



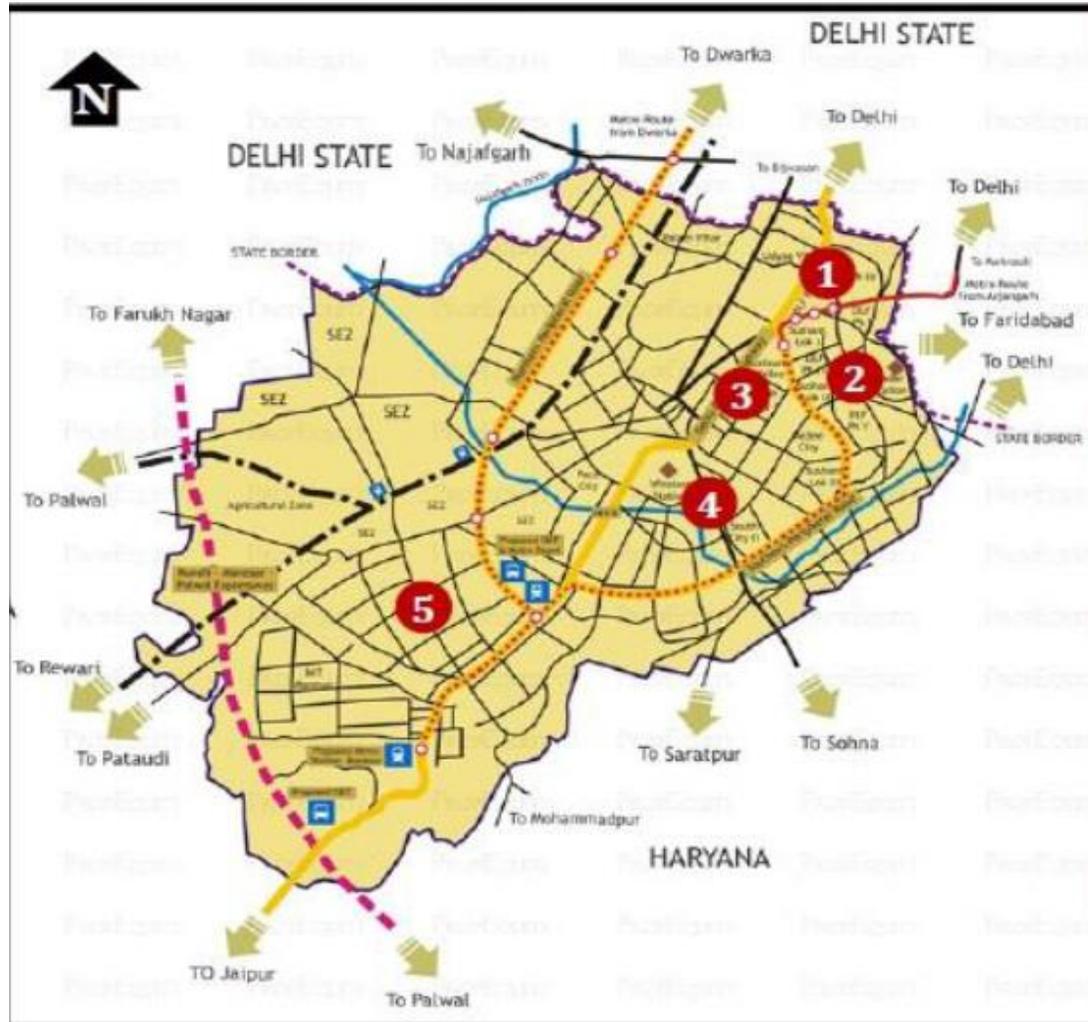
Location



Located in the residential hub of New Gurgaon with wide arterial roads, SARE – Olympia is extremely well connected with easy access to the arteries of NH 8, Southern Periphery Road and Dwarka Expressway.

The current business hubs of Cyber City, IFFCO and Golf Course Road are only 30 mins away, while the new business hub of Cyber City II, Hines Business Park and Industrial area of Manesar are only 5-7 mins away.

