

RETAIN OR RETURN PLAN

0% RISK*. 300% RETURNS*
Guaranteed!

NO EMI / PEMI Till Possession



Enjoy exclusive luxury in a 19-storey Iconic Tower overlooking one of Gurugram's largest and finest Club spanning 35,000 sq. ft. (3251 sq. mtr.), set amidst 7 acres of lush breathtaking greens, in a well planned Integrated Township

HRERA Regd. No. : 364 of 2017 dated 21.11.2017

***TERMS & CONDITIONS APPLY**

International Association:



Operational since 2006 in Indian Realty Market, SARE Homes (South Asian Real Estate) is an Offshore Real Estate Fund promoted in India by DUET Group, a Global Asset & Real Estate Management firm based in London with Offices in New York, Boston, New Delhi and Dubai with assets under management of over US \$ 5.6 billion. SARE's equity is held by highly reputed Global Institutional Investors like Goldman Sachs Principal Strategy (GSPS) Asia Ltd. and Forum Partners. With a strategy to develop projects on a Pan-India basis, SARE is currently developing 7 Integrated Township Projects located at Gurugram (71 acres), Ghaziabad (73 acres), Amritsar (115 acres), Chennai OMR (112 acres), Chennai GST (61 acres), Panvel - Navi Mumbai (50 acres) & Indore (50 acres), with a total saleable area of 30+ million sq. ft. and has contracted construction of over 9+ million sq. ft. out of which close to 80% already stands constructed. SARE Group has sold 6,400+ units out of total 7900+ units launched, offered possession of 3500+ units and 1600+ Families are already residing within its 5 out of 7 launched Townships. JLL (Jones Lang Lasalle), a Globally renowned Real Estate Services and Investment Management Fortune 500 Company, is the facility management partner for all SARE Projects. SARE is also an active member of CREDAI and complies with its code of conduct.



The SARE Club

Discover lavishness at one of Gurugram's largest and finest residential Club spanning 35,000 sq. ft. (3251 sq. mtr.), set amidst 7 acres of lush breathtaking greens with host of Sports and Recreational facilities, in a well planned Integrated Township.

Club Features

• 4 Swimming Pool • Indoor Heated Pool • Modern Gymnasium • Billiards & Table Tennis Room (First Floor) • Restobar (First Floor) • Dining Lounge • Library Lounge(First Floor) • Card Room (First Floor) • Banquet Hall and Party Lawn



Township Master Plan



Legend

- | | | | |
|--------------------------|----------------------|--------------------|--------------------|
| 1. The Great Court | 6. Pedestrian Plaza | 12. Pool Deck | 17. Banquet Lawns |
| 2. Shopping (Club Plaza) | 8. Club Entry | 13. Swimming Pool | 18. Nursery School |
| 3. Landscaped Court | 9. The SARE Club | 14. Amphitheatre | 19. High School |
| 4. Badminton Courts | 10. Club Phase 1 & 2 | 15. Roller Skating | 20. Primary School |
| 5. Tennis Court | 11. Jogging Track | 16. Lawns | 21. Dispensary |



48 acres Integrated Residential Township Features

- Club House • Shopping • Nursery / Primary / High School • Dispensary • Adequate 24hr Power Back-up • Adequate Water Supply
- Rain Water Harvesting • Organized Basement / Open Parking • 24hr Security • Wide Well-lit Metaled Roads • Landscaped Greens

Site Plan



Cluster Plan



Floor Plans

Type - A : 3 BHK + 2T

Carpet Area : 76.65 sq mtr (825.06 Sq. Ft.)
 Built up Area : 95.84 sq mtr (1031.62 Sq. Ft.)
 Saleable Area : 123.18 sq mtr (1326 Sq. Ft.)
 Unit No. 1, 2, 4 & 5



Type - B : 3 BHK + 3T

Carpet Area : 85.26 sq mtr (917.7 Sq. Ft.)
 Built up Area : 113.45 sq mtr (1221.18 Sq. Ft.)
 Saleable Area : 141.46 sq mtr (1523 Sq. Ft.)
 Unit No. 3 & 6

SPECIFICATIONS:

Living/ Dining
Bedroom

Toilet

Kitchen

Other
Balcony
Ceiling
Window
Main door
Internal Door

Chinaware
C. P. Fittings
Electrical

Power Back-up

Security

Flooring
Flooring
Wall finish
Wall finish
Flooring
Fitting
Flooring & Dado
Platform
Wall finish

