

sage designs.in

Rs. - 1000/- only



LOTUS

LOTUS REALTECH PVT. LTD.

501, Block-C, Nirvana Courtyard, Sec. 50, Gurgaon, Haryana

Tel: 0124-4027525, 4260664 Mob: 8800898762, 8130492626, 8826797721


E-mail: info@lotusrealtech.com, lotusrealtech@gmail.com

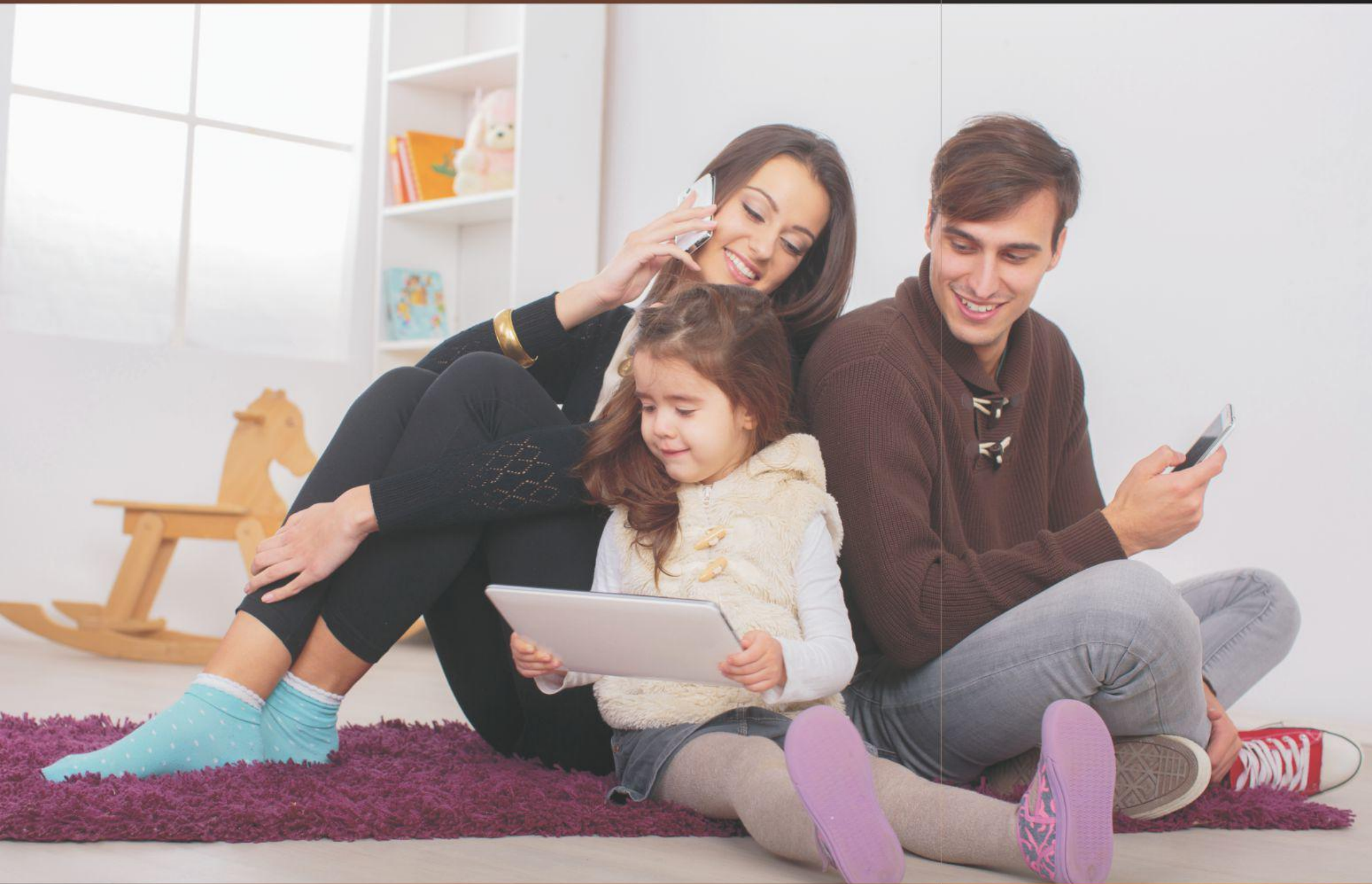
www.lotusrealtech.com

Note: Visual representations shown in this brochure are purely conceptual. Elevation, floor plans, specifications, site plan etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning plans.



