





TLC
THE LAND COMPANY



INVALUABLE LIFESTYLE AT AN AFFORDABLE PRICE

Be mesmerized by our thoughtfully designed economy homes that you will be proud to call your abode. With all the state-of-the-art features like lush green park, renowned schools and universities, food court and much more in close proximity, you are sure to find your world in 'The Valley'.



AN OASIS OF COMFORT AND CONVENIENCE

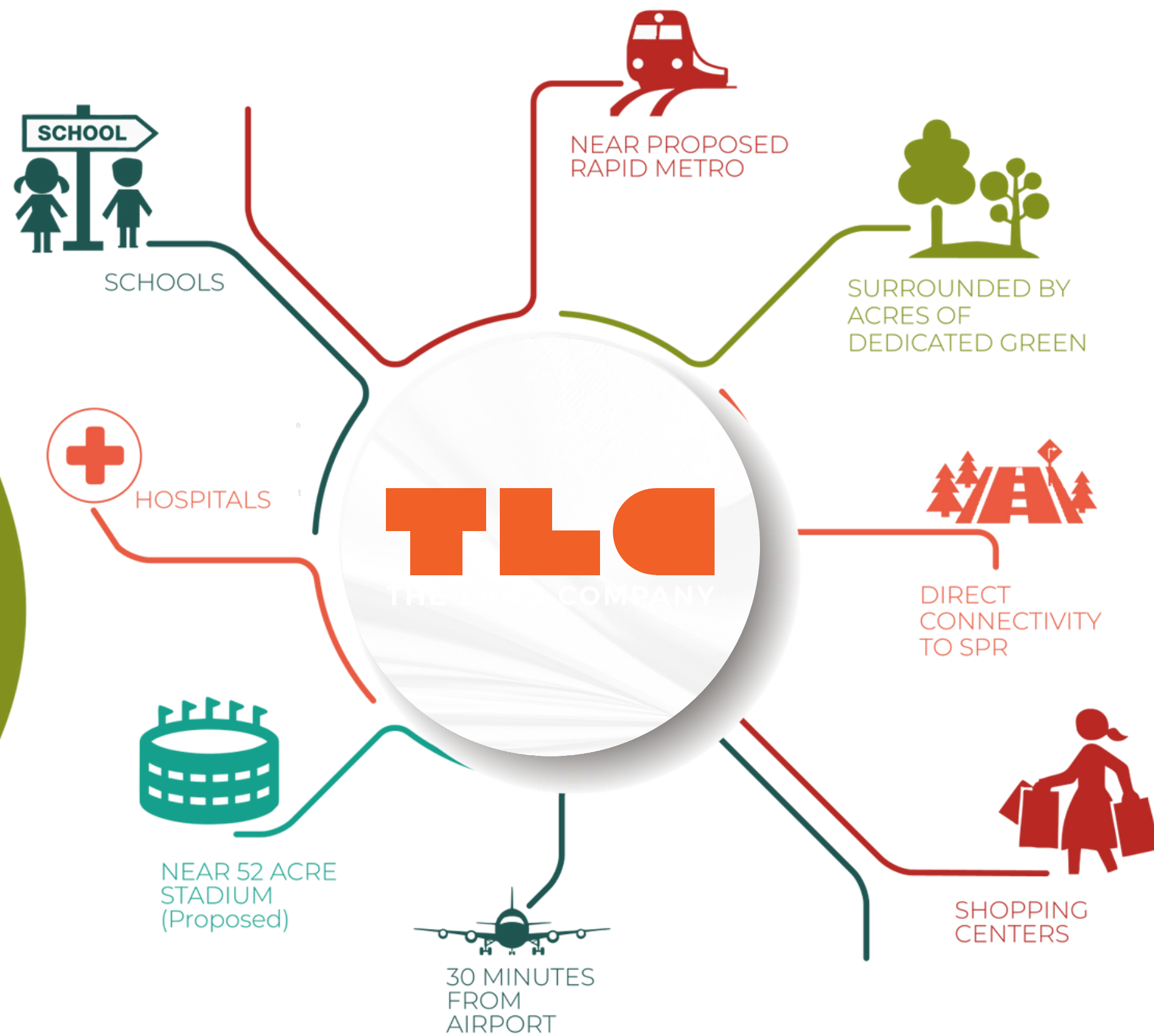
SERENE AMENITIES

Experience a blissful environment, that offers a spectrum of security, comfort and convenience, for a blissful life.

- | | | | |
|---|------------------------------------|---|---------------------------|
|  | Plaza |  | Amphitheater |
|  | Parking |  | Best in class Creche |
|  | Fire Tender Movement |  | Sunset Point |
|  | 24X7 Security with CCTV Monitoring |  | Nearby Medical Facilities |
|  | Treated Water Supply |  | Departmental Stores |
|  | Cycle Track |  | Pedestrian Path |
|  | Senior Citizen Park |  | Community Hall |
|  | Skating Rink | | |

CONVENIENT NEIGHBOURHOOD

The Valley is located next to well
habitated city area. The location
already has multiple modes of
connectivity & convenience.



