



PROSPECTUS



Gurgaon Office

703 & 704, Tower A, Signature Towers, South City-1,
Gurgaon, Haryana, Phone: 0124-4376365

Corporate Head Office

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





ABOUT SUPERTECH



27 YEARS OF TRUST, PASSION AND COMMITMENT

KEY HIGHLIGHTS

Ongoing developments: North Eye, Sector 74, Noida | ORB, Sector 74, Noida | Supernova, Sector 94, Noida | E-Square, Sector 96, Noida | The Romano, Sector 118, Noida | Aadri, Sector 79, Gurgaon | Araville, Sector 79, Gurgaon | Hues, Sector 68, Gurgaon & many more

LANDMARKS DELIVERED

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

ACHEVEMENTS

Projects across more than 50 locations | More than 60,000 satisfied customers | Projects worth INR 500 billion in progress | More than 80,000 units and 120 million sq. ft. of Real Estate under development | More than 30,000 units delivered across 40 million sq.ft. | 27 years of delivering world class projects in Residential, Retail, Hospitality, IT park, Education and Corporate spaces | Offer of possession given for more than 10,000 units during the financial year 2014-15 | Delivery target of 16,000 units for the financial year 2015-16

MESSAGE FROM CHAIRMAN



The name Supertech Limited, needs no introduction to the real estate fraternity today. For the past 27 years, we have been redefining home buying for our customers by moving ahead with a positive mindset and innovative solutions. To bring in more smiles, Supertech has endorsed our honourable Prime Minister's vision of 'Housing For All by 2022'. We had launched affordable home concept like 'Roti Kapda aur Makaan' earlier also, which catered to housing needs of masses in Noida Extension at very attractive prices. This new endeavour is a special one and very close to our heart - affordable homes to the people who have spent their lives serving the interests of the nation. I feel proud to launch this initiative

aimed to provide an unbelievable residential solution to the government employees as an acknowledgement towards their contribution to the country.

Mr. R.K. Arora
Chairman, Supertech Group

SOUTH OF GURGAON
WITHIN REACH

AN INITIATIVE BY
CREDAI
NATIONAL CAPITAL REGION (NCR)



South of Gurgaon is the changing face of real estate in the Millennium City - a new affordable realty destination in Gurgaon. With this new initiative, home buyers will be able to get the best quality and lavish homes in prime location of Gurgaon with an unbelievable price tag.





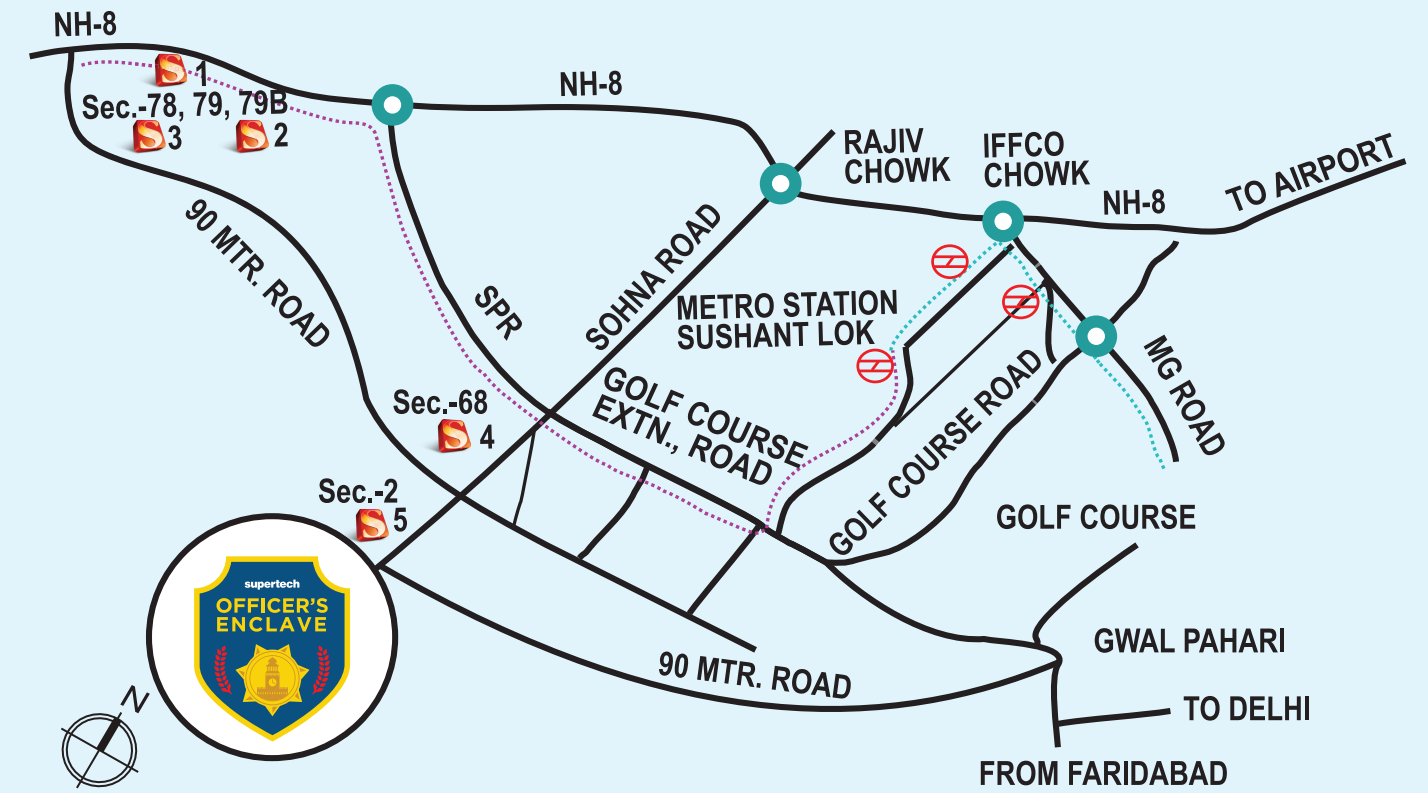
ABOUT OFFICER'S ENCLAVE

Supertech presents Officer's Enclave, a picture perfect home located inside its glorious project, Hill Town. Officer's Enclave is an affordable living concept specially designed to redefine living for all. It is an abode with excellent amenities in the ethereal vicinity of Gurgaon which shares entertainment centre, excellent healthcare facilities and reputed educational institutes.

