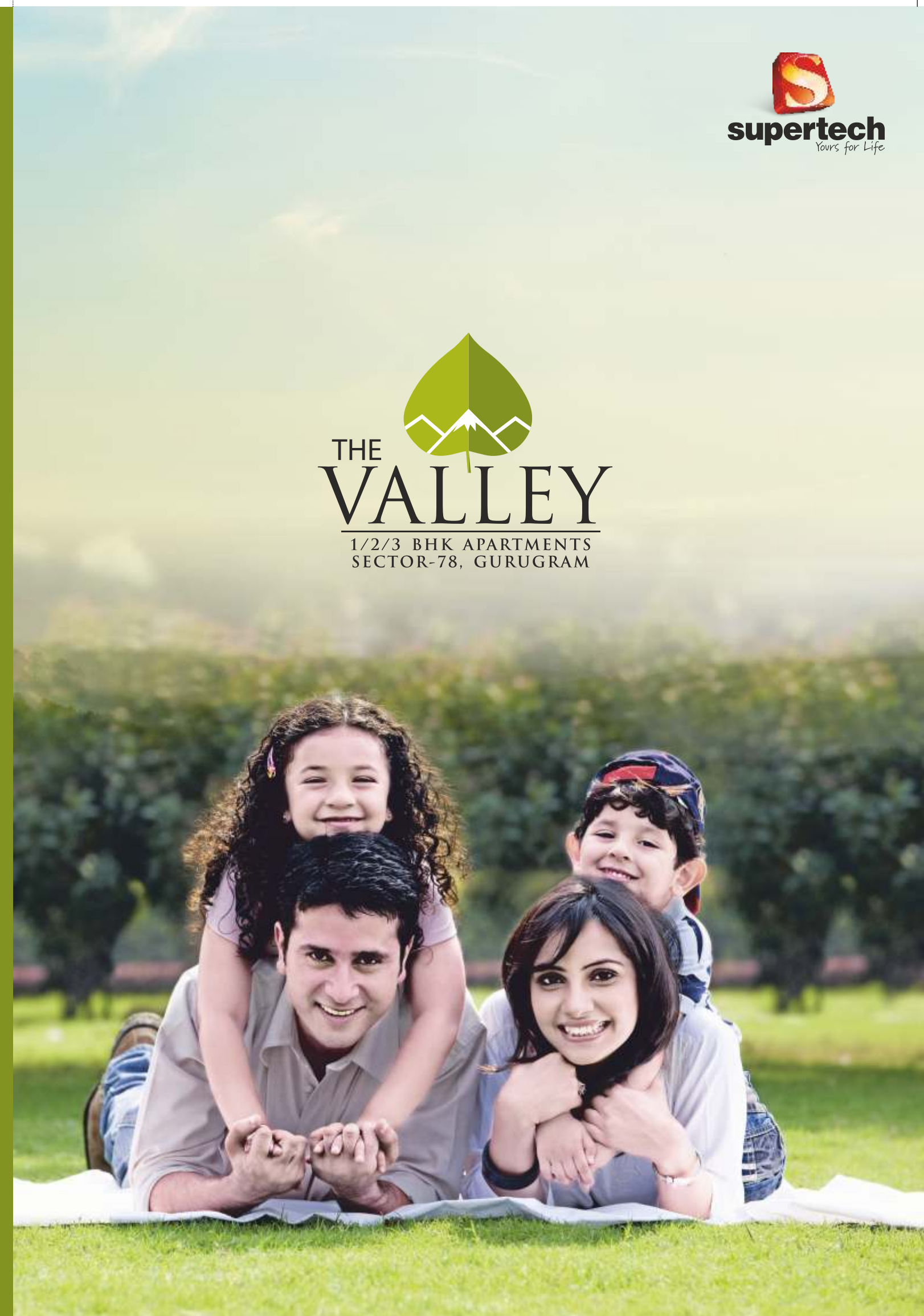




THE
VALLEY

1/2/3 BHK APARTMENTS
SECTOR-78, GURUGRAM



supertech
Yours for Life

Corporate Head Office:

Supertech Limited, Supertech House,
B 28-29, Sector-58, Noida-201301

HARERA NO. 20 of 2018, Dated : 23.10.2018



CLOSE TO METROPOLITAN
CLOSER TO NATURE

ABOUT US

Supertech Limited, India's leading real estate developer was founded 30 years back in the National Capital Region and since then the company has been scaling new heights by each passing day. The company has set new trends of architectural finesse in the contemporary global scenario by touching the horizons of excellence. Established under the dynamic leadership of Mr. R. K. Arora, Supertech has led to creation various landmark projects which have revolutionized the sector with their unique concepts. As the pioneer of mixed-use development and high rise in North India, Supertch is striding ahead with will and determination.

- Projects across 50 plus locations
- More than 60,000 satisfied customers
- Projects worth INR 500 billion in progress
- More than 80,000 units under development
- Over 30 years of delivering world class projects in Residential, Retail, Hospitality IT Parks, Education and Corporate Spaces
- More than 48,000 units delivered having overall area of 48 million sq. ft.

KEY HIGHLIGHTS

ONGOING DEVELOPMENTS:

- North Eye, Sector 74, Noida
- ORB, Sector 74, Noida
- Supernova, Sector 94, Noida
- E-Square, Sector 96, Noida
- The Ramano, Sector 118, Noida
- Hill Town, Sector 2, Gurgaon - Sohna Road
- Aadri, Sector 79 & 79B, Gurgaon & many more

LANDMARKS DELIVERED:

- 34 Pavilion, Sector 34, Noida
- Capetown, Sector 74, Noida
- Eco Village 1 – Greater Noida (W)
- Eco Village 1 – Greater Noida (W)
- Ecociti, Sector 137, Noida Expressway
- Supertech Emerald Court, Sector 93-A, Noida Expressway & many more