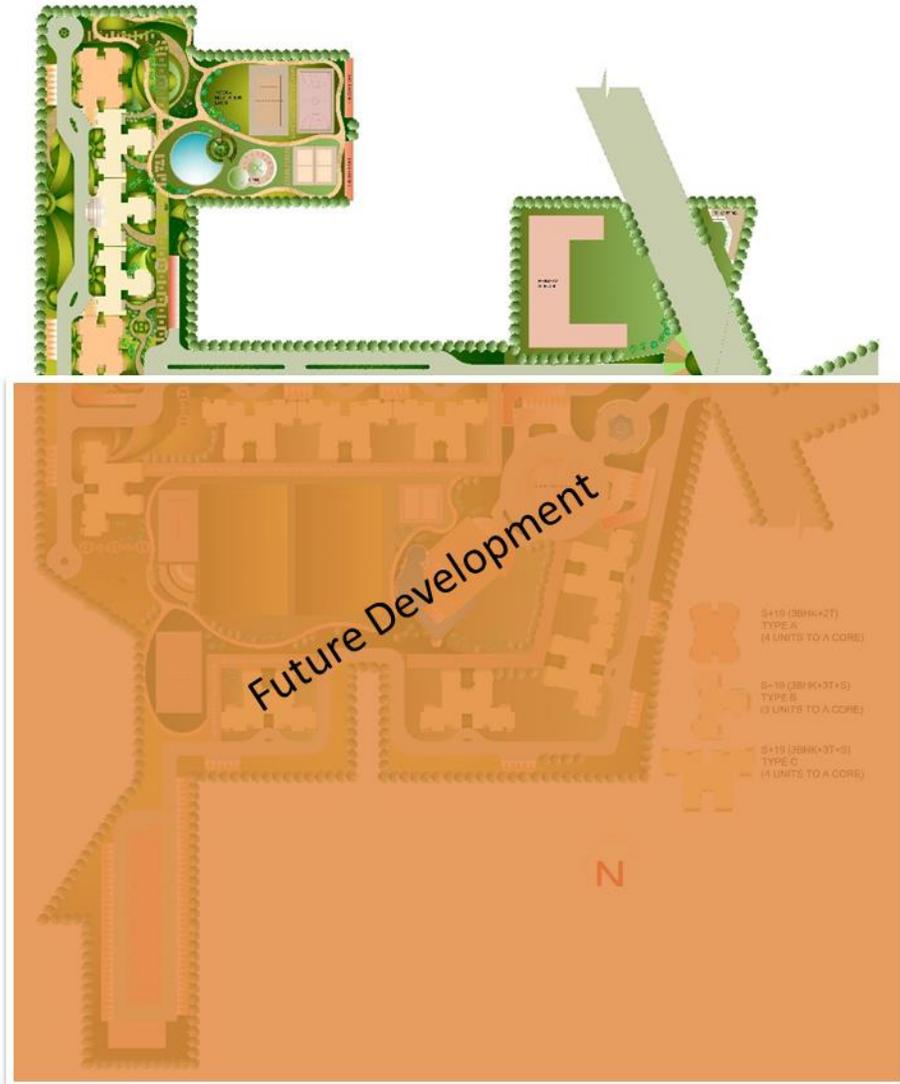
New Gurgaon – Upcoming Corporate Destination