BANKING PARTNERS



LOCATION MAP



- 1. Aadri
- 2. Basera
- 3. Araville
- 4. Hues
- 5. Officer's Enclave

- 20 mins from major commercial hubs in Sector 48 & 49, Gurgaon
- 25 mins from Cyber Park
- 40 mins from International Airport
- Close proximity to reputed educational & medical institutions like K.R. Mangalam University, G.D. Goenka School & Medanta Medicity



PART OF A 140 ACRE TOWNSHIP



World-class club house



Stunning views of the Aravalli ranges



Jogging & cycling tracks to keep you fit around the year



Automatic boom barriers & CCTV

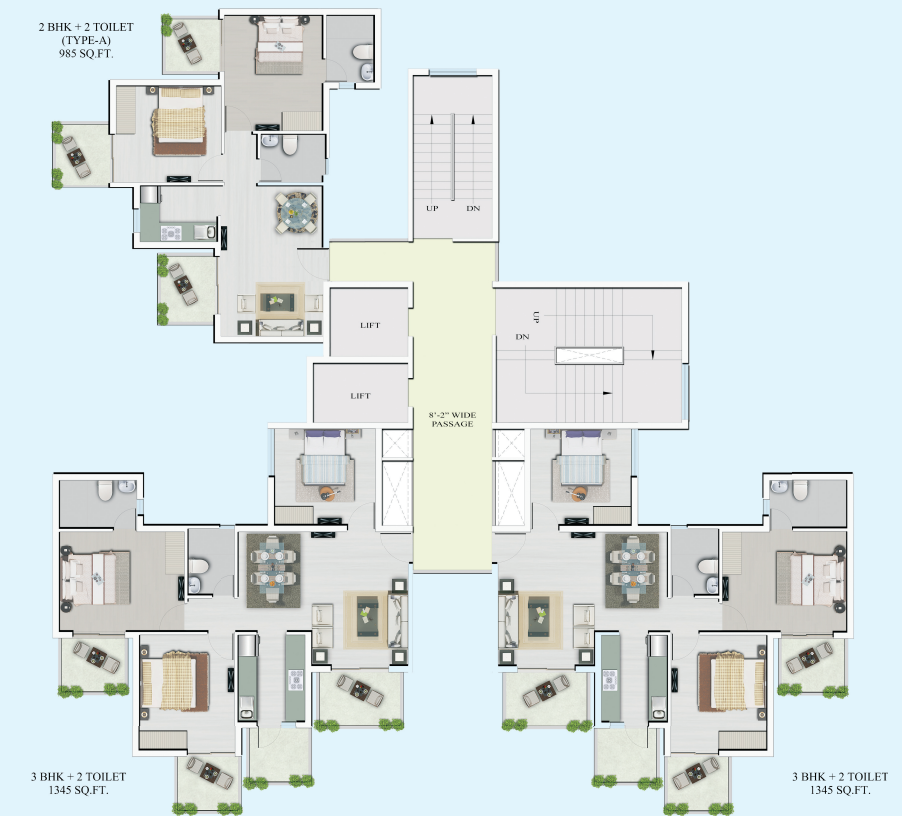
Club house with ultra modern facilities like Community Hall | Games Room | Gymnasium | Swimming Pool and more.



CLUSTER PLANS FOR HIGH RISE



Tower (Type-A)



Tower (Type-A3, A6)