Flooring

- : Vitrified tiles
- : Vitrified tiles
- : Oil bound distemper in pleasing shades
- : Combination of ceramic tiles and oil bound distemper
- : Ceramic tiles
- : Chrome plated tap fitting for Washbasin and WC's
- : Ceramic tiles
- : Granite counter
- : Ceramic tiles 2ft. above the counter and oil bound distemper in pleasing shades on the balance area
- : Single bowl stainless steel sink with drain board
- : Ceramic tiles
- : Oil bound distemper
- : Powder coated aluminium windows
- : Polished hardwood frame with molded skin door
- : Painted hardwood frame with molded skin door/ flush doors
- : Parry ware or equivalent
- : Modern and elegant
- : Copper wiring with modular switches. Circuits with MCB's of approved make
- : Adequate power back up
- 3 BHK + 2T : 3 KVA
- 3 BHK + 3T : 4 KVA
- : Gated complex

Green Parc 3

3 BHK Apartments, Sector - 92, Gurugram

SARE Crescent ParC Township Sector 92, Gurugram



Source: Gurugram-Manesar 2031 Master Plan

Price List & Payment Plan - Tower T17

Unit Type	3 BHK + 2T	3 BHK + 3T
Type	A	B
Tower	T-17	T-17
Building Configuration	Stilt + 19 Floors (6 Units Per Floor)	
Carpet Area (as defined under RERA Act 2016)	76.65 sq mtr (825.06 Sq. Ft.)	85.26 sq mtr (917.7 Sq. Ft.)
Balcony Area	9.52 sq mtr (102.4 Sq. Ft.)	18.74 sq mtr (201.7 Sq. Ft.)
Unit Built-up Area (Carpet Area + Balcony Area + External Walls Area)	95.84 sq mtr (1031.62 Sq. Ft.)	113.45 sq mtr (1221.18 Sq. Ft.)
Saleable Area including proportionate Common Area	123.18 sq. mtr (1326 Sq. Ft.)	141.46 sq. mtr (1523 Sq. Ft.)
Unit Number on each floor as per Cluster Plan	1, 2, 4 & 5	3 & 6
(A) Net Basic Sale Price	66,16,740	75,99,770

All amounts given herein are in INR (₹)

Allied Charges (excluding PLC)		
Covered Car Parking (exclusive right to use parking slot)	2,50,000	2,50,000
Fire Fighting Charges	99,450	1,14,225
External Electrification Charges	1,98,900	2,28,450
EDC/IDC	3,75,258	4,31,009
Power Back-up Charges (3 KVA for 3BHK+2T & 4 KVA for 3BHK+3T)	60,000	80,000
Club Membership Charges*	2,00,000	2,00,000
(B) Total Allied Charges (excluding PLC)	11,83,608	13,03,684
(A+B) Total of Basic Sale Price + Allied Charges (excluding PLC)	78,00,348	89,03,454
(C) GST on Basic Sale Price + Allied Charges @ 12%	9,36,042	10,68,414
(A+B+C) Total Sale Price Including GST (excluding PLC)	87,36,390	99,71,868

(D) Preferential Location Charges (PLC) (payable extra if applicable)		
First to Third Floor	1,98,900	2,28,450
Fourth to Sixth Floor	1,65,750	1,90,375
Seventh to Ninth Floor	1,32,600	1,52,300
Green Facing	1,65,750	1,90,375

(E) GST on PLC @ 12%		
First to Third Floor	23,868	27,414
Fourth to Sixth Floor	19,890	22,845
Seventh to Ninth Floor	15,912	18,276
Green Facing	19,890	22,845

(D+E) PLC including GST		
First to Third Floor	2,22,768	2,55,864
Fourth to Sixth Floor	1,85,640	2,13,220
Seventh to Ninth Floor	1,48,512	1,70,576
Green Facing	1,85,640	2,13,220

*Total Sale Price = Basic Sale Price + Allied Charges + GST + Applicable PLC + Applicable GST on PLC

*Club Membership Charges are towards recovery of costs incurred for construction of Club

**For 1326 sq.ft. Unit & For Home Loan Upto 75 Lac
Construction Linked Payment Plan cum Construction Linked Pre EMI Interest Subvention Payment Plan**

Payment Stages	Payment (% of Total Sale Price*)	Payment by Customer	Payment By Notified Bank / HFC
Initial Application Fee	5%	5%	-
Within 30 Days of Booking and at Plinth Level	40%	-	40%
On Start of 2nd Floor Slab	10%	-	10%
On Start of 6th Floor Slab	10%	-	10%
On Start of 12th Floor Slab	10%	-	10%
On Start of 19th (Top) Floor Slab	10%	-	10%
On Completion of Flooring	5%	5%	-
On Offer of Possession	10%	10%	-
Total	100%	20%	80%