TIME TO
BUILD YOUR
DESTINY


Lotus Homz
The good life you can afford



LIVE HAPPILY FOREVER

Home is a place where dreams are built, memories are treasured and relationships are reinforced. Buying and owning a home is an aspiration all of us have. But most of us who wish to buy a home find it difficult to afford the highly priced residences. Located at a fast evolving neighbourhood in Gurgaon, Lotus Homz is planned with your income and convenience in mind. We invite you to grab this wonderful opportunity.



1 & 2 BHK affordable homes

Ideally located at Sector-111, Gurgaon

Open & healthy surroundings

Govt. approved project

Flexible mode of payment


Lotus Homz




Lotus Homz

COMFORT OF YOUR DREAMS

To transform your dream into a reality, the interiors are designed with your expectations in mind. They epitomize the best of comfort and superior quality. So, book your home before the opportunity slips away.

Carefully designed interiors

Efficiently planned lay-outs

Well-ventilated & well-lit

Unmatched space planning






Lotus Homz

SMILES FOR GENERATIONS

The project is equipped with all the basic conveniences to make your living a relaxed and carefree one. Residents will love to live within the safe, pleasant and tranquil atmosphere.

24x7 secure gated living

Excellent connectivity

24 hr. water & power supply

Finest transport facilities





THE MESMERIZING VIEW


Lotus Homz

Entrance from 60 mtr road
(Sector 110 A & 111 dividing road)

First sector from Delhi

Close to Dwarka Metro Station

TERMS AND CONDITIONS

Indicative terms and conditions for allotment of residential apartment in the affordable group housing colony known as "LOTUS HOMZ" situated in the revenue village estate of Chauma, Sec-111, District Gurgaon, Haryana, being developed by M/s Lotus Realtech Pvt. Ltd. are as under:

1) GENERAL

1.1) That the applicant has submitted this Application for allotment of the Apartment in the Project with full knowledge of and subject to all the laws/notifications and rules applicable to this area in general and this project in particular, which have also been explained by the Company and understood by the Applicant(s). The applicant confirms that the information supplied/ furnished by him/her in or pursuant to this Application is

terms and conditions of this application, successful applicants shall be selected for allotment of apartment through a draw of lots in accordance with the provisions of the Affordable Housing Policy 2013.

2.2) An applicant who (either himself or his spouse or any dependent child) does not own any flat or plot of land, in any colony or sector developed by HUDA or in any licensed colony in any the Urban Areas in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi shall be given first preference in the allotment of the apartments in the Project.

2.3) The applicant shall submit only one application for allotment of an apartment in the project. The applicant shall also disclose in writing to the Company whether he/she or his/her spouse or any of his /her dependent children has submitted any other application for allotment of an apartment in any other affordable housing project/colony in Haryana. Further, if the applicant or his/her spouse or his/her dependent child has

dependent child gets successful allotment in more than one affordable group housing project /colony then the applicant and/or his/her spouse and/or his/her dependent child will have to withdraw in writing his application and seek cancellations of allotment in one of the project/ colonies within a period of 7 (seven) days of declaration of the successful application by the Company in relation to this project. Upon such withdrawal of application, once confirmed by the Company, the Company shall refund the booking amount to the applicant without interest within a period of 30 (thirty) days from the date of withdrawal of the application.

2.4) The applicant shall submit an affidavit to the Company in the form attached in Annexure I hereto.

3. PROCESSING OF APPLICATIONS AND ALLOTMENT OF APARTMENTS

3.1) The applications complete in all respects shall be processed and list of successful applicants along with a waiting list of some other applicants, shall be declared and published by the Company in accordance with the provisions of the Affordable Housing Policy 2013.