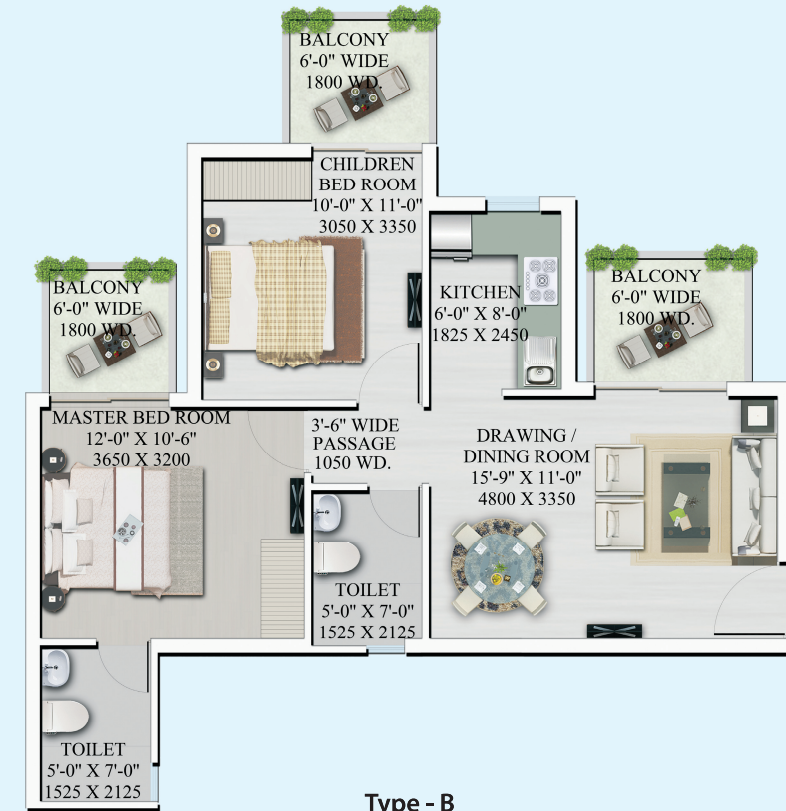


CLUSTER PLANS FOR HIGH RISE



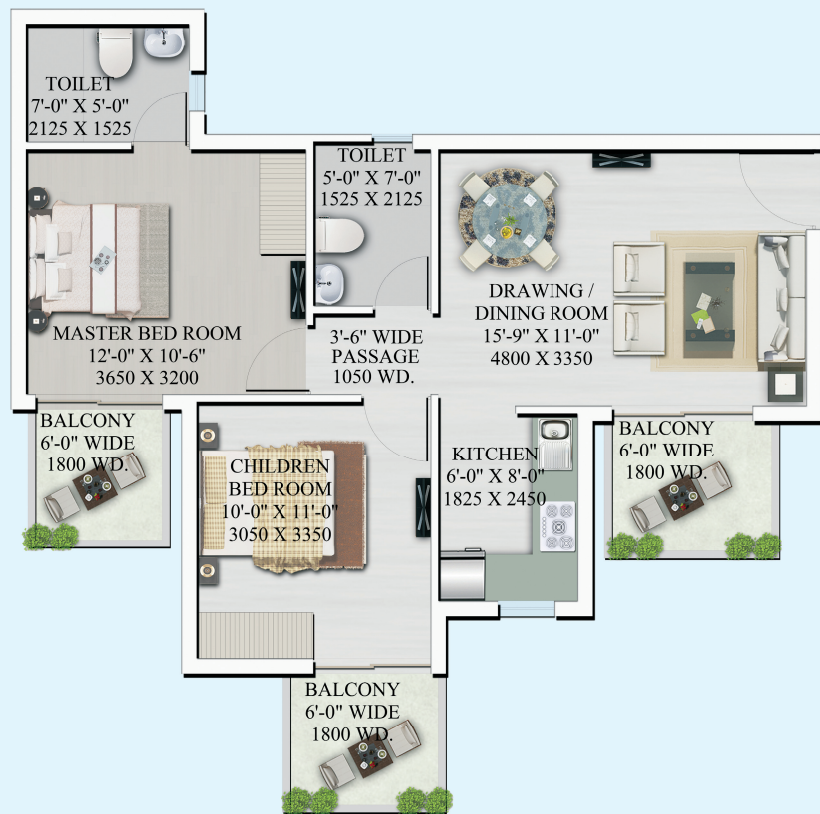
Tower (Type-B)

UNIT PLANS FOR HIGH RISE

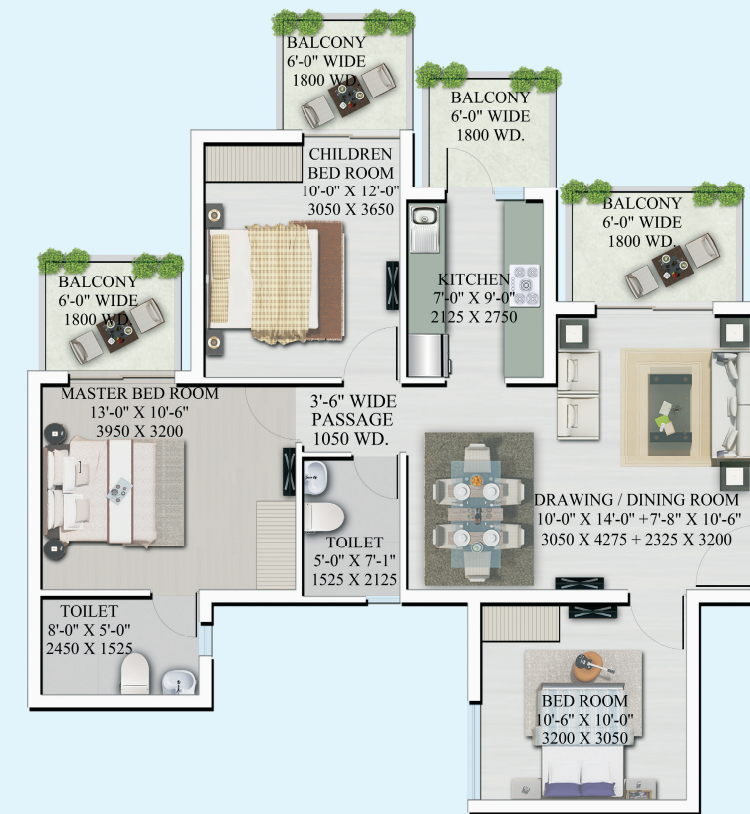


Type - B
2 Bedroom + 2 Washroom
Super Area = 985 sq. ft./91.50 sq. mt.