22,500

units delivered in
last three years

17,600

units more to
be delivered in
FY 2018-19

110 million

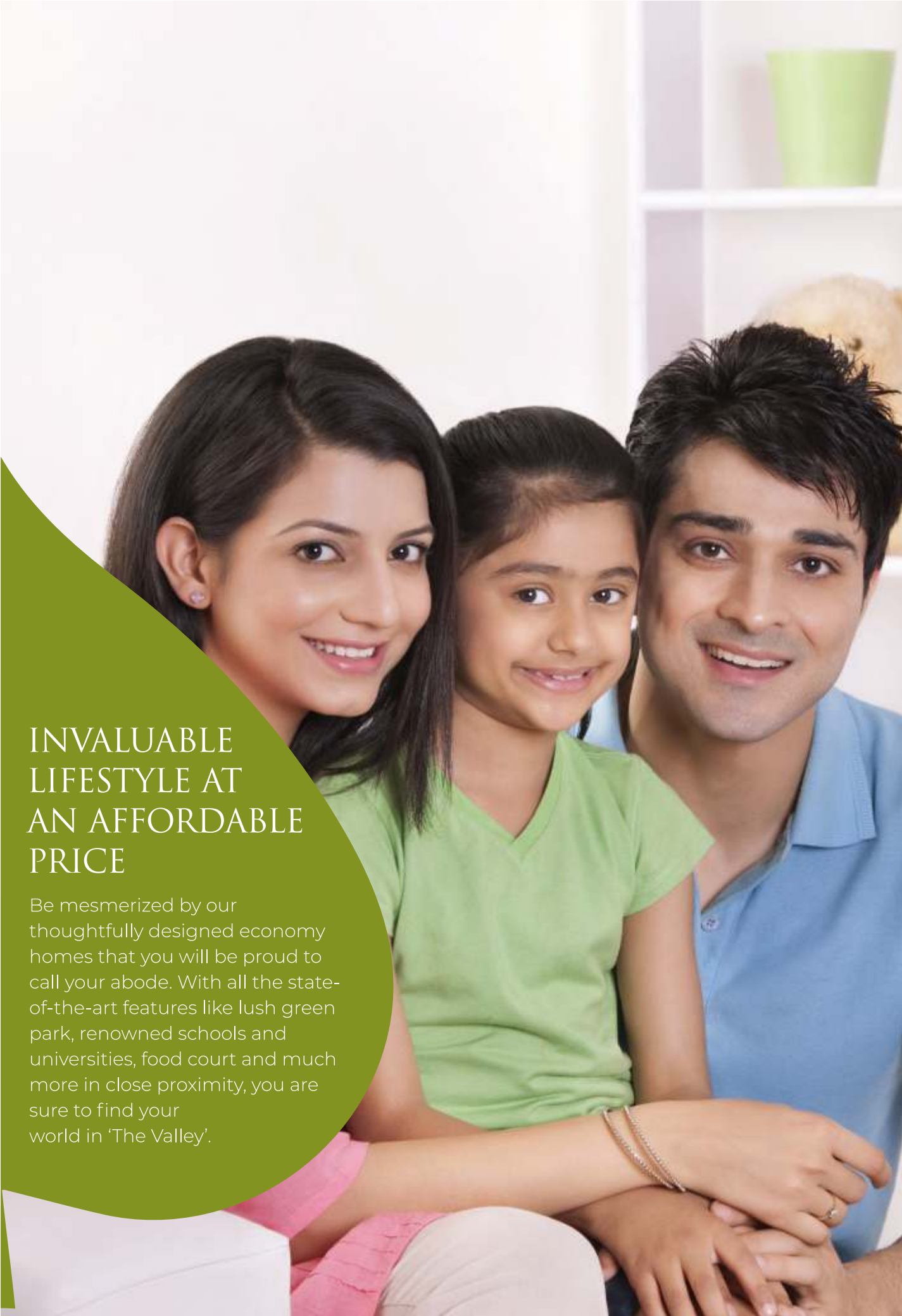
sq. ft. of Real Estate
under development

CHAIRMAN'S SPEAK



It is no secret that the world's urban population is picking up, and, in many cases, urban living prices are rising with it. Architects are continually inventing new solutions to confront the challenges of creating maximum unit count with minimum budget, all the while incorporating architecture's latest technologies and trends into the designs. We, at Supertech, have also been committed to deliver lifestyles with quality and innovation. our special project 'The Valley' is an outcome of the same vision. With 'The Valley', we have tried to come out with a unique project offering new living concept with some super traits. It is a sincere effort to bring the stately lifestyle in the reach of hard working citizens of the country. As an effort to provide housing for all as a part of the Pradhan Mantri Awas Yojna and Haryana Government Affordable Housing Policy, 2013, it will be one of its kind affordable projects loaded with modern amenities and facilities. Combining affordability, comfortability, and easy access in the city of Gurugram, this project will be our contribution to the society where we belong. And we, at Supertech feel extremely happy in presenting you, your home.

Mr. R. K. ARORA
Chairman, Supertech Limited



INVALUABLE LIFESTYLE AT AN AFFORDABLE PRICE

Be mesmerized by our thoughtfully designed economy homes that you will be proud to call your abode. With all the state-of-the-art features like lush green park, renowned schools and universities, food court and much more in close proximity, you are sure to find your world in 'The Valley'.

AN OASIS OF COMFORT AND CONVENIENCE



SERENE AMENITIES

Experience a blissful environment, that offers a spectrum of security, comfort and convenience, for a blissful life.