3.2) Only such applications shall be considered for draw of lots which are complete in all respects and which fulfill the criteria mentioned in the application or otherwise provided for under the Affordable Housing Policy. Only such application shall be deemed to be valid as are accompanied by specified booking amount of 5% of the total price in the form of demand draft/pay order in favour of M/s Lotus Realtech Pvt. Ltd. payable at Gurgaon. An application without the prescribed booking amount of 5% shall not be entertained and is liable to be rejected out right without any notice to the applicant. All ineligible applications shall be returned within (60) sixty days of completion of scrutiny of the application and in such cases the booking amount shall also be refunded without interest. However, if any application suffers from minor deficiencies, the Company may in its discretion (but shall not be obligated to) decide to still include it in the draw of lots. provided that if such an application becomes successful in the draw of lots, the applicant shall be required to remove the deficiencies in the application and submit necessary documents and/or information in this regard within a period of 15 (fifteen) days from the date on which a list of such deficient but successful applications is notified by the Company. If upon such notification, the concerned applicant fails to remove the deficiencies to the satisfaction of the Company. within the aforesaid period of 15 (fifteen) days, his/her claim and/or entitlement for allotment shall stand forfeited. In case of such forfeiture of claim and/ or entitlement, the booking amount paid by applicant shall be refunded by the Company within a period of 30 (thirty) days and thereafter the applicant shall be left with no lien, right, title, interest or any claim of whatsoever nature in the apartment along with parking space and/or any part of the said Project or against the Company or any of its directors, shareholders, employees or agents.

3.3) All unsuccessful applicants, shall be refunded their booking amount within a period of 15 (fifteen) days of holding of draw of lot. In the event an applicant's name is mentioned in the waiting –list for allotment, the applicant may decide to withdraw his/her name from the waiting list in writing and upon such withdrawal of name from the waiting list the booking amount paid by the applicant shall be refunded by the Company without any interest within a period of 30 (thirty) days. The waiting list shall be maintained by the Company for a maximum period of two year, after which the booking amount of the waitlisted candidate shall be refunded without any interest.

allotment made in favour of applicant and forfeit the amount of the earnest money as well as any processing fee, brokerage, interest on delayed payment and the amount of any other fine or penalty paid by the applicant who shall have no right against the Company or any of its directors, allotment made in favour of applicant and forfeit the amount of the earnest money as well as any processing payment and the amount of any other fine or penalty paid by the applicant who shall have no right against shareholder, employees or agents and the Company shall be competent to use, utilize, deal with and alien manner as is deemed fit by it without any hindrance or obstruction from the side of the applicant.

1.2) That the applicant has satisfied himself/ herself about the unencumbered right, clear title and interest of the said project is being developed.

1.3) That the applicant has seen and accepted the typical plans, layouts, specifications, dimensions, location project and the apartment, all of which, however, are tentative and indicative in as much as they are subject to modification, revision, addition, deletion, substitution or recast as may be directed by the competent authority design or advise. The Company shall have the right to effect suitable required alterations but not limited to dimensions and locations as well in the number of units in the Project, as may be permissible. In case after the of the concerned unit that has been allotted gets altered, the sale consideration shall be accordingly reduced such reduction/increase shall be determined by the company in accordance with formulae originally applied. The applicant hereby gives his/her consent to such modification/alteration who will not raise any objection company shall be final and binding upon the applicant.

1.4) That the applicant has submitted this application with full knowledge of the fact that this application as well as apartment is subject to various eligibility criteria and restrictive covenants prescribed by the competent authority. applicant represents and warrants that he/she fully meets all the eligibility criteria and undertakes to abide applicable to the allotment and purchase of the apartment under the project.

1.5) That the applicant shall comply with all legal requirements for purchase of apartment, wherever applicable, Apartment Buyer's Agreement and sign all requisite applications, forms affidavits, undertakings etc., required by Lotus Realtech Pvt. Ltd.