UNIT PLANS FOR HIGH RISE



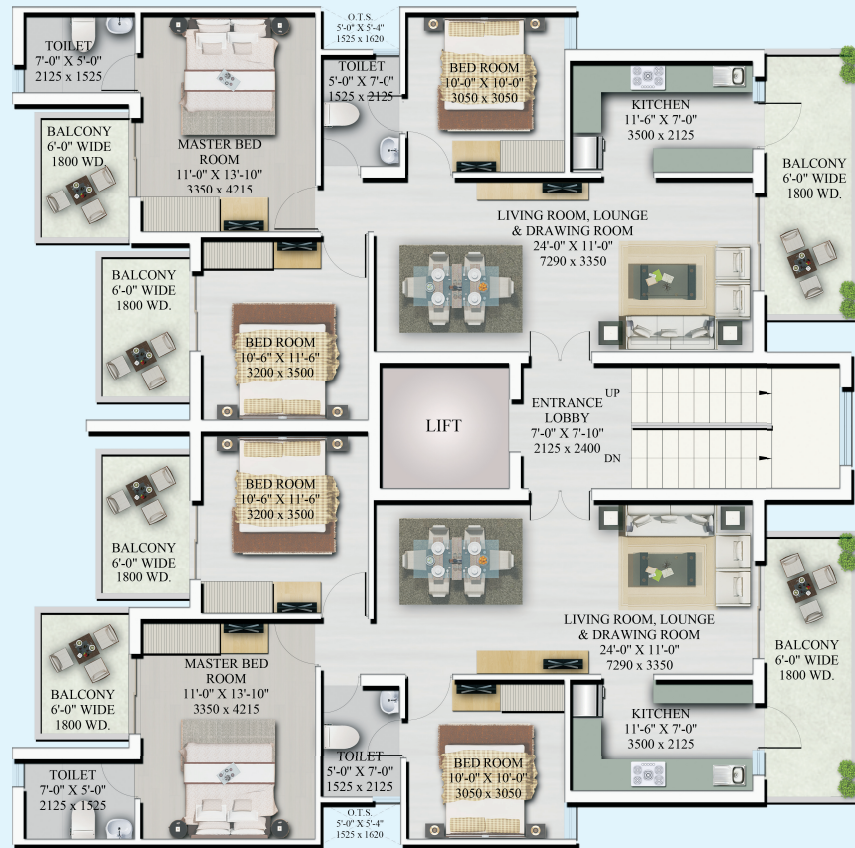
Type - A
2 Bedroom + 2 Washroom
Super Area = 985 sq. ft./91.50 sq. mt.