Source: PropEquity

1. Cyber City	
Ready Supply till 2013 (Mn Sqft)	13.97
Vacancy (%)	7.35%
Quoted Rental (INR/Sqft)	70-90
Under Construction Supply (Mn Sqft)	-
Sectors - Cyber City, DLF Phase II and III	
2. Golf Course Road	
Ready Supply till 2013 (Mn Sqft)	3.67
Vacancy (%)	29.95%
Quoted Rental (INR/Sqft)	90-110
Under Construction Supply (Mn Sqft)	2.61
Sectors - 49, 50, 57, 58 to 66	
3. Silokhera	
Ready Supply till 2013 (Mn Sqft)	2.06
Vacancy (%)	30.73%
Quoted Rental (INR/Sqft)	55-65
Under Construction Supply (Mn Sqft)	0.00
Sectors - Silokhera	
4. Sohna Road	
Ready Supply till 2013 (Mn Sqft)	4.24
Vacancy (%)	22.53%
Quoted Rental (INR/Sqft)	45-55
Under Construction Supply (Mn Sqft)	12.93
Sectors - 33, 48, 67, 67A, 68, 69, 70, 70 A, 71, 72, 72 A, 73, 74 and 75 including Ascendas IT Hub	
5. New Gurgaon Sectors	
Ready Supply till 2013 (Mn Sqft)	0.53
Vacancy (%)	72.64%
Quoted Rental (INR/Sqft)	40-50
Under Construction Supply (Mn Sqft)	3.99
Sectors - 81 to 96	

Master Layout



Olympia is a 17.212 Acres of gated community set amidst large landscaped greens. An array of outdoor sporting facilities ranging from football courts to toddlers zones, life will no more be confined to the four walls.

Outdoor Indulgence



Football court



Maze



Toddlers Park



Cycling Track



Basket Ball Court



Open Air Gym



Cricket Pitch



Tough Kids Zone



Swimming Pool



Yoga & Meditation Zone



Rock Climbing



Lawn Tennis

Many more



Sand Pit



Billiards / Pool



Table Tennis



Sauna & Steam



Sports Lounge in Every Tower



Sports themed stilt level

Phase Plan



Salient Features

- Book with just 10% & Nothing till possession.*
- Sports lounge in all towers.
- Structure conforming to Seismic Zone 5 specifications *(1 level higher than the stipulated safety norms)*
- Conforming to IGBC Green Building Norms
- Roof top terrace garden
- Restricted surface movement for vehicles.
- Solar water heating
- Solid waste management

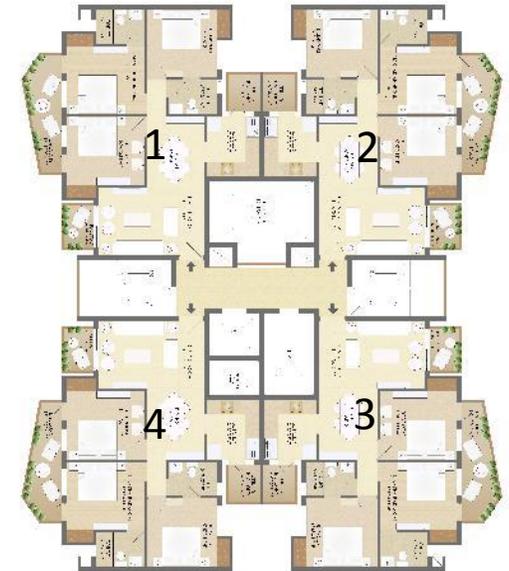


- Separate living & dining areas to offer optimum privacy.
- Spacious balconies offering panoramic views.
- All bedrooms with dedicated wardrobe niche
- Ample sunlight and cross ventilation.
- Just 4 apartments per floor (3 BHK + 2 Toilets)
- Just 3 apartments per floor (3BHK + Toilets + Sqt)