1.6) That if the cheque(s)/ pay order(s) submitted by the applicant along with this application form is/are dishonoured automatically stand cancelled and annulled and the Company shall not be under any obligation to inform the applicant about the cheque or cancellation of the application.

2) ELIGIBILITY

2.1) Mere submission of this application does not automatically guarantee the allotment of any apartment in the

7. PARKING, MAINTENANCE AND ASSOCIATION OF APARTMENT OWNERS

- 7.1) Each allottee under the project shall be allotted, along with an apartment earmarked, one two-wheeler parking site measuring approximately 0.8m. x 2.5m. This parking space shall be integrally attached to an apartment and shall not be used, transferred or dealt with independently of the apartment. Notwithstanding the specifications mentioned above, the zoning plan may specify a different area for the parking bay or may specify parking norms or parameters, which when so specified shall apply qua the allotted unit which shall be binding upon the allottee/ applicant.
- 7.2) For a period of five years from the date of grant of occupation certificate in relation to the project, the maintenance works and services in relation to the common areas and facilities of the project shall be provided by the Company. After the aforesaid period of (5) five years the Project shall be transferred to the 'association of apartment owners', constituted under the Haryana Apartment Ownership Act, 1983, which shall thereafter overtake the providing of any maintenance services in the Project and thereafter the company shall have no further obligation to provide any maintenance services in the project in any manner.
- 7.3) The applicant agrees and undertakes that he/ she shall become a member of the association of apartment owners that shall be formed under the provisions of Haryana Apartment Ownership Act, 1983 and shall undertake all necessary steps and do all such acts and deeds including executing necessary documents, declarations, undertakings deeds etc., as and when required by the Company to do so.

8. MISCELLANEOUS

- 8.1) The applicant hereby covenants with the Company to pay from time to time and at all times, the amounts which the allottee is liable to pay as agreed hereunder and to observe and perform all the covenants and conditions of the application and of the Apartment Buyer's Agreement and to keep the Company and its respective directors, shareholders, employees, agents and representatives, estate and effects, indemnified and harmless against any loss, damages, costs and expenses suffered by any of them on account of the failure of the applicant to make the said payments or his/her failure to perform any of his/her obligations under the terms of this application and of the Apartment Buyer's Agreement. This is in addition to any other remedy available to any of the aforementioned indemnified persons under the terms of this Application or otherwise available in law.
- 8.2) That the applicant shall inform the Company in writing of any change in the mailing address mentioned in this application, failing which all demands, notices, communication etc., by the Company shall be mailed to the address given in this application and deemed to have received by the applicant. All communication/ notice to the Company shall be in writing and sent to the Company at the address of its Corporate Office : M/s Lotus Realtech Private Limited, C-501, Nirvana Courtyard, Nirvana Country Sector- 50, Gurgaon – 122003, Haryana.
- 8.3) That in the event of any dispute or differences arising directly or impliedly from this application or the Apartment Buyer's Agreement or otherwise concerning the sale of the apartment and/or enjoyment of any, right, facility or easement pertaining to the same, the same shall be subject to exclusive jurisdiction of the courts at Gurgaon.
- 8.4) That till such time conveyance deed in relation to the Apartment is executed and registered, the Company shall for all intents and purposes continue to be the owner of the land and also the construction thereon and this Application or the Apartment Buyer's Agreement shall not give to the Applicant any right, title or interest in relation thereto.

I/we have fully read and understood the above mentioned terms and conditions and agree to abide by the same. I/we understand that the terms and conditions given above are indicative in nature with a view to acquaint me/us with the terms and conditions as comprehensively set out in the Apartment Buyer's Agreement which shall, to the extent of any inconsistency, supersede the terms and conditions set out in this application.