Plaza



Parking



Fire Tender Movement



24X7 Security with CCTV Monitoring



Treated Water Supply



Cycle Track



Senior Citizen Park



Skating Rink



Amphitheater



Best in class Creche



Sunset Point



Nearby Medical Facilities



Departmental Stores



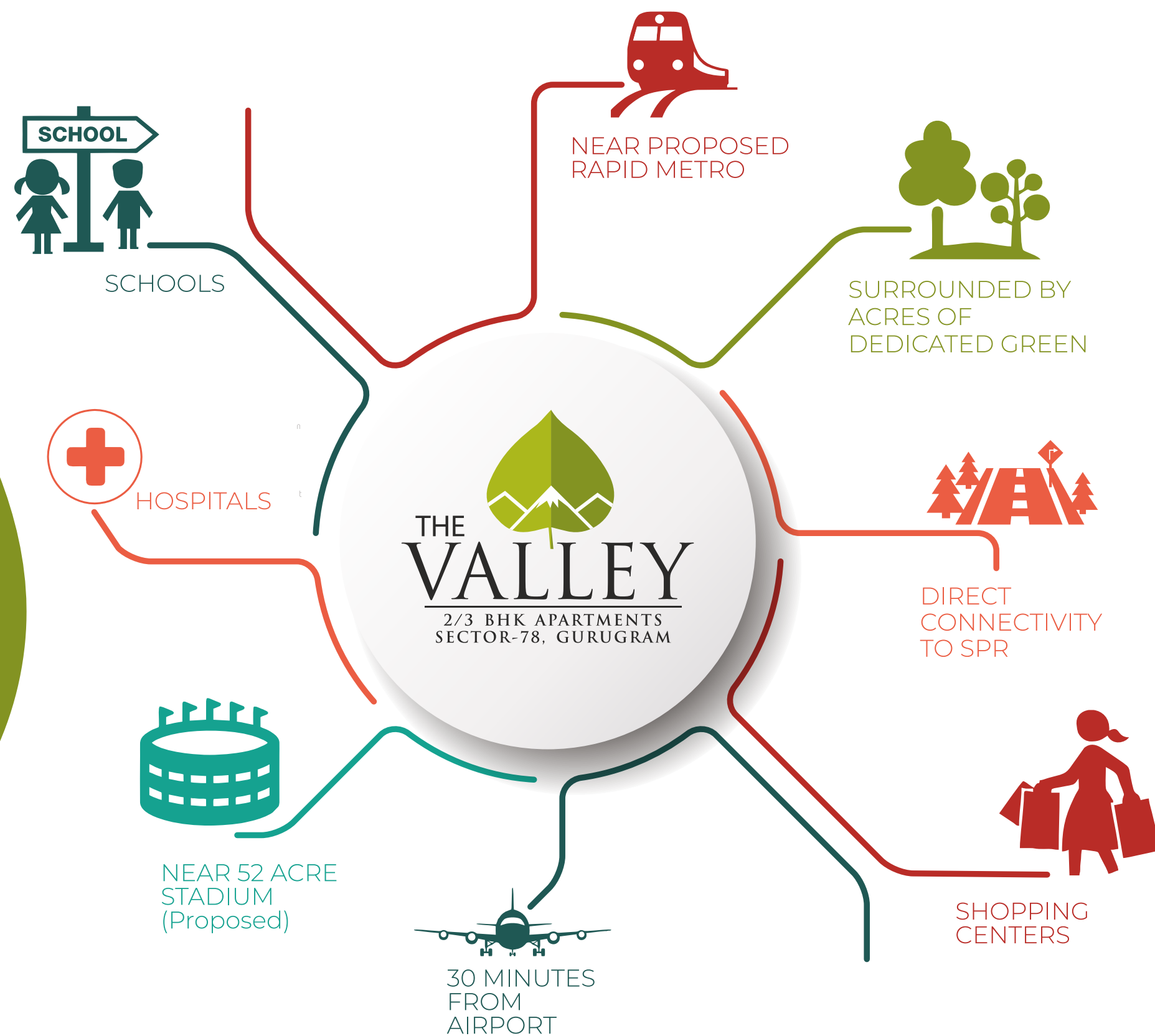
Pedestrian Path



Community Hall

CONVENIENT NEIGHBOURHOOD

The Valley is located next to well habitated city area. The location already has multiple modes of connectivity & convenience.



PROJECT DETAILS

PROJECT APPROVALS

Coloniser/Developer: Revital Reality Pvt. Ltd. Lic. No/Year: (i) 45 of 2018 dt.29.06.2018. Approved DWG Vide Memo No. ZP-1256/AD(RA)2018/29186 dt. 11.10.2018 / HARERA NO. 20 of 2018, Dated : 23.10.2018

LOCATION

Sector 78 of Gurgaon Manesar Urban Complex

PROVISIONS

Project Area: 9.0625 Acres, Community Facilities: One Community Hall of 2,000 sqft. And one Anganwadi cum-creche of 2,000 sq.ft.

APARTMENT DETAILS

- *Category 1: (a) 36 Flats of 350 sq.ft. (approx.) carpet area and balcony(ies) with an aggregate area of 66 sq.ft. (approx.) with a two-wheeler parking. (b) 35 Flats of 357 sq.ft. (approx) carpet area and balcony(ies) with an aggregate area of 100 sq.ft. (approx.) with a two-wheeler parking.
- *Category 2: (a) 115 Flats of 464 sq.ft. (approx.) carpet area and balcony(ies) with an aggregate area of 87 sq.ft. (approx.) with a two-wheeler parking. (b) 458 Flats of 540 sq.ft. (approx.) carpet area and balcony(ies) with an aggregate area of 99 sq.ft. (approx.) with a two-wheeler parking. (c) 476 Flats of 571 sq.ft. (approx.) carpet area and balcony(ies) with an aggregate area of 65 sq.ft. (approx.) with a two-wheeler parking.
- *Category 3: 244 Flats of 645 sq.ft. (approx.) carpet area and balcony(ies) with an aggregate area of 95 sq.ft. (approx.) with a two-wheeler parking. 5% of Units under this category will be allotted by the developers as per his discretion under management quota.

ALLOTMENT RATE OF FLATS(ALL INCLUSIVE) + TAXES AS APPLICABLE

*Category 1: (a) Rs. 14,33,000/- per flat; (b) Rs. 14,78,000/- per flat; *Category 2: (a) Rs. 18,99,500/- per flat; (b) Rs. 22,09,500/- per flat; (c) Rs. 23,65,500/- per flat; *Category 3: Rs. 26,27,500/- per flat; The above rate is an all-inclusive cost of flat as per rates prescribed under the policy notified vide no. PF-27/48921 dated 19.8.2013 (details available at the Department website, i.e., tcpharyana.gov.in)

PAYMENT TERMS

- (I) With application: Booking amount i.e., 5% of cost of flat *Category 1: (a) Rs. 71,650/- per flat; (b) Rs. 73,900/- per flat; *Category 2: (a) Rs. 94,975/- per flat; (b) Rs. 1,10,475/- per flat; (c) Rs. 1,15,825/- per flat; *Category 3: Rs. 1,31,375/- per flat.
- (II) On allotment: Additional 20% of cost of flat - *Category 1: (a) Rs.2,86,600/- per flat; (b) Rs. 2,95,600/- per flat; *Category 2: (a) Rs. 3,79,900/- per aflat; (b) Rs. 4,41,900/- per flat; (c) Rs. 4,63,300/- per flat; *Category 3: Rs. 5,25,500/- per flat.
- (III) Balance 75% of the total cost to be paid as per policy. 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.

BROAD SPECIFICATIONS OF THE APARTMENT

*Flooring: Rooms: Ceramic Tiles, Kitchen: Ceramic Tiles, Toilet: Ceramic Tiles, Balcony: Anti-skid Ceramic Tiles, Common Area: Teracotta Tiles/Pavers/Stone/IPS Flooring. *Window Frame: MS Z-Section Frames as per IS Code. *Door Frame: Flush Doors painted with Flat Enamel Paint. *Wall Tile: Bathroom: Ceramic Tiles upto 5 feet in height. Kitchen: Ceramic Tiles upto 2 feet in height above counter. *Kitchen Counter: Top: Terrazzo/Marble *Wall Finish: Colour/ Whitewash. *Toilets: PPR Pipes or equivalent. Chinaware & CP Fittings (ISI Marked).