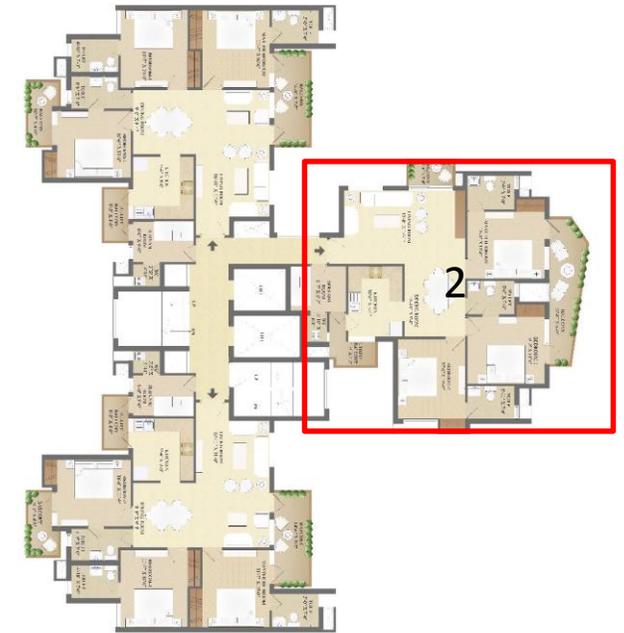
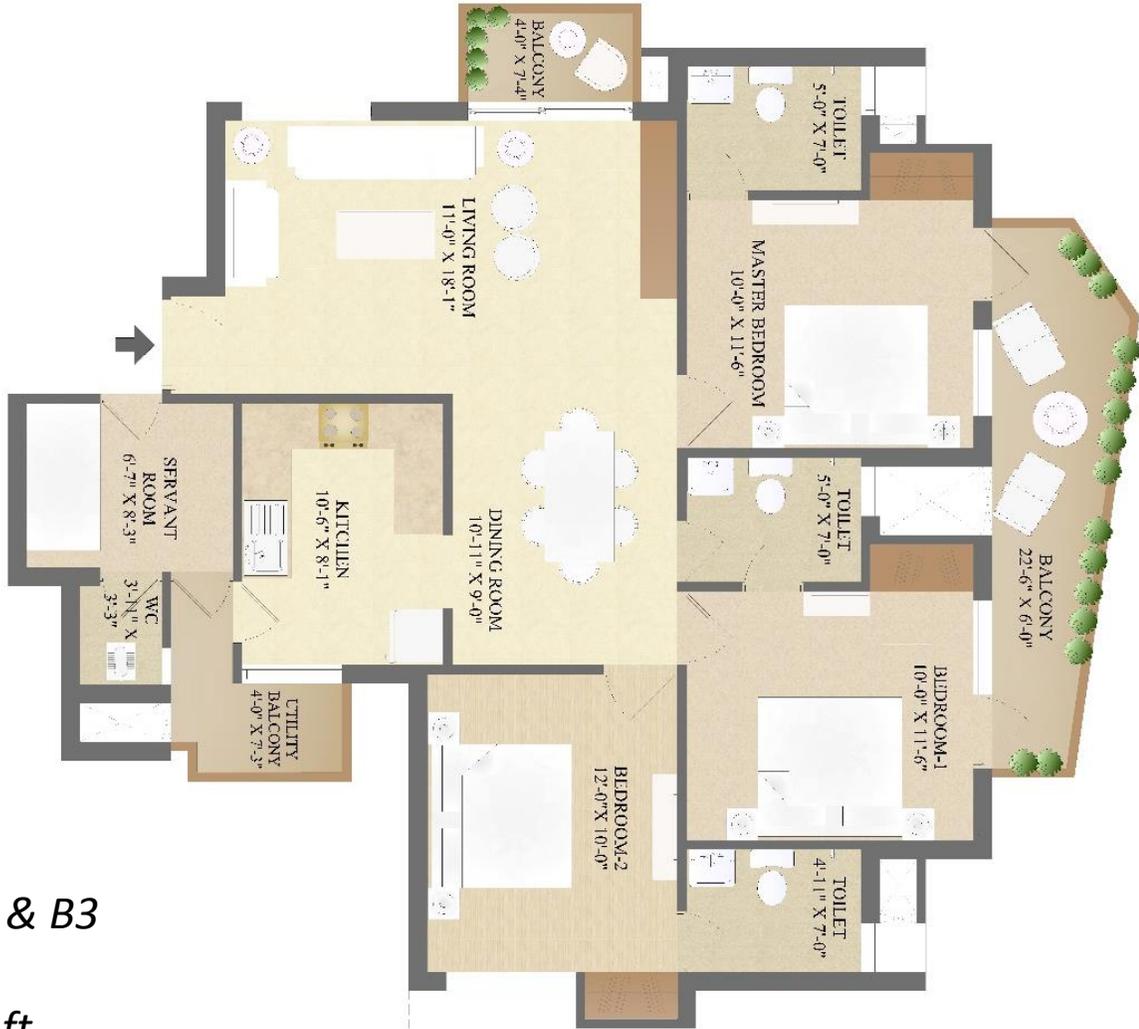
3 BHK + 2T