SCHEDULE A

PAYMENT SCHEDULE

TIME OF PAYMENT	PERCENTAGE OF THE TOTAL PRICE PAYABLE
At the time of submission of the Application for allotment	5% of the Total Price
Within fifteen days of the date of issuance of Allotment Letter	20% of the Total Price
Within six months from the date of issuance of Allotment Letter	12.5% of the Total Price
Within twelve months from the date of the issuance of Allotment Letter	12.5% of the Total Price
Within eighteen months from the date of the issuance of Allotment Letter	12.5% of the Total Price
Within twenty-four months from the date of the issuance of Allotment Letter	12.5% of the Total Price
Within thirty months from the date of the issuance of Allotment Letter	12.5% of the Total Price
Within thirty-six months from the date of the issuance of Allotment Letter	12.5% of the Total Price

Indicative Terms & Conditions:

- 1) Payment of installment at the stipulated time is the essence of the application / agreement failing which interest @ 15% P.A. shall be charged for the period of delay till final payment .
- 2) All payment to be made through pay orders/ demand drafts drawn in favour of "M/s Lotus Realtech Private Limited", payable at Gurgaon.
- 3) Payment subject to realization of Cheque/ Demand draft.
- 4) Stamp duty, registration charges, legal expenses and other miscellaneous charges shall be separately borne and paid by the Applicant, as applicable at the time of registration of the sale deed.
- 5) Government taxes and levies like service tax, VAT, cess etc., as applicable from time to time will be extra.
- 6) In case of any levy of EDC (including as revised from time to time) or imposition of IDC or other charges or levies that were not applicable at the time of submitting the application for allotment but became subsequently applicable, such EDC or IDC or other charges shall be applicable to and be paid by the allottee(s) on a pro-rata basis, the amount for which shall be calculated by the Company.
- 7) Terms and conditions mentioned here 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 the Apartment Buyer's Agreement.

SCHEDULE B

TENTATIVE SPECIFICATIONS FOR THE APARTMENT

Living/Dining Flooring	Tiles
Bedrooms Flooring	Tiles
Wall Finish	Oil bound distemper
Toilets Wall Finish	Up-to 5 feet tiles and Oil bound distemper in other area
Toilet Flooring	Tiles
Kitchen Flooring	Tiles
Platform	Marble
Wall Finish	Tiles up-to 2 feet high above marble counter & Oil bound distemper in balance area
Others	Single bowl stainless sink
Balcony Flooring	Ant- skid Tiles
Ceiling	Oil based distemper
Window	Power coated/ anodized aluminium frame windows
Main Door	Painted hardwood frame door
Internal Door	Painted hardwood frame door
Chinaware	Modern and elegant
C.P. Fittings	Modern and elegant
Electrical	Use of ISI marked products for wirings, switches and circuits
Security	Gated Complex



ANNEXURE I

FORM OF AFFIDAVIT*

I..... S/D/W/o.....
 aged about.....
 R/o.....

do hereby solemnly affirm and declare as under :

- That the particulars/information given by me in this Application is true and correct and nothing material has been concealed.
- That I am completely aware of and in agreement with the provisions of "Affordable Housing Policy 2013," issued by the Government of Haryana, vide Town and Country Planning Department's Notification dated 19 August 2013 and undertake to abide by the applicable provisions of the said policy and any applicable laws, rules, regulations or by-laws made pursuant thereto or otherwise applicable.
- That I or my spouse or my dependent child(ren) do/ do not (strike out whichever is not applicable) own a flat or a plot or land in any colony or sector developed by Haryana Urban Development Authority or in any licensed colony in any of the Urban Area in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi.
- That I or my spouse or my dependent child(ren) have/has not made an application for allotment of apartment in another affordable group housing project in Haryana.
 or
 I or my spouse or my dependent child(ren) have/has made an application for allotment of apartment in another affordable group housing project in Haryana, the details of which are as below.
 Person in whose name application has been made
 Name of the affordable group housing project
 Location of the said project
 Name of the developer of the said project
- That I or my spouse or my dependent child(ren) have not been allotted any apartment in another affordable group housing project in Haryana.

Place:.....

Deponent

Date:.....

Verification

Verified that the contents of paragraph no. 1 to 5 above are true and correct to the best of my knowledge and belief and no part thereof is false and nothing has been concealed or misstated.

Place:.....

Date:.....