*Electric Fittings ISI Marked & required electrical points.*MS Railing in Staircase and Balcony.

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 of 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 19.8.2013 (available in the Department website i.e., tcpharyana.gov.in).

APPLICATIONS PROCUREMENT

Applications can be procured & submitted at : (I) AADRI, Sector-79, Gurugram, Haryana (ii) Hues, Sector-68, Gurugram, Haryana by paying an application fee of Rs.1000/-.

THE VALLEY HOUSING- SPECIFICATIONS

DRAWING ROOM	
Floor	Superior Quality Vitrified Tile Flooring & Skirting
Walls	Plaster with Oil Bond Distemper
Ceiling	Plaster with Oil Bond Distemper
MASTER BED ROOM	
Floor	Superior Quality Vitrified Tile Flooring & Skirting
Walls	Plaster with Oil Bond Distemper
Ceiling	Plaster with Oil Bond Distemper
OTHER BED ROOMS	
Floor	Superior Quality Vitrified Tile Flooring & Skirting
Walls	Plaster with Oil Bond Distemper
Ceiling	Plaster with Oil Bond Distemper
KITCHEN	
Kitchen Counter Top	Kota Stone / Marble Stone
Floor	Antiskid Ceramic Tiles
Walls	Ceramic Tiles till 7'-0" high where no Counter and till 2'-0" above the Counter
	Balanced wall painted with OBD
Ceiling	Plaster with Oil Bond Distemper
Fitting/Fixture	ISI Marked CP Fittings & Stainless Steel Single Bowl Sink with Drain Board
BALCONIES	
Floor	Antiskid Ceramic Tiles
Walls	External Finish in Balconies Walls
Ceiling	Exposed Concrete Colour Paint
Railing	Parapet with coping / M.S. Railing
TOILETS	
Floor	Antiskid Ceramic Tiles
Walls	Ceramic Tiles upto 7'-0" high
Ceiling	False Ceiling with Grid Panels
Fitting/Fixture	ISI Marked Chromium Plated Fittings & Sanitaryware of Reputed Make
DOORS & WINDOWS	
Main Door	Hard Wood Frame, Hard Wood Architrave and Flush Shutter Door with Laminate on Front Side
Internal Doors	Hard Wood Door Frames and Flush Shutter Doors with Painted Finish on Both Sides
Other Door & Windows	UPVC / Aluminium
ELECTRICAL	
Wiring	Copper Wiring
Switches/Sockets	ISI Marked Switches & Sockets
Structure	Earthquake resistance RCC framed structure
COMMON AREAS (LOBBY)	
Floor	Vitrified Tiles
Walls & Ceiling	Plaster with Oil Bond Distemper
STAIRCASE	
Cement Concrete for Treads and Risers	
Plaster with Oil Bond Distemper for Walls & Ceiling	
MS Handrail Railing	
LIFTS	
2 Lifts (15 Passenger Capacity & 8 Passenger Capacity) in all Towers	

PRADHAN MANTRI AWAS YOJANA



The Pradhan Mantri Awas yojana (PMAY) is a "Credit Linked Subsidy Scheme" (CLSS) designed to provide upfront interest subsidy on principal outstanding of **upto Rs. 2.67 lacs** on home loans. This Scheme was announced by our Honourable Prime Minister, Shri Narendra Modi with the vision of 'Housing For All' by the year 2022.

FEATURES

- 1 Upfront interest subsidy benefit on principal outstanding.
- 2 Interest subsidy will be available for a maximum loan tenure of 20 years or the loan tenure availed by the borrower whichever is lower.
- 3 There is no cap on the loan amount or on the cost of property.
- 4 The Net Present Value (NPV) of the interest subsidy will be calculated at the discount rate as per the financial institution.
- 5 The additional loan beyond the specified limits, if any to be at non-subsidized rate.

SCHEME DETAILS

Scheme Type	Eligibility Family Income (Rs.)	Subsidy calculated on max. loan of	Interest Subsidy (%)	Max. Subsidy (Rs.)	Validity of scheme	Woman Ownership
EWS/LIG	EWS – Rs. 0 to Rs. 3, 00,000	Rs. 6,00,000	6.5	2.67 Lakh	31-Mar-22	Mandatory*
	LIG – Rs. 3,00,001 to Rs. 6,00,000					
MIG – I	Rs. 6,00,001 to Rs.12,00,000	Rs. 9,00,000	4	2.35 Lakh	31-Mar-19	Non Mandatory
MIG – II	Rs.12,00,001 to Rs.18,00,000	Rs. 12,00,000	3	2.30 Lakh	31-Mar-19	Non Mandatory

All banks and housing financing companies are ready to disburse the loans and credit the subsidy to the beneficiaries as per the eligibility.

DETAILS OF UNIT VALUE - THE VALLEY

S. NO.	TYPE	CARPET AREA (sq.ft.)	BALCONY AREA (sq.ft.)	TOTAL AREA (sq.ft.)	TOTAL COST ₹	5% BOOKING AMOUNT ₹	20% ALLOTMENT AMOUNT ₹
1	1BHK TYPE 1	350	66	416	1433000	71650	286600
2	1BHK TYPE 2	357	100	457	1478000	73900	295600
3	2BHK TYPE 1	571	65	636	2316500	115825	463300
4	2BHK TYPE 2	540	99	639	2209500	110475	441900
5	2BHK TYPE 3	464	87	551	1899500	94975	379900
6	3BHK TYPE 1	645	95	740	2627500	131375	525500

Taxes extra as applicable

PAYMENT SCHEDULE DETAILS

S. No.	Time of Payment	Percentage of Amount Payable
1.	At the time of submission of the application for allotment	5%
2.	Within fifteen days of the date of issuance of allotment letter	20%
3.	Within six months from the date of issuance of allotment letter	12.5%
4.	Within twelve months from the date of issuance of allotment letter	12.5%
5.	Within eighteen months from the date of issuance of allotment letter	12.5%
6.	Within twenty-four months from the date of issuance of allotment letter	12.5%
7.	Within thirty months from the date of issuance of allotment letter	12.5%
8.	Within thirty-six months from the date of issuance of allotment letter	12.5%



LOCATION ADVANTAGE

A great location of today, a brilliant location of tomorrow.