3 Bedroom + 2 Washroom
Super Area = 1345 sq. ft./124.95 sq. mt.

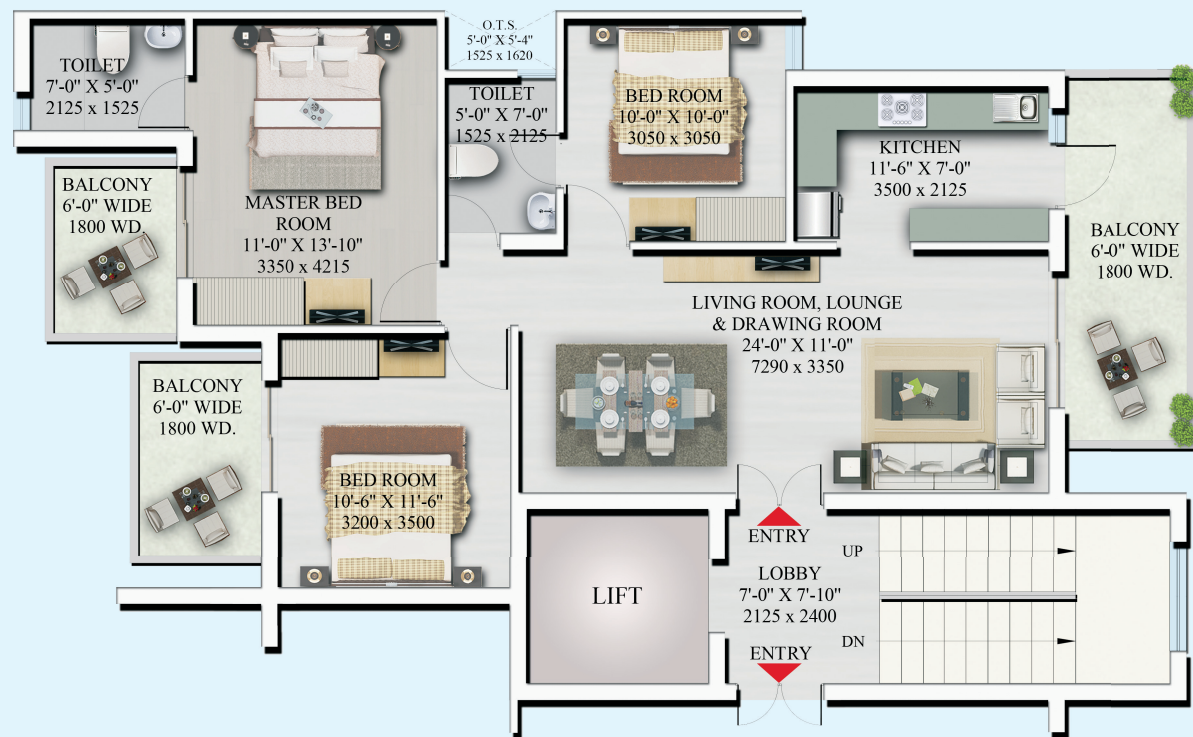


CLUSTER PLAN FOR INDEPENDENT FLOORS



3 BHK + 2 Toilet
Super Area = 1375 sq. ft./127.74 sq. mt.

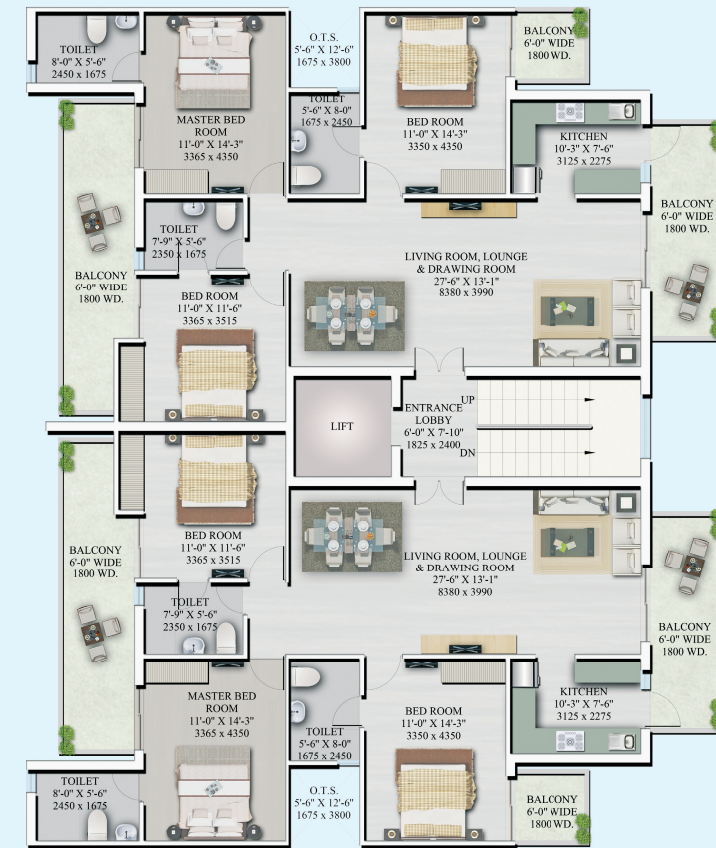
UNIT PLAN FOR INDEPENDENT FLOORS



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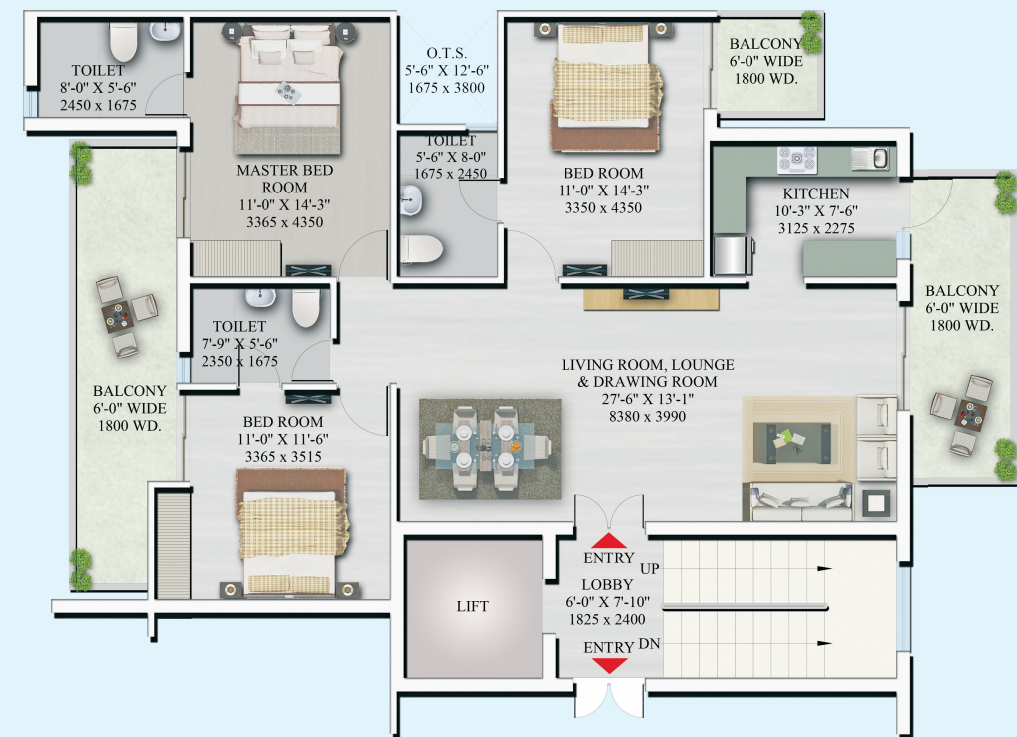