Deponent

ANNEXURE I

FORM OF AFFIDAVIT*(SECOND APPLICANT, IF ANY)

I..... S/D/W/o.....

aged about.....

R/o.....

do hereby solemnly affirm and declare as under :

1. That the particulars/information given by me in this Application is true and correct and nothing material has been concealed.
2. That I am completely aware of and in agreement with the provisions of "Affordable Housing Policy 2013," issued by the Government of Haryana, vide Town and Country Planning Department's Notification dated 19 August 2013 and undertake to abide by the applicable provisions of the said policy and any applicable laws, rules, regulations or by-laws made pursuant thereto or otherwise applicable.
3. That I or my spouse or my dependent child(ren) do/ do not (strike out whichever is not applicable) own a flat or a plot to land in any colony or sector developed by Haryana Urban Development Authority or in any licensed colony in any of the Urban Area in Haryana or in the Union Territory of Chandigarh or in the National Capital Territory of Delhi.
4. That I or my spouse or my dependent child(ren) have/has not made an application for allotment of apartment in another affordable group housing project in Haryana.

or

I or my spouse or my dependent child(ren) have/has made an application for allotment of apartment in another affordable group housing project in Haryana, the details of which are as below.

Person in whose name application has been made.....

Name of the affordable group housing project.....

Location of the said project

Name of the developer of the said project

5. That I or my spouse or my dependent child(ren) have not been allotted any apartment in another affordable group housing project in Haryana.

Place:.....

Deponent

Date:.....

Verification

Verified that the contents of paragraph no.1 to 5 above are true and correct to the best of my knowledge and belief and no part thereof is false and nothing has been concealed or misstated.

Place:.....

Date:.....

Deponent

* In case of joint applicants, each of the applicants shall provide their respective affidavits separately