*Tower - A1 & A2
Unit No 1,2,3 & 4
Area 1295 Sq. ft.*

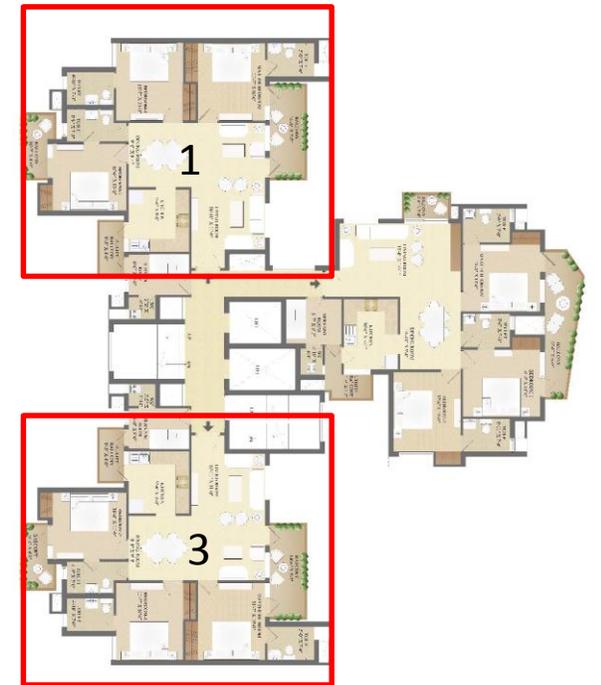


3 BHK + 3T + Sqt



Tower - B1/B2 & B3
Unit No 2
Area 1660 Sq. ft.

3 BHK + 3T + Sqt



Tower – B1, B2 & B3
 Unit No 1 & 3
 Area 1660 Sq. ft.



PRICE LIST

wef : 16-05-2015

Unit Type	Saleable Area (sq. ft.)	Basic Sale Price for Subvention Plan (₹ per sq. ft.)	Basic Sale Price (₹)
3 BHK + 2 T	1295 (120.30 sq. mtr.)	5,990	77,57,050
3 BHK + 3 T + S Qtr.	1660 (154.21 sq. mtr.)	5,990	99,43,400

Note:

- Pay 10% / 15% of Total Sale Price (TSP) and enjoy No Pre-EMI/EMI till offer-of-possession.
(10% of TSP for Home Loan upto ₹ 75 Lac & 15% of TSP for Home Loan greater than ₹ 75 Lac)
- The Company shall directly pay to the Bank / HFC, Pre-EMI Interest accrued on the disbursements, on behalf of the customer till 31st March 2019 or the date of Offer-of-possession, whichever is earlier.
- Approval of Home Loan at the sole discretion of Bank / HFC.
- Basic Sale Price for Construction Linked Plan cases will be ₹ 5,499/- per sq. ft.

Allied Charges

Covered Car Parking (exclusive right to use)	₹ 2,50,000/-
EDC & IDC (per sq. ft.)	₹ 277/-
Club Membership	₹ 2,00,000/-
Fire Fighting Charges (FFC) (per sq. ft.)	₹ 75/-
External Electrification Charges (EEC) (per sq. ft.)	₹ 150/-
Power Back-up Charges	₹ 60,000/- (2.5 KVA - 3 BHK + 2T)
	₹ 80,000/- (3.5 KVA - 3 BHK + 3T + S Qtr.)

Preferential Location Charges (PLC) - ₹ per sq. ft.