CLUSTER PLAN FOR INDEPENDENT FLOORS



3 BHK + 3 Toilet
Super Area = 1720 sq. ft./159.79 sq. mt.

UNIT PLAN FOR INDEPENDENT FLOORS



3 BHK + 3 Toilet
Super Area = 1720 sq. ft./159.79 sq. mt.



SPECIFICATIONS

LOCATION	FLOOR	EXTERNAL DOOR AND WINDOW	ELECTRICAL FITTINGS	WALLS	FITTINGS	INTERNAL DOOR	HARDWARE	ELECTRICAL	WATER SUPPLY	CEILING
LIVING ROOM	Vitrified Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Oil Bound Distemper	-	Flush Shutter with Wooden Frame	All doors and windows with metal fittings along with mortice lock on the main door	Copper wiring and PVC concealed conduit. Provision for adequate light and power points as well as television and T.V. outlets with modular switches and protective M.C.B.'s	Underground and overhead water tanks with pumps and 24 hours water supply. Individual R.O. plant of standard make in each kitchen	Oil Bound Distemper
DINING	Vitrified Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Oil Bound Distemper	-	Flush Shutter with Wooden Frame				Oil Bound Distemper
BEDROOM	Vitrified Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Oil Bound Distemper	-	Flush Shutter with Wooden Frame				Oil Bound Distemper
MASTER BEDROOM	Vitrified Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Oil Bound Distemper	-	Flush Shutter with Wooden Frame				Oil Bound Distemper
DRESSING ROOM	Vitrified Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Oil Bound Distemper	-	Flush Shutter with Wooden Frame				Oil Bound Distemper
SERVANT ROOM	Ceramic Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Oil Bound Distemper	-	Flush Shutter with Wooden Frame				Oil Bound Distemper
KITCHEN	Vitrified Tiles	Powder Coated Aluminium with Double Rebate	Sheet and Switches	Ceramic Tiles of 2' height from the platform	Stainless Steel Sink with C.P. Fittings	Open				Oil Bound Distemper
TOILET	Ceramic Tiles	-	Sheet and Switches	Ceramic Tiles of 7' height	Washbasin WC & C.P. Fittings	Flush Shutter				False Ceiling
BALCONIES	Ceramic Tiles	-	Sheet and Switches	Oil Bound Distemper	-	-				Permanent Paint Finish
LIFTS FOR HIGH RISE & INDEPENDENT FLOORS	P.V.C. Flooring	-	Sheet and Switches	-	-	-				-
LOBBIES/CORRIDOR	Kota Stone / Vitrified Tiles	-	-	Oil Bound Distemper	-	-				-
EXTERIOR FINISH	-	-	-	Texture Paint	-	Flush Shutter with Wooden Frame				-



PRICE LIST/PAYMENT PLAN FOR HIGH RISE

Floor	Subvention BSP	CLP BSP
Ground	4550	4250
1st	4525	4225
2nd	4500	4200
3rd	4475	4175
4th	4450	4150
5th	4425	4125
6th	4400	4100
7th	4375	4075
8th	4350	4050
9th	4325	4025
10th	4300	4000
11th	4275	3975
12th	4250	3950
13th	4225	3925
14th	4200	3900
15th	4175	3875
16th	4150	3850
17th	4120	3820
18th	4090	3790
19th	4060	3760
20th	4030	3730
21st	4000	3700
22nd	3970	3670
23rd	3940	3640
24th	3910	3610

Other Charges	
Covered Parking (1 Mandatory)	3,00,000
Club Membership	Free of Cost
Power Back-up Charges (1 KW included)	Free of Cost
Electricity Installation Charges (1 KW included)	Free of Cost
Location/Facing PLCs	Free of Cost

Notes:

- (1) IFMS – ₹50/- sq.ft. payable at the time of offer of possession.
- (2) Subvention is till the offer of possession.

Construction Linked Plan	
On Booking	Booking amount as prescribed 2 BHK - ₹3.5 lacs 3 BHK - ₹4.5 lacs
Within 60 days	Complete 20% of BSP less Booking Amount
On Casting of Basement	10% of BSP
On Casting of Ground Floor	10% of BSP
On Casting of 3rd Floor	7.5% of BSP
On Casting of 6th Floor	7.5% of BSP
On Casting of 9th Floor	7.5% of BSP
On Casting of 12th Floor	7.5% of BSP
On Casting of 15th Floor	7.5% of BSP
On Casting of 18th Floor	7.5% of BSP
On Casting of Top Floor	7.5% of BSP
On Intimation of Possession	7.5% of BSP + All other charges

Subvention (10:80:10) Plan	
On Booking	10% of Total Cost
On Bank Disbursement	80% of Total Cost
On Offer of Possession	10% of Total Cost

Notes:

- (1) Service Tax, TDS, any other taxes, cess, duties, registration charges etc as applicable would be payable by the customer as per demand.
- (2) Development Charges (EDC+IDC) will be charged on pro-rated per unit as applicable to this Township/Group Housing Colony. The same shall be computed by developer and will be payable as per actual at the time of offer of possession.
- (3) Prices & Payment plans are subject to revision at sole discretion of Company.
- (4) Cheques/Bank Drafts to be issued in favour of 'Supertech Limited A/C Officer's Enclave' payable at New Delhi.



PRICE LIST/PAYMENT PLAN FOR INDEPENDENT FLOORS

	1st floor (above stilt)	2nd floor	3rd floor	4th floor
BSP- Construction Linked Plan	4050	3900	3750	3590
BSP - Subvention 10:80:10 Plan	4350	4200	4050	3890

Other Charges	
Car Parking	₹3,00,000
Electricity Installation (1 KW included)	Free of Cost
Power Backup (1 KW included)	Free of Cost
Club Membership	Free of Cost

Location PLC - Corner, 18 Meter road & above facing and Green facing	
1 PLC	4% of BSP
2 PLCs	5% of BSP
3 PLCs	6% of BSP

Notes:

- (1) IFMS – ₹50/- sq.ft. payable at the time of offer of possession.
- (2) Subvention is till the offer of possession.

Construction Linked Plan	
On Booking	Booking amount as prescribed 3 BHK - ₹4.5 lacs
On Excavation or 60 days whichever is later	Complete 20% of BSP less Booking Amount
On Completion of Foundation or 90 days whichever is later	10% of BSP
On Casting of Ground Floor Slab	10% of BSP
On Casting of First Floor Slab	10% of BSP
On Casting of Second Floor Slab	10% of BSP
On Casting of Superstructure	20% of BSP
On Completion of brickwork & plaster	10% of BSP
On Offer of Possession	"10% of BSP + All other charges"

Subvention (10:80:10) Plan	
On Booking	10% of Total Cost
On Bank Disbursement	80% of Total Cost
On Offer of Possession	10% of Total Cost

Notes:

- (1) Service Tax, TDS, any other taxes, cess, duties, registration charges etc. as applicable would be payable by the customer as per demand.
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APPLICATION FORM