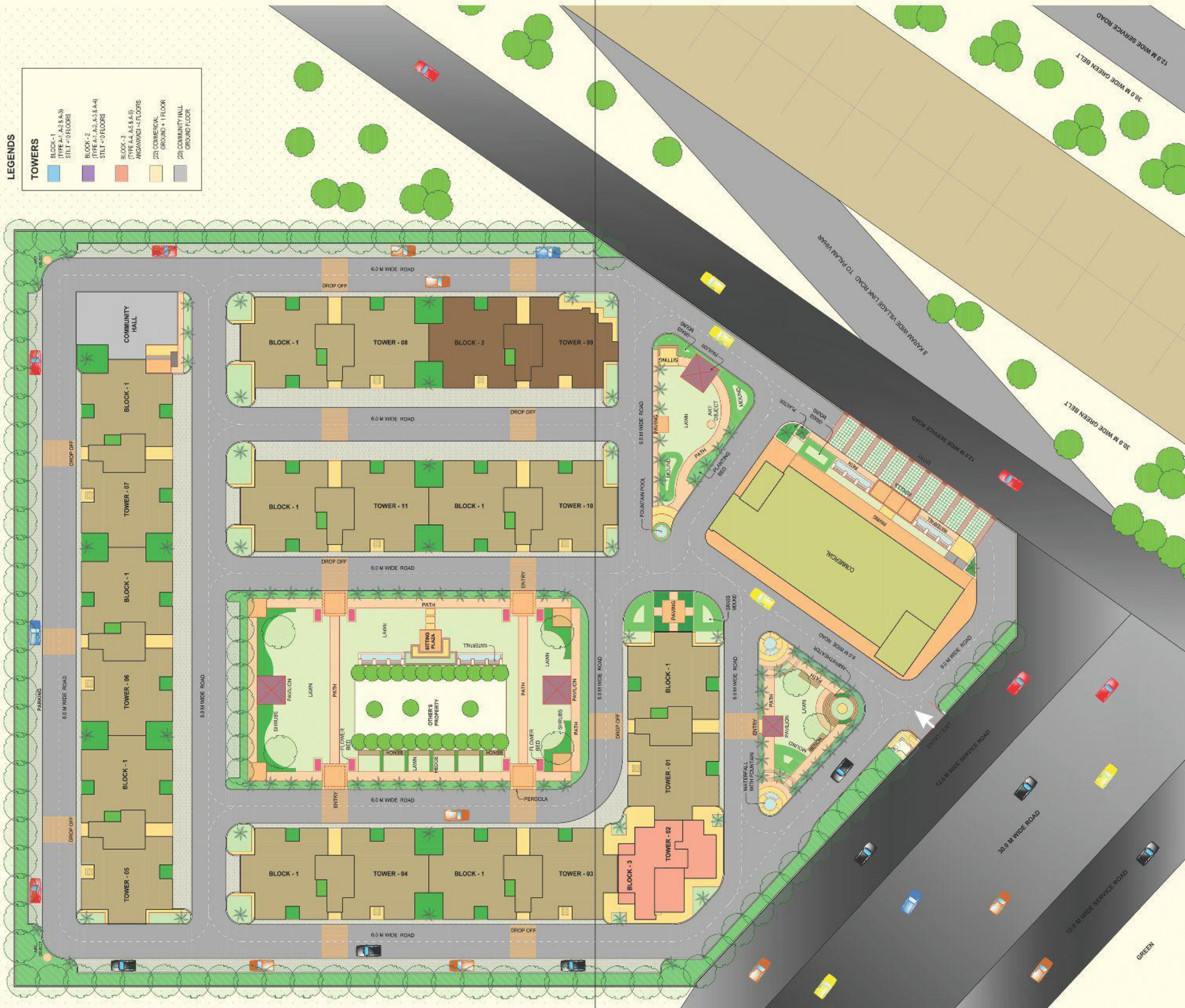


Pls. send high-resolution site plan



LEGENDS

TOWERS	
Block - 1 (Type A-1, A-2 & A-3) Silt - 0 Floors	Block - 2 (Type A-1, A-2 & A-4) Silt - 0 Floors
Block - 3 (Type A-1, A-2 & A-5) Aghawandi - 4 Floors	220 Commercial Ground + 1 Floor
220 Community Hall Ground Floor	



SITE PLAN

TYPE - A1

Carpet Area : 56.257 sq.m. (605.55 sq.ft.)

Balcony Area : 8.934 sq.m. (90.35 sq.ft.)



TYPE - A2

Carpet Area : 31.305 sq.m. (336.96 sq.ft.)

Balcony Area : 4.545 sq.m. (48.92 sq.ft.)



TYPE - A3

Carpet Area : 33.093 sq.m. (356.21sq.ft.)
Balcony Area : 4.545 sq.m. (48.92 sq.ft.)



TYPE - A4

Carpet Area : 38.841 sq.m. (418.084 sq.ft.)
Balcony Area : 2.210 sq.m. (23.78 sq.ft.)