**For 1523 sq.ft. Unit & For Home Loan Above 75 Lac
Construction Linked Payment Plan cum Construction Linked Pre EMI Interest Subvention Payment Plan**

Payment Stages	Payment (% of Total Sale Price*)	Payment by Customer	Payment By Notified Bank / HFC
Initial Application Fee	5%	5%	-
Within 30 Days of Booking and at Plinth Level	40%	-	40%
On Start of 2nd Floor Slab	10%	-	10%
On Start of 6th Floor Slab	10%	-	10%
On Start of 12th Floor Slab	10%	-	10%
On Start of 19th (Top) Floor Slab	5%	-	5%
On Completion of Flooring	5%	5%	-
On Offer of Possession	15%	15%	-
Total	100%	25%	75%

*Total Sale Price = Basic Sale Price + Allied Charges + GST + Applicable PLC + Applicable GST on PLC

***Terms & Conditions:**

- Under the **Exclusive 'Retain Or Return Plan (3X Offer/3X Returns Scheme)'** offered by the Company at its sole discretion for limited period, customer shall have the right to either retain or cancel/withdraw the allotment of the apartment at the time of offer of possession of the apartment or on 31 DECEMBER 2020, whichever is earlier (Vesting Date). '0% Risk, 300% Returns' as mentioned herein is applicable only in case where customer exercises its choice of cancellation / withdrawal of the allotment of the apartment under this scheme by way of delivery of a written notice to the Company within 30 (thirty) days from the Vesting Date (Offer Period). Upon receipt of the written notice and completion of all formalities, the Company shall refund the amount to the customer as calculated in terms of the formula below :
Refund Amount = 3X + Y
Wherein:
X = initial application fee, to the extent of 5% of Total Sale Price of the apartment, directly paid by the customer to the Company as his / her own contribution; and
Y = any other instalments directly paid by the customer to the Company as his/her own contribution other than the initial application fee.
Illustration: Only the stipulated initial application fee, to the extent of 5% of Total Sale Price of the apartment, directly paid by the customer as his/her own contribution will be considered for the purposes of 3X Returns / 300% Returns inclusive of the stipulated Initial Application Fee. For e.g., if the customer directly contributes Rs. 4 lakhs (5% of Total Sale Price) as initial application fee, then the customer will get Rs. 12 lakhs under the 'Retain Or Return Plan (3X Offer)'.
- Under the **Construction Linked Pre EMI Interest Subvention Payment Plan**, the Company shall pay to Bank/HFC, on behalf of the customers, all the Pre EMI Interest accrued on the disbursement of home loan, till the expiry of 30 days from the date of offer of possession of the Apartment.
- Approval of home loan & proportionate funding of tax component is at the sole discretion of the home loan providers & is subject to their policy in force at the time of home loan sanction & disbursement.
- In case customer's home loan sanction is less than 75% / 80% of the Total Sale Price, customer will have to proportionately pay the deficit amount as 'margin money' / 'own contribution' to the Company.
- Total Sale Price includes Maintenance Charges for a period of 3 months from date of possession.
- GST Rebate Scheme** - The Company shall credit the amount of GST charged over and above 6% on Basic and Allied Charges. The credit shall be given at the time of possession subject to: Customer opting to retain the unit, Customer has fulfilled the obligation of making all due payments timely or has facilitated all loan disbursements timely, as per the Payment Plan opted. In case GST rate is revised in future and is equal to or below 6%, no such rebate shall be allowed.
- All cheques / demand drafts to be made in favour of "**SARE Gurugram Pvt. Ltd. - Project Account VI**", Payable at Delhi / New Delhi. Cash payment will not be accepted by the Company.
- No price change on sold units, other than due to change in area or taxes, if any.
- This is a limited period offer and the Company reserves the right to change price on unsold units.
- Total Sale Price is inclusive of all applicable taxes as per current GST and other tax laws, as prevailing on the date of the booking. Any change in future in Government taxes and levies like GST, Service Tax, VAT, Cess etc., will be charged as applicable.
- Further, in addition to the aforesaid Total Sale Price, Stamp duty, registration charges and other miscellaneous statutory charges, as applicable, shall be payable by the buyer at the time of registration of Agreement For Sale and Sale Deed.
- For detailed Terms & Conditions please refer to the Application Form and Agreement For Sale.
- 1 sq mtr = 10.764 sq ft