flat All Inclusive ( In Rs )	Carpet Area ( In Sq Ft )	
Godrej - Nature Plus	33	High Rise Apartments	17	2018	Under Construction - 60 Percent Complete	2 BHK	70 Lacs	800
Ashiana Anmol	33	High Rise Apartments	14	2014	Ready For Possession	2 BHK	70 Lacs	791
Eldeco Accolade	2	High Rise Apartments	13	2014	Ready For Possession	2 BHK	60 Lacs	730
Central Park Flower Valley - Flamingo Floors	33	Low Rise , Stilt Plus 4 Floors	200	2014	Ready For Possession	2.5 BHK	66 Lacs	644
Signature Global	35, 36	Low Rise , Stilt Plus 4 Floors	40	2019	Under Construction	2 BHK	50 Lacs	650
Our Project	4	Low Rise , Stilt Plus 4 Floors			Under Construction	2 BHK	34 Lacs	740



## Price Comparison – Our Flat Vs Signature Global:

	Sector	Type Of Project	Project Area ( In Acres )	Launch Year	Status Of Construction	Plot Size ( In Sq yards	Price ( In Rs per Sq. Yards )	Total Price ( In Rs )
Pyramid Spring Valley Plots	35	Ploted Development	15	2019	Under Construction	126	43000	5418000
Vardhman Plots	2	Ploted Development	200	2014	Under Construction	126	41000	5166000
Corona Plots	5	Ploted Development	40	2019	Under Construction	126	32000	4032000
Our Project	4	Ploted Development			Under Construction	126	26000	<b>3276000</b>

## Expected Facility In The Township:

<b>1</b>	<i>Well Gaurded and Manned Entrance Gate with CCTV Camera and Authorised Entry</i>
<b>2</b>	<i>Fully Secured Community Living with Boundry of 6 ft Across the Community Area</i>
<b>3</b>	<i>Fully Developed Park with TreeLines</i>
<b>4</b>	<i>Space For Community Services</i>
<b>5</b>	<i>Fully Developed Walking Pathways Along the Black Top Carpeted Road</i>
<b>6</b>	<i>9 mtrs wide road network</i>
<b>7</b>	<i>Underground Electrical Connection with Multi Point metres.</i>
<b>8</b>	<i>Open Air Theatre with Sitting Area</i>
<b>9</b>	<i>Kids play Area</i>
<b>10</b>	<i>Open Gym in the Garden</i>
<b>11</b>	<i>Skating Ring</i>
<b>12</b>	<i>Dedicated Car Park Under The Stilt Area</i>
<b>13</b>	<i>Jogging Track</i>
<b>14</b>	<i>Yoga Lawn</i>
<b>15</b>	<i>Dedicated Lift For Each Plotted Area</i>
<b>16</b>	<i>Power Back Up up to 3 KVA Per Flat</i>
<b>17</b>	<i>Dedicated Telephone Connection</i>
<b>18</b>	<i>Dedicated WI Fi Connection</i>
<b>19</b>	<i>More than 500 trees</i>
<b>20</b>	<i>Excellent Faccade</i>



<b>21</b>	<b><i>Dedicated Sewerage Treatment Plant for the Township</i></b>
<b>22</b>	<b><i>Dedicated Water Treatment Plant For the Society</i></b>
<b>23</b>	<b><i>Water Connection From Haryana Govt.</i></b>
<b>24</b>	<b><i>Electricity Connection From Haryana Govt.</i></b>
<b>25</b>	<b><i>Street Lights along the Roads</i></b>
<b>26</b>	<b><i>Fans and LED Lights in all Rooms</i></b>
<b>27</b>	<b><i>Wardrobes in Each Room</i></b>
<b>28</b>	<b><i>Half Modular Kitchen</i></b>
<b>29</b>	<b><i>Dedicated Area for Flag Hosting</i></b>
<b>30</b>	<b><i>A Geyser in One Of The Wash Rooms</i></b>
<b>31</b>	<b><i>Under Ground Data and Cable Connection</i></b>
<b>32</b>	<b><i>Dedicated Area For Prayer Activities</i></b>
<b>33</b>	<b><i>A Dedicated Air Conditioned Club Area/Community Centre with a Fully Functional Kitchen and Swimming Pool</i></b>
<b>34</b>	<b><i>No Escalation at The Time Of Posession for any reason what so ever</i></b>
<b>35</b>	<b><i>Strict Adherence to the specification as per the Builder Buyer Agreement</i></b>
<b>36</b>	<b><i>All the sample construction materials like Cement, Sand, Gravel, Brick, Concrete Grade, Tiles, Fixtures and Fittings specification available for scrutiny at the Site.</i></b>
<b>37</b>	<b><i>Certificate for Design and Safety for UPVC windows and other certificates and Gurantees and Warantys of construction products would be availabe for Scrutiny</i></b>
<b>38</b>	<b><i>Design and Safety Certificate for Structural Stability would be provided</i></b>
<b>39</b>	<b><i>Seepage Warranty</i></b>
<b>40</b>	<b><i>Leasing Assistance</i></b>
<b>41</b>	<b><i>Convenient Shopping for Daily Needs Inside the Gated Town Ship</i></b>
<b>42</b>	<b><i>Around 2 Acres of Greenery</i></b>
<b>43</b>	<b><i>Rain Water Harvesting System</i></b>
<b>43</b>	<b><i>Boom Barrier at the Main Entrance Gate.</i></b>