Ground Floor	₹ 250/-
First to Third Floor	₹ 150/-
Fourth to Sixth Floor	₹ 125/-
Seventh to Eighth floor	₹ 100/-
Green Facing	₹ 100/-

Payment Plan

Construction Linked Pre-EMI Subvention Payment Plan for 1295 sq ft (3BHK + 2Toilets)

Milestone	% of Total Sale Price
At the time of booking (by customer)	10%
Disbursement from Bank / HFC under Subvention Plan (as per construction milestones)	80%
On offer-of-possession (by customer)	10%

Construction Linked Pre-EMI Subvention Payment Plan for 1660 sq ft (3BHK + 3Toilets + Servant Qtr)

Milestone	% of Total Sale Price
At the time of booking (by customer)	10%
Within 45 days of booking (by customer)	5%
Disbursement from Bank / HFC under Subvention Plan (as per construction milestones)	75%
On offer-of-possession (by customer)	10%

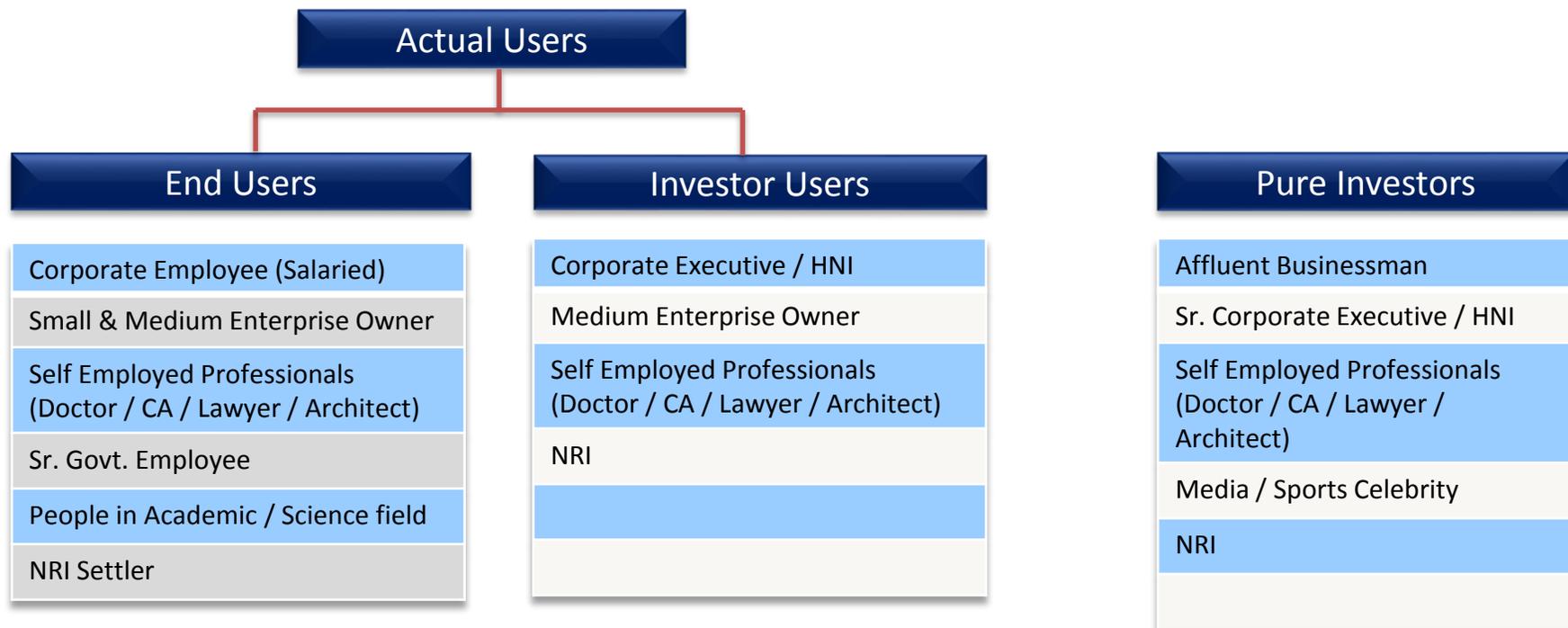
Construction Linked Payment Plan

Milestone	% of Total Sale Price
At the time of booking	10%
Within 45 days of booking	10%
On start of ground floor roof slab	10%
On start of 4th floor roof slab	10%
On start of 8th floor roof slab	7.5%
On start of 12th floor roof slab	7.5%
On start of 16th floor roof slab	7.5%
On start of top floor roof slab	7.5%
On completion of brick work	7.5%
On completion of internal plaster	7.5%
On completion of flooring	5%
On offer-of-possession	10%

