

An arrival of happiness in life

3Hagman

2 & 3BHK Apartments
Sector 70-Faridabad



Agrasain Spaces LLP, owned by the main promoters of **M/s Shivalik Prints Ltd, RPS Green Valley & Omaxe World Street, Faridabad**, is committed to provide high standard of quality in residential & commercial projects with a moto to contribute to an initiative taken by the Govt. of India i.e. **“HOUSING FOR ALL BY 2022”**.

With the above objective Agrasain Spaces LLP invite applications from the prospective buyers of apartments/flats in its upcoming Affordable Group Housing project (AAGMAN) with possible modern facilities on an area measuring 5.35 acres (FAR to be availed for 5 acres) in Sector-70, Faridabad.



FACILITIES

- Gated & walled residential complex
- 24 x 7 security at main entrance
- Entrance through 12 mtr. wide service road proposed along existing 45 mtr. Wide sector road
- Park / Green belts / Children play area
- Two lifts in each tower
- Convenient Shopping area
- Community Centre
- Anganwadi – cum – creche
- Water supply
- LED street lights
- Rain water harvesting system
- Provision of fire fighting system
- Ornamental plantation along main roads and in parks
- Standby generator for essential services
- * Provision of PNG cooking gas connection in each flat
- * Provision of Landline & Broadband connection

NOTE:

Against required 2000 sq.ft. area each for Community Center, Anganwadi- cum-creche, double story Community Center having 7750 sq.ft. and Anganwadi-cum-creche 4090 sft have been planned so as to accommodate additional facilities in this project in the interest of residents of 'AAGMAN'.

ADDITIONAL FACILITIES :

- Multi purpose court for badminton/ lawn tennis/basket ball etc.
- Indoor games room with screen and projector facility
- Gym and Yoga room
- Green area with slides & swings for children

*Facilitation charges to be borne by the allottee.

SPECIFICATIONS OF FLATS

Flooring	Bedrooms, living area, kitchen, toilets & balconies – antiskid ceramic tiles ; In lift, lobby & stair case : Kota stone
Wall Finish	Plaster with OBD.
Wall Tiles	Ceramic tiles: in kitchen up to 2 ft. height above slab /counter & in toilets up to 7 ft. height.
Kitchen	Slab platform with pre polish granite and single bowl SS sink.
Doors	Painted press steel frame with flush door shutters
Windows	Glazed MS shutters
Sanitary fitting fixtures	Standard chinaware & CP fittings.
Electrical fittings	Standard switches / sockets ISI mark.
Railing	MS

Unit Description		No. of Units	Carpet Area (in Sq.ft.)	Carpet Area (in Sq. Mtr.)	Balcony Area (in Sq.ft.)
Category- 1	3 BHK (Type – A)	224	629.35	58.469	100.00
Category- 2	2 BHK (Type – A1)	224	529.33	49.176	63.61
	2 BHK (Type – B)	136	525.28	48.80	100.00
Category- 3	1 BHK+Study (Type – B1)	68	424.67	39.453	100.00
	1 BHK+Study (Type – B2)	68	428.28	39.788	100.00

Category of Flats		No. of Units	Price in Rs.	Earnest money with Application (in Rs.)	Amount to be paid at the time of allotment so as to make 25% of total cost of flat (in Rs.)	Balance 75% flat price to be paid in six equal half yearly installments (in Rs.)
Category- 1	3 BHK (Type – A)	224	25,67,440/-	1,25,000/-	5,16,860/-	19,25,580/-
Category- 2	2 BHK (Type – A1)	224	21,49,125/-	1,00,000/-	4,37,281/-	16,11,844/-
	2 BHK (Type – B)	136	21,51,120/-	1,00,000/-	4,37,780/-	16,13,340/-
Category- 3	1 BHK+Study (Type – B1)	68	17,48,680/-	80,000/-	3,57,170/-	13,11,510/-
	1 BHK+Study (Type – B2)	68	17,63,120/-	80,000/-	3,60,780/-	13,22,340/-

Note:

- In case the installments are paid in time then no interest will be payable by the allottee. However if there is any delay in payment of installments then the same shall invite interest @ 15% per annum for the delayed period.
- The payment shall be made by the allottee only through cheque/demand draft in favour of “Agrasain Spaces LLP” payable at Faridabad.
- Applicable service tax and VAT /labour cess and other taxes as per Govt. rules shall be extra over & above the price of flat.
- The terms & conditions provided by the Haryana Govt. in Affordable Housing Policy 2013 notified vide no. Pf-27/48921, dated 19.08.2013 as amended and circulated vide memo no. PF/27/2015/secy/211 dated 22.07.2015 shall be binding on the allottee.

Layout Plan



Floor Plan

3BHK



TYPE-A
CARPET AREA- 629.35 Sq.ft.
BALCONY AREA- 100 Sq.ft.
SUPER AREA- 960 Sq.ft.