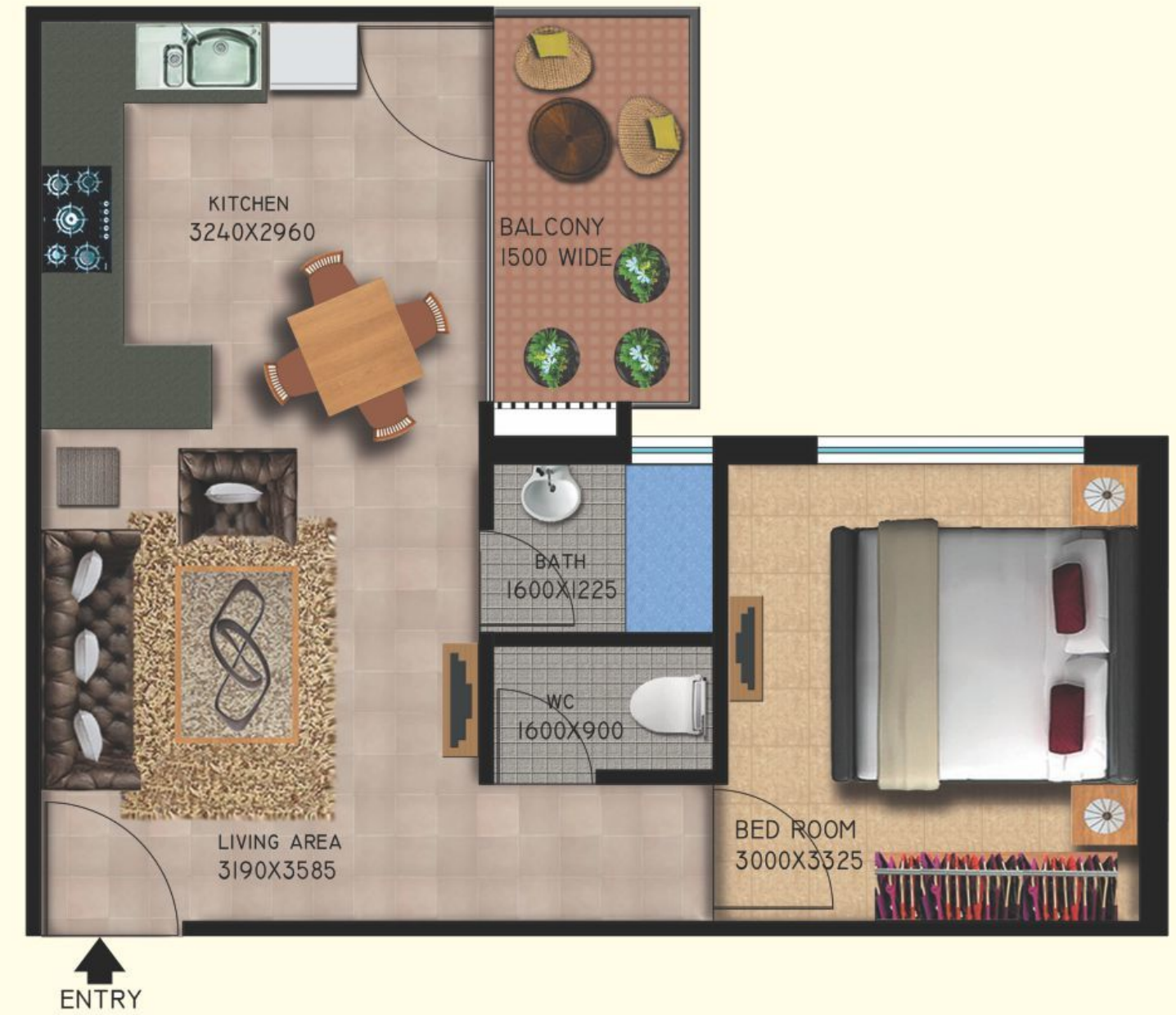
TYPE - A5

Carpet Area : 36.492 sq.m. (392.79 sq.ft.)
Balcony Area : 7.733 sq.m. (83.237 sq.ft.)



TYPE - A6

Carpet Area : 36.222 sq.m. (389.89 sq.ft.)
Balcony Area : 4.380 sq.m. (47.14 sq.ft.)



TYPE - A7

Carpet Area : 38.654 sq.m. (416.071sq.ft.)






Balcony Area : 3.087 sq.m. (33.228 sq.ft.)



FLOOR PLAN

Lotus Homz



-  PROPOSED / EXISTING METRO STATION
-  FUTURE LINKS
-  METRO / 150 METER DWARKA EXPRESSWAY ROAD
-  DELHI - JAIPUR HIGHWAY (NH-8)
-  RAILWAY LINE

Location map
not to scale



BUILDING DREAMS, DELIVERING HAPPINESS



Lotus Realtech is a reputed name in the sphere of real estate, having expertise in delivering unparalleled realty solutions. The group is led by a team of experienced and passionate professionals who aspire to innovate, inspire and care. Group's portfolio showcases a spectrum of projects ranging from complete townships to high-rise apartment complexes. Each project is an epitome of perfect planning, modern construction and finest aesthetics.

We believe in promoting innovation, team spirit and quality enhancement. We build homes that their occupants can be proud of. Homes that are an expression of their true selves, their personalities and preferences, their aspirations and expectations.