5 minutes from NH8

30 minutes from Delhi

Connected by 60 meter road

SITE PLAN

SECTOR-78

SECTOR-80

LEGEND-

- 1BHK TYPE-1
- 1BHK TYPE-2
- 2BHK TYPE-1
- 2BHK TYPE-2
- 2BHK TYPE-3
- 3BHK TYPE-1
- COMMERCIAL
- ANGANWADI
- COMMUNITY BUILDING

Key Features:

- Roads:** NH-8 (Jaipur to Delhi), NH-101 (Sector-78 to Sector-80), 60M WIDE ROAD.
- Buildings:** TOWER-A, TOWER-B, TOWER-C, TOWER-D, TOWER-E, TOWER-F, TOWER-G, TOWER-H, TOWER-I, TOWER-J, TOWER-K, TOWER-L, TOWER-M, TOWER-N, TOWER-O, TOWER-P, TOWER-Q, TOWER-R, TOWER-S, TOWER-T, TOWER-U, TOWER-V, TOWER-W, TOWER-X, TOWER-Y, TOWER-Z.
- Other:** COMMERCIAL, ANGANWADI, COMMUNITY BUILDING, LANDSCAPE AREA.

SITE PLAN

SECTOR-78

SECTOR-80

LEGEND-

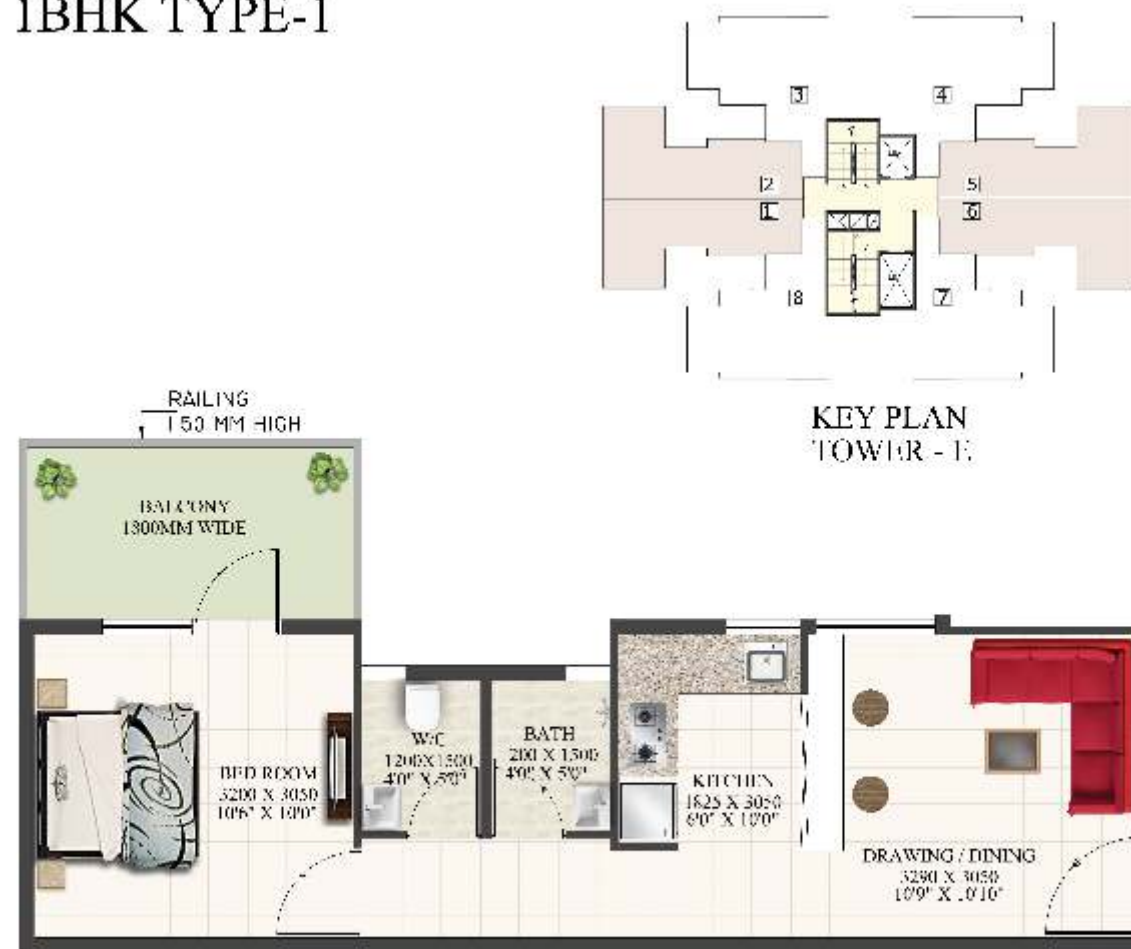
- 1BHK TYPE-1
- 1BHK TYPE-2
- 2BHK TYPE-1
- 2BHK TYPE-2
- 2BHK TYPE-3
- 3BHK TYPE-1
- COMMERCIAL
- ANGANWADI
- COMMUNITY BUILDING

Key Features:

- Roads:** NH-8 (Jaipur to Delhi), NH-101 (Sector-78 to Sector-80), 60M WIDE ROAD.
- Buildings:** TOWER-A, TOWER-B, TOWER-C, TOWER-D, TOWER-E, TOWER-F, TOWER-G, TOWER-H, TOWER-I, TOWER-J, TOWER-K, TOWER-L, TOWER-M, TOWER-N, TOWER-O, TOWER-P, TOWER-Q, TOWER-R, TOWER-S, TOWER-T, TOWER-U, TOWER-V, TOWER-W, TOWER-X, TOWER-Y, TOWER-Z.
- Other:** COMMERCIAL, ANGANWADI, COMMUNITY BUILDING, LANDSCAPE AREA.