SOLE / FIRST APPLICANT

Mr./Mrs./Ms. : _____

S/o/D/o/W/o : _____

Date of Birth: _____ Nationality: _____

Residential Status: Resident [] Non-Resident [] Foreign National of Indian Origin []

If Others (Plz. Specify): _____ Passport No./PIO Card No.: _____

Occupation: _____ Department (if any): _____

Annual Income: _____ IT PAN / GIR No. _____

E-mail: _____ Mobile: _____ Phone No.: _____

Present / Communication Address: _____

City: _____ State: _____ Pin: _____

Permanent Address: _____

City: _____ State: _____ Pin: _____

Office Address: _____

City: _____ State: _____ Pin: _____

PASTE YOUR RECENT
PASSPORT SIZE
PICTURE HERE

JOINT / CO-APPLICANT

Mr./Mrs./Ms. : _____

S/o/D/o/W/o : _____

Date of Birth: _____ Nationality: _____

Residential Status: Resident [] Non-Resident [] Foreign National of Indian Origin []

If Others (Plz. Specify): _____ Passport No./PIO Card No.: _____

Occupation: _____ Department (if any): _____

Profession: _____ Annual Income: _____ IT PAN / GIR No. _____

Annual Income: _____ IT PAN / GIR No. _____

E-mail: _____ Mobile: _____ Phone No.: _____

Present / Communication Address: _____

City: _____ State: _____ Pin: _____

Permanent Address: _____

City: _____ State: _____ Pin: _____

Office Address: _____

City: _____ State: _____ Pin: _____

PASTE YOUR RECENT
PASSPORT SIZE
PICTURE HERE

Dear Sir, I/We undersigned that a flat may be allotted to me/us as per the company terms and conditions which I/We have understood and shall abide by the same as stipulated by the company.

Sole / First Applicant Signature

Joint / Co-Applicant Signature



APPLICATION FORM

FOR OFFICE USE ONLY

1) **Applicants Details:** Sole/First Applicant - Mr./Mrs./M. : _____
 Joint/Co-Applicant - Mr./Mrs./Ms.: _____

2) **Detail of Unit Applied For : Project Name:** _____
 Unit No.: _____ Floor _____ In Block/ Tower _____ of Super Area _____ (In Sq.Ft.)

3) **Payment Plan :** CLP [] NEP [] ANY OTHER [] (Specify) _____

4) **Amount Payable:**

Basic Sale Price : ₹ _____ Per Sq.Ft. x _____ (Super Area) = ₹ _____

Covered Car Parking Charges = ₹ _____

Location PLC (Preferential Location Charge for Corner/Green/18mtr+Road) = ₹ _____

Power Back Up Charges (1KVA) = ₹ _____

External and Internal Development Charges = As per Actual at time of possession

Electricity Installation Charges (1KVA) = ₹ _____

Club Membership Charges = ₹ _____

Service tax (as applicable) = ₹ _____

Any Other _____ = ₹ _____

Total Sale Price = ₹ _____

5) **Charges Payable at the Time of Possession**

Extra Covered Car Parking (No's. ___) = ₹ _____

IFMS ₹ _____ Per Sq.Ft. x _____ (Super Area) = ₹ _____

Dual Meter Charges:

Extra Power Back-Up : _____ KVA@Rs. _____ Per KVA = ₹ _____

Any Other _____ = ₹ _____

Total = ₹ _____

*taxes as applicable

PAYMENT OF APPLICATION AMOUNT

I/We remit herewith a sum of ₹ _____ Rupees _____ by Cash / Bank Draft / Cheque
 No. _____ dated _____ Drawn on _____ bank payable at New Delhi / Noida as part of earnest money.
 I/We hereby agree to pay further installment of sale price as stipulated / called for by the company.

Remarks: _____

SOLE/FIRST APPLICANT	JOINT/ CO-APPLICANT	MARKETING EXECUTIVE	AUTHORISED SIGNATORY
_____	_____	_____	_____

DECLARATION

I/We the undersigned applicant(s), do hereby declare, that the above mentioned particulars/information given by me/us are irrevocable, true and correct to my/our knowledge and no material fact has been concealed there from.

DATE: _____

PLACE: _____

Yours Faithfully

Signature of Sole/First Applicant

Signature of Joint/Co-Applicant

DOCUMENTS TO BE SUBMITTED ALONG WITH THE APPLICATION FORM:

1. Employment ID; 2. Copy of PAN card; 3. Address Proof; 4. Photograph of all Applicants; 5. Booking Cheques

Note:

1. This registration form will be governed / superseded by a buyer agreement & the terms contained therein.
2. The booking amount is non-refundable in case the applicant wants to cancel after allotment.