PROJECT DETAILS

PROJECT APPROVALS

Coloniser/Developer: Revital Reality Pvt. Ltd. Lic. No/Year: (i) 45 of 2018 dt.29.06.2018, Approved DWG Vide Memo No. ZP-1256/AD(RA)2018/29186 dt.11.10.2018 / HARERA NO.20 of 2018, Dated : 23.10.2018

LOCATION

Sector 78 of Gurgaon Manesar Urban Complex

PROVISIONS

Project Area: 9.0625 Acres, Community Facilities: One Community Hall of 2,000 sqft. And one Anganwadi cum-creche of 2,000 sq.ft.

APARTMENT DETAILS

- *Category 1: (a) 36 Flats of 350 sq.ft. (approx.) carpet area and balcony(ies) with an aggregate area of 66 sq.ft. (approx.) with a two-wheeler parking. (b) 35 Flats of 357 sq.ft. (approx) carpet area and balcony(ies) with an aggregate area of 100 sq.ft. (approx.) with a two-wheeler parking.
- *Category 2: (a) 115 Flats of 464 sq.ft. (approx.) carpet area and balcony(ies) with an aggregate area of 87 sq.ft. (approx.) with a two-wheeler parking. (b) 458 Flats of 540 sq.ft. (approx.) carpet area and balcony(ies) with an aggregate area of 99 sq.ft. (approx.) with a two-wheeler parking. (c) 476 Flats of 571 sq.ft. (approx.) carpet area and balcony(ies) with an aggregate area of 65 sq.ft. (approx.) with a two-wheeler parking.
- *Category 3: 244 Flats of 645 sq.ft. (approx.) carpet area and balcony(ies) with an aggregate area of 95 sq.ft. (approx.) with a two-wheeler parking. 5% of Units under this category will be allotted by the developers as per his discretion under management quota.

ALLOTMENT RATE OF FLATS(ALL INCLUSIVE) + TAXES AS APPLICABLE

*Category 1: (a) Rs. 14,33,000/- per flat; (b) Rs. 14,78,000/- per flat; *Category 2: (a) Rs. 18,99,500/- per flat; (b) Rs. 22,09,500/- per flat; (c) Rs. 23,65,500/- per flat; *Category 3: Rs. 26,27,500/- per flat; The above rate is an all-inclusive cost of flat as per rates prescribed under the policy notified vide no. PF-27/48921 dated 19.8.2013 (details available at the Department website, i.e., tcpharyana.gov.in)

PAYMENT TERMS

- (I) With application: Booking amount i.e., 5% of cost of flat *Category 1: (a) Rs. 71,650/- per flat; (b) Rs. 73,900/- per flat; *Category 2: (a) Rs. 94,975/- per flat; (b) Rs. 1,10,475/- per flat; (c) Rs. 1,15,825/- per flat; *Category 3: Rs. 1,31,375/- per flat.
- (II) On allotment: Additional 20% of cost of flat - *Category 1: (a) Rs.2,86,600/- per flat; (b) Rs. 2,95,600/- per flat; *Category 2: (a) Rs. 3,79,900/- per aflat; (b) Rs. 4,41,900/- per flat; (c) Rs. 4,63,300/- per flat; *Category 3: Rs. 5,25,500/- per flat.
- (III) Balance 75% of the total cost to be paid as per policy. No interest shall fall due before the due date of payment. Any default in payment shall invite interest at the rate of 15% per annum on delayed period.

BROAD SPECIFICATIONS OF THE APARTMENT

*Flooring: Rooms: Ceramic Tiles, Kitchen: Ceramic Tiles, Toilet: Ceramic Tiles, Balcony: Anti-skid Ceramic Tiles, Common Area: Teracotta Tiles/Pavers/Stone/IPS Flooring. *Window Frame: MS Z-Section Frames as per IS Code. *Door Frame: Flush Doors painted with Flat Enamel Paint. *Wall Tile: Bathroom: Ceramic Tiles upto 5 feet in height. Kitchen: Ceramic Tiles upto 2 feet in height above counter. *Kitchen Counter: Top: Terrazzo/Marble *Wall Finish: Colour/ Whitewash. *Toilets: PPR Pipes or equivalent. Chinaware & CP Fittings (ISI Marked).

*Electric Fittings ISI Marked & required electrical points. *MS Railing in Staircase and Balcony.

ELIGIBILITY

- (1) The applicant should not be debarred from entering into legally binding contract under any prevailing law.
- (2) Any person can apply but person which includes his/her spouse or his/her dependent children who do not own any flat/plot in any HUDA developed colony/sector or any licenced colony in any of the Urban areas of Haryana, UT of Chandigarh and NCT Delhi shall be given first preference in allotment of flats.
- (3) Any applicant can make only one application. Any successful applicant under this policy shall not be eligible for allotment of any other flat under this policy in any other colony. In case, he/she is successful in more than one colony, he/she will have choice of retaining only one flat.

ALLOTMENT CRITERIA