UNIT PLANS

1BHK TYPE-1

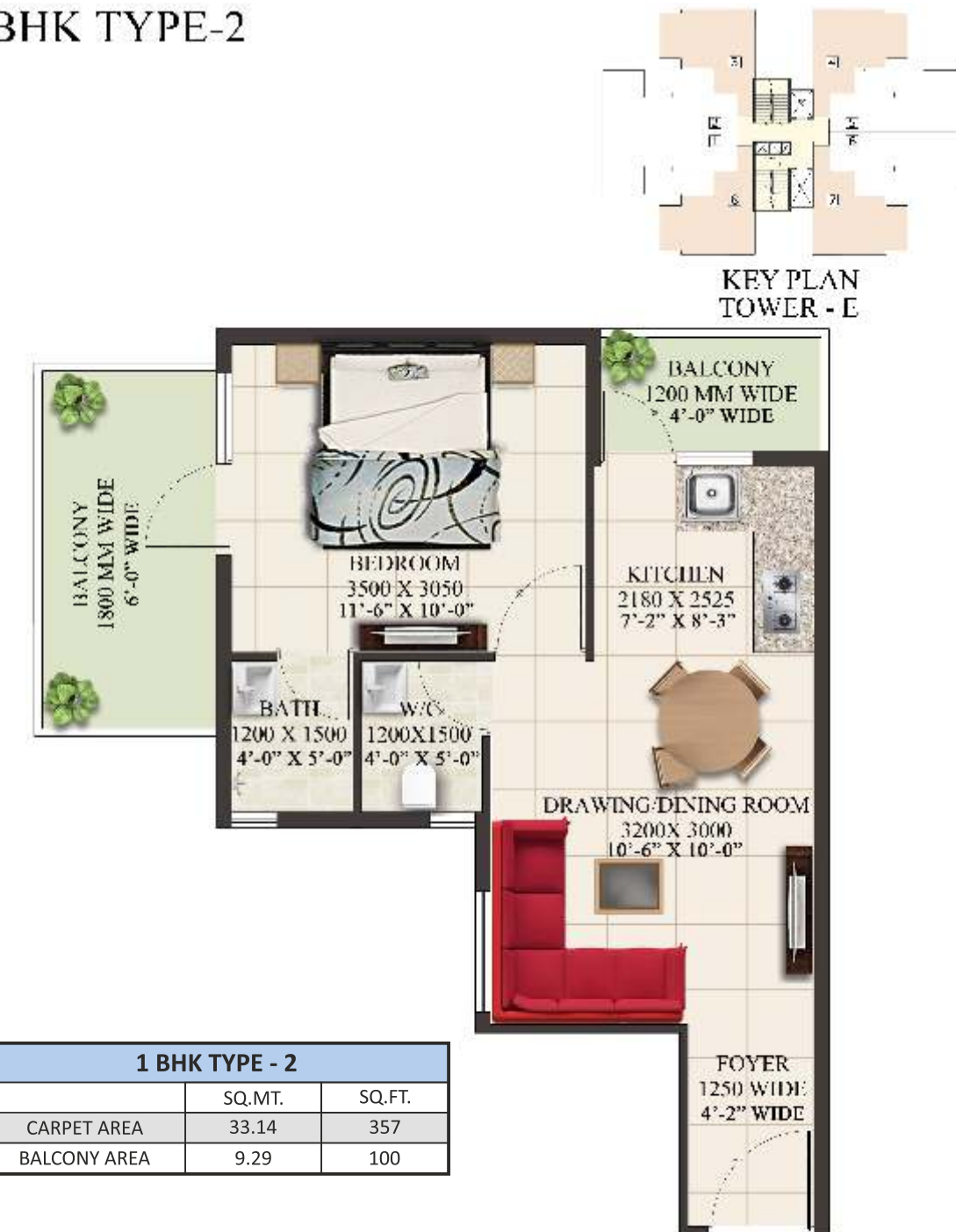


1 BHK TYPE - 1		
	SQ.MT.	SQ.FT.
CARPET AREA	32.54	350
BALCONY AREA	6.17	66

NOTE: ALL DIMENSIONS ARE IN MM.

UNIT PLANS

1BHK TYPE-2

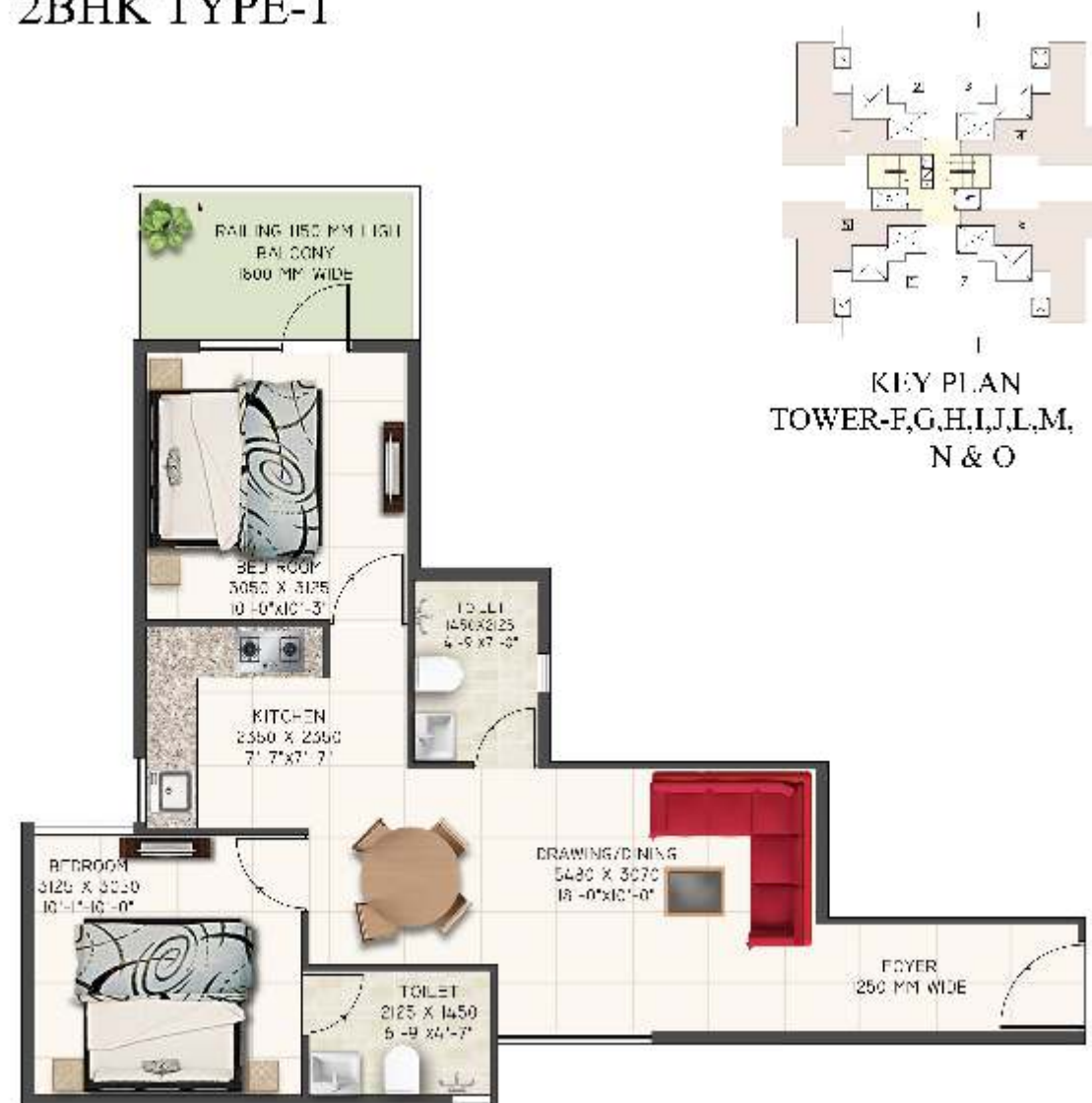


1 BHK TYPE - 2		
	SQ.MT.	SQ.FT.
CARPET AREA	33.14	357
BALCONY AREA	9.29	100

NOTE: ALL DIMENSIONS ARE IN MM.