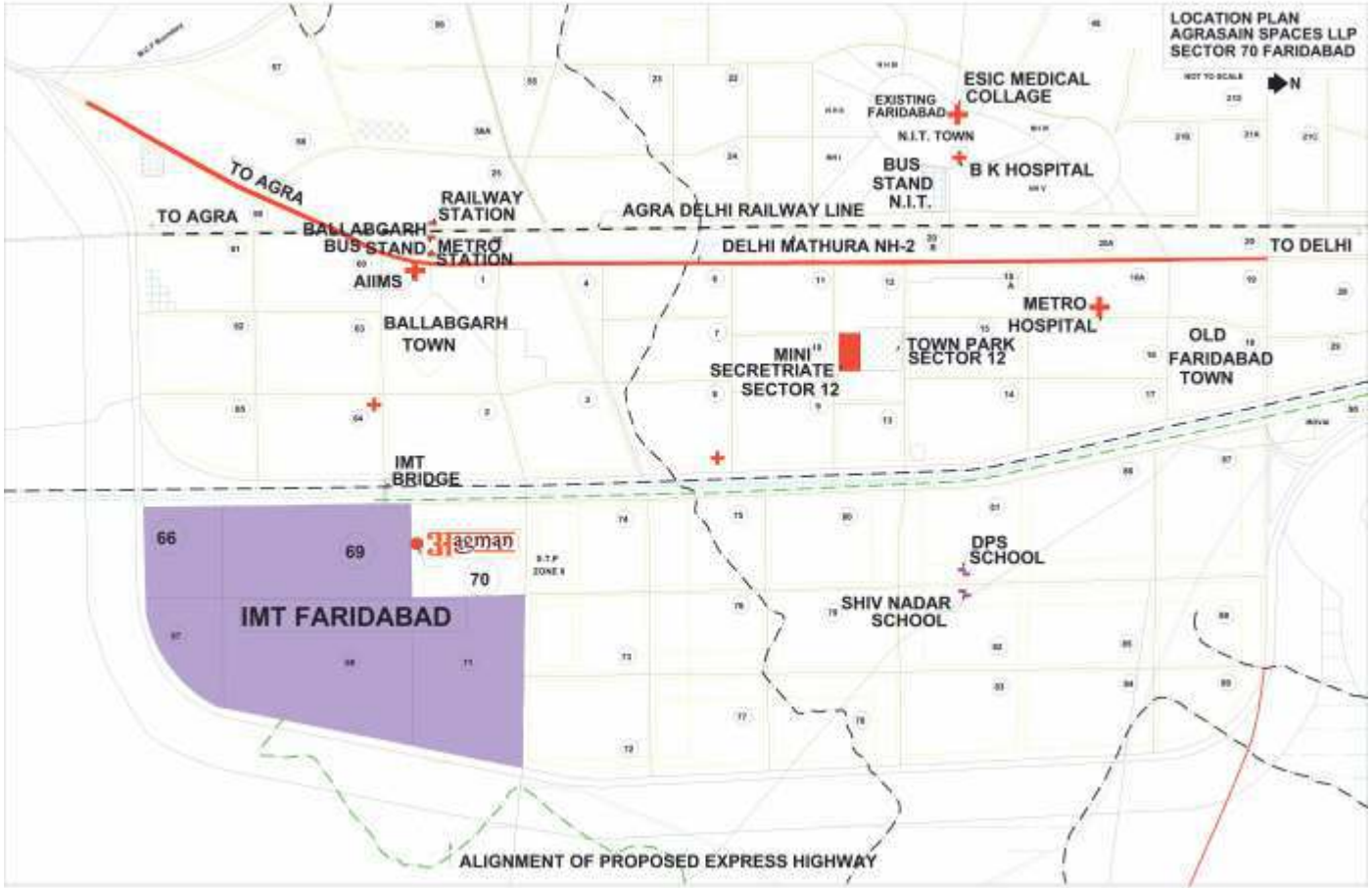
2 BHK



1 BHK + Study



Location Map



DESCRIPTION



TRAVEL TIME (IN MINUTES)

EASTERN BYPASS	01.00
IMT FARIDABAD	00.00
METRO STATION	10.00
BALLABGARH BUS STAND	10.00
BALLABGARH RAILWAY STATION	10.00
AIIMS BALLABGARH	10.00
TOWN PARK SECTOR – 12	08.00
ESIC MEDICAL COLLEGE	15.00
DPS/SHIV NADAR/DAV/MODERN SCHOOL	05.00
MINI SECRETARIAT, SECTOR 12, FARIDABAD	06.00
METRO HOSPITAL	10.00
BADARPUR BORDER	15.00
GURGAON	45.00
NOIDA	30.00

EXISTING / PROPOSED EXPRESSWAY CONNECTIVITY

- NH-2 (DELHI – MATHURA ROAD)
- EASTERN PERIPHERAL EXPRESSWAY
- DEDICATED FREIGHT CORRIDOR (MUMBAI TO DADRI)
- NOIDA & GREATER NOIDA CONNECTIVITY THROUGH TWO LINKAGES
- METRO CONNECTIVITY (DELHI-GURGAON-NOIDA)
- REGIONAL RAIL NETWORK
- REGIONAL RAPID TRANSIT SYSTEM
- INNER REGIONAL ORBITAL RAIL CORRIDOR (IRORC)

1 sq.mtr. = 10.7639 sq.ft.



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