Terms & Conditions:

- All cheques / demand drafts to be made in Favour of “Ramprastha Sare Realty Pvt Ltd- Collection Account”, Payable at Delhi/New Delhi. Cash payment will Not be accepted by the Company.
- Subject to force majeure conditions, no price escalation on the sold units, except due to the changes in areas, if any.
- Above mentioned prices are subject to change at the sole discretion of the Company without any prior notice.
- Interest free maintenance security deposit, maintenance charges, utilities charges etc, shall be payable extra as and when demanded by the Company.
- Club membership, power back-up, FFC, EEC and covered car parking slot (exclusive right to use) are mandatory.
- Stamp duty, registration charges and other miscellaneous charges shall be borne and paid by the applicant as applicable at the time of registration of sale deed.
- Government taxes and levies such as service tax, VAT, cess etc. as applicable from time to time, will be extra.
- In case of any revision in EDC & IDC (External development charges & Infrastructure development charges) made by the State Govt. effective from any retrospective date and applicable on this project, shall be binding on all the buyers and accordingly EDC & IDC charges will be applicable as per the revised rate.
- Images used in this document are artistic impressions and not a legal offering.
- Terms & Conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive. For detailed Terms & Conditions please refer to the Application Form and Flat Buyers Agreement.
- 1 sq mtr = 10.764 sq ft
- Total Sale Price = BSP + PLC + Allied Charges + applicable taxes.

Target Customers : Olympia, Gurgaon



Home Loan Eligibility Matrix : Olympia, Gurgaon

For 3BHK + 2T	1295 sq.ft.
Avg. Total Sale Price (TSP)	90 lac
Funding Ratio	20% (client) + 80% (Bank)
Client's Own Contribution (% of TSP) (TSP = BSP + Allied Charges considered here)	Upfront @ 10% : 9 lac On Possession @ 10% : 9 lac
Loan Value @ 80% of TSP	72 lac
EMI @ Rs 965 / 1 lac loan @ 10% for 20 yrs (EMI commences only after 31 st March 2019 or the date of offer of possession, whichever is earlier)	69,500
Min. gross Income required for 72 lac Home Loan sanction, assuming NIL existing EMI liability	Monthly : 1,40,000 Annual : 17 lac
Assuming existing Monthly EMI liability @ Rs 25,000	Monthly : 1,75,000 Annual : 21 lac
Assuming existing Monthly EMI liability @ Rs 50,000	Monthly : 2,20,000 Annual : 26 lac

Home Loan Eligibility Matrix : Olympia, Gurgaon

For 3BHK + 3T + S Qtr.	1660 sq.ft.
Avg. Total Sale Price (TSP)	1.16 cr.
Funding Ratio	25% (client) + 75% (Bank)
Client's Own Contribution (% of TSP) (TSP = BSP + Allied Charges considered here)	Upfront @ 10% : 11.60 lac Within 45 days @ 5% : 5.80 lac On Possession @ 10% : 11.60 lac
Loan Value @ 75% of TSP	87 lac
EMI @ Rs 965 / 1 lac loan @ 10% for 20 yrs (EMI commences only after 31 st March 2019 or the date of offer of possession, whichever is earlier)	84,000
Min. gross Income required for 87 lac Home Loan sanction, assuming NIL existing EMI liability	Monthly : 1,70,000 Annual : 20 lac
Assuming existing Monthly EMI liability @ Rs 25,000	Monthly : 2,00,000 Annual : 24 lac
Assuming existing Monthly EMI liability @ Rs 50,000	Monthly : 2,50,000 Annual : 30 lac

Marketed by:

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