UNIT PLANS

2BHK TYPE-1

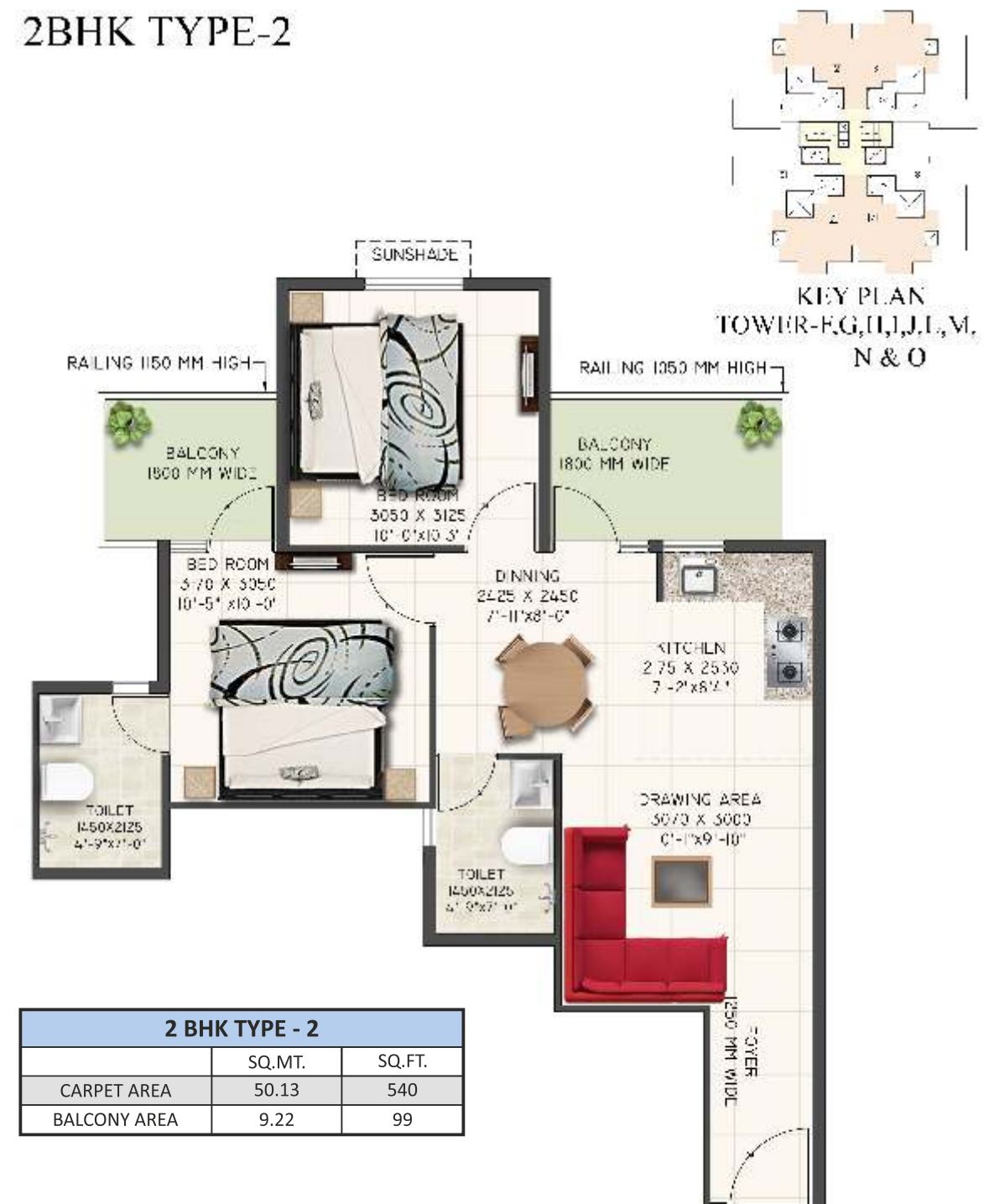


2 BHK TYPE - 1		
	SQ.MT.	SQ.FT.
CARPET AREA	53.08	571
BALCONY AREA	6.03	65

NOTE: ALL DIMENSIONS ARE IN MM.