TERMS AND CONDITIONS

1. NATURE OF BOOKING.
 - 1.1 This is an application for provisional booking for a Residential Unit /Plot/Commercial Space mentioned overleaf in the project being developed by Supertech Limited or its Special Purpose Company or its subsidiary.
 - 1.2 This provisional booking does not convey in favour of Applicant(s) any right, title or interest of whatsoever nature unless and until required documents such as Sale Deed / Sub Lease Deed are executed.
 - 1.3 This provisional booking shall be confirmed only when the Applicant(s) shall pay 10% of the Total Cost of the Residential Unit/Plot/Commercial Space along with applicable service tax. If the Applicant(s) fails to pay this stipulated amount within time, the application for provisional booking shall be rejected by the Company. The rejection of application form shall attract cancellation charges as per Clause 7 herein below.
2. REGISTRATION & OTHER CHARGES.
 - 2.1 Registration charges, Stamp Duty and other incidental expenses there to, as applicable at the time of registration, shall be extra and is to be borne by the Applicant(s).
 - 2.2 Other Statutory taxes/charges as applicable from time to time shall be extra and shall be paid by the Applicant(s).
3. MODE OF PAYMENTS.
 - 3.1 All payments shall be made through DEMAND DRAFTS/CHEQUES/NEFT/RTGS etc. in favour of M/s Supertech Limited A/C Officer's Enclave or its Special Purpose Company or its subsidiary as the case may be.
 - 3.2 All payments should be deposited only at the office of the Company. Company shall not be responsible/accountable for any payment made to agent/ broker/any third person. The Applicant(s) must insist for duly signed receipt from the authorized personnel of the Company.
4. EXECUTION OF ALLOTMENT LETTER.
 - 4.1 The Allotment Letter/ Builder-Buyer Agreement shall be executed by the Company after realization of 10% of the Total cost of Residential Unit/Plot/Commercial Space or as decided by the Company along with applicable service/other tax(es). However issuance of Allotment Letter shall not confer any claim/right to the Applicant(s) until all the terms and conditions of application form and allotment letter are fulfilled and complied by the Applicant(s).
 - 4.2 After payment of the requisite amount as per clause no. 4.1, the Applicant(s) shall get its Allotment Letter executed from the Company, failing which this provisional booking shall be cancelled and Clause 7 shall become applicable.
5. DELAYED PAYMENTS.
 - 5.1 In case of delayed payment of installments/ any other dues by the Applicant(s), the Company may condone the delay on its discretion and in that case the interest at rate of 2% per month or for any part of a month shall be charged on such amount for the entire period of delay.
 - 5.2 The delay condonation period shall be maximum for a period of 2 months. If the Applicant(s) does not clear its due payment along with delay interest for a maximum period of 2 (Two) months then the Company shall be fully entitled to cancel the Booking/Allotment and deduct the cancellation charges as per clause no. 7.
6. HOUSING LOANS.
 - 6.1 The Applicant(s) at his /her discretion and cost may avail housing loan from bank / financial institution. The Company shall under no circumstances be held responsible for non sanctioning of loan to the Applicant(s) for any reason whatsoever. The payments of installments/ any other dues to Company shall not be linked to the loan availed /to be availed by the Applicant(s).
7. CANCELLATION CHARGES.
 - 7.1 In case of cancellation/rejection either of Provisional Booking or Allotment of the Residential Unit/Plot/Commercial Space because of any reason whatsoever, the cancellation charges amounting to 15% of the total cost of the Residential Unit/Plot/Commercial Space or ₹25,000/- whichever is higher shall be deducted from the deposited amount of the Applicant(s).
 - 7.2 Booking amount not to be refunded in case of any cancellation.
8. ADDITIONS & ALTERATIONS.
 - 8.1 Cost of any additions and alterations in fittings & fixtures made over and above the specifications shown in the brochure at the request of the Applicant(s) shall be charged extra.
9. POSSESSION.
 - 9.1 The Company shall deliver the possession of the completed Residential Unit/Plot/Commercial Space to the Applicant(s) on payment of all dues to the Company.
 - 9.2 In case of delay in possession beyond the agreed date and its grace period, the Company shall pay delay penalty to the Applicant(s) as per the Company policy. The payment of delay penalty shall be subject to timely payment of all installments and other dues by the Applicant(s).
10. CHANGES IN THE DRAWINGS /DESIGNS.
 - 10.1 The building plan, layout plan, area of unit, unit no. etc are tentative and can be changed.
 - 10.2 The Company has every right to change the design ,specification/s of a Residential Unit/Plot/Commercial Space/ Project i.e height, location, area, site plan etc. at its sole discretion due to any requirement of the authority /Company/ Court order.
11. OTHER TERMS & CONDITIONS.
 - 11.1 Other terms & conditions as mentioned in Allotment Letter shall apply.
 - 11.2 In case Residential Unit/Plot/ Commercial Space is completed before the scheduled date of completion the entire balance outstanding as on such date of completion shall become due and payable notwithstanding the installment and due dates mentioned herein.
 - 11.3 Timely payment of the installments and other dues is the essence of this provisional booking/allotment. If the Applicant(s) fails to pay due installments and other payments as per the payment schedule, the Company shall reject/cancel the application for provisional booking/allotment of the Residential Unit/ Plot/ Commercial Space. After cancellation, the deposited amount shall be refunded after deducting the cancellation charges as per clause no. 7 herein above.
 - 11.4 Addition/Deletion/Substitution of the names of Allottee(s) in provisional booking shall be permitted only after prior consent of the Company and payment of administrative charges to the Company.
 - 11.5 The prices/cost of Residential Unit /Plot/ Commercial Space may change due to escalation in construction costs.
 - 11.6 The Company shall not be responsible for any assurance, promise etc. made by any dealer, channel partner, estate agent or any unauthorized person etc. on behalf of the Company.
 - 11.7 In case of bookings made through dealer, channel partner, estate agent, the Company shall not be liable for any discrepancies/ variations with regard to unit number, price, PLC, other charges, specifications etc. between the Applicant(s) and the Company. The Applicant(s) is supposed to verify and check the offers/discounts and property details represented by the dealer, channel partner, estate agent, with the Company on his/her own.
 - 11.8 In case of cancellation of provisional booking made through any dealer/estate agent, other than our authorized dealer/channel partners, the Applicant(s) shall also be liable to pay dealers' commission, if any, paid to the such dealer/estate agents by the Company at the time of booking of such Residential Unit /Plot/ Commercial Space by the Applicant(s).

I/ we hereby declare that I/ we have gone through and understood the terms & conditions mentioned herein above and shall abide by the same unconditionally.

CUSTOMER NAME

CUSTOMER SIGNATURE