UNIT PLANS

2BHK TYPE-2

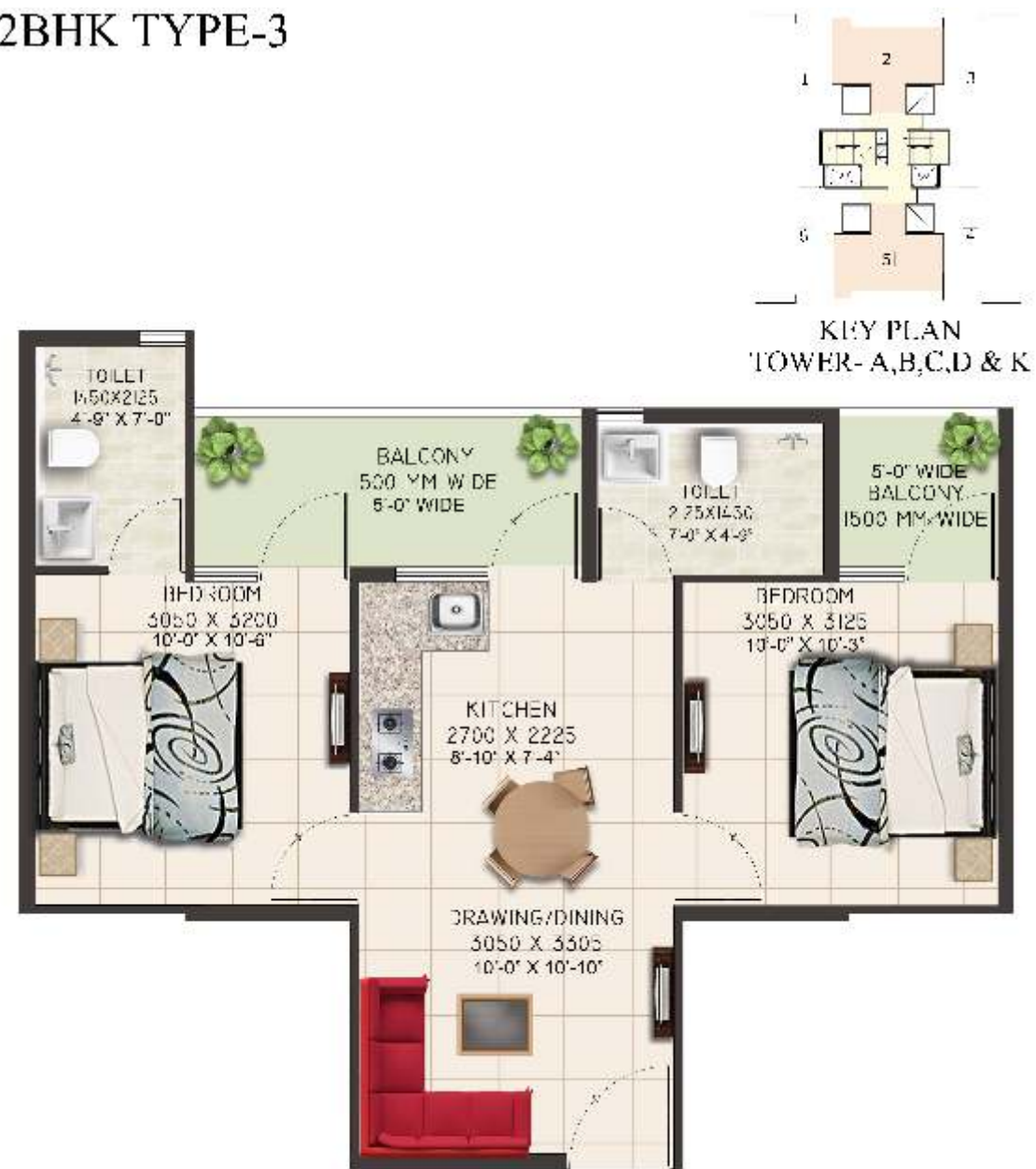


2 BHK TYPE - 2		
	SQ.MT.	SQ.FT.
CARPET AREA	50.13	540
BALCONY AREA	9.22	99

NOTE: ALL DIMENSIONS ARE IN MM.

UNIT PLANS

2BHK TYPE-3

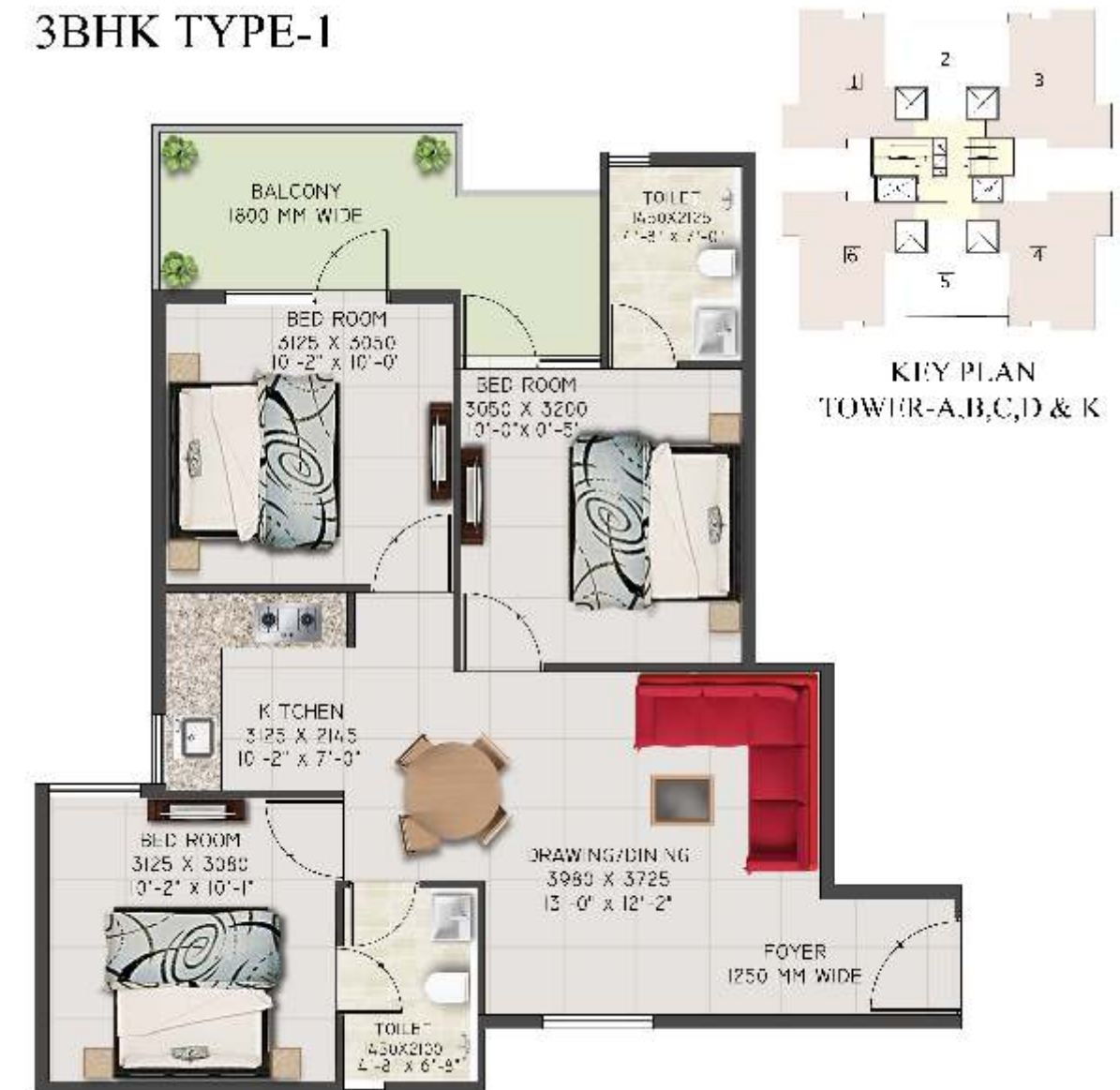


2 BHK TYPE - 3		
	SQ.MT.	SQ.FT.
CARPET AREA	43.09	464
BALCONY AREA	8.08	87

NOTE: ALL DIMENSIONS ARE IN MM.

UNIT PLANS

3BHK TYPE-1



3 BHK TYPE - 1		
	SQ.MT.	SQ.FT.
CARPET AREA	59.90	645
BALCONY AREA	8.79	95

NOTE: ALL DIMENSIONS ARE IN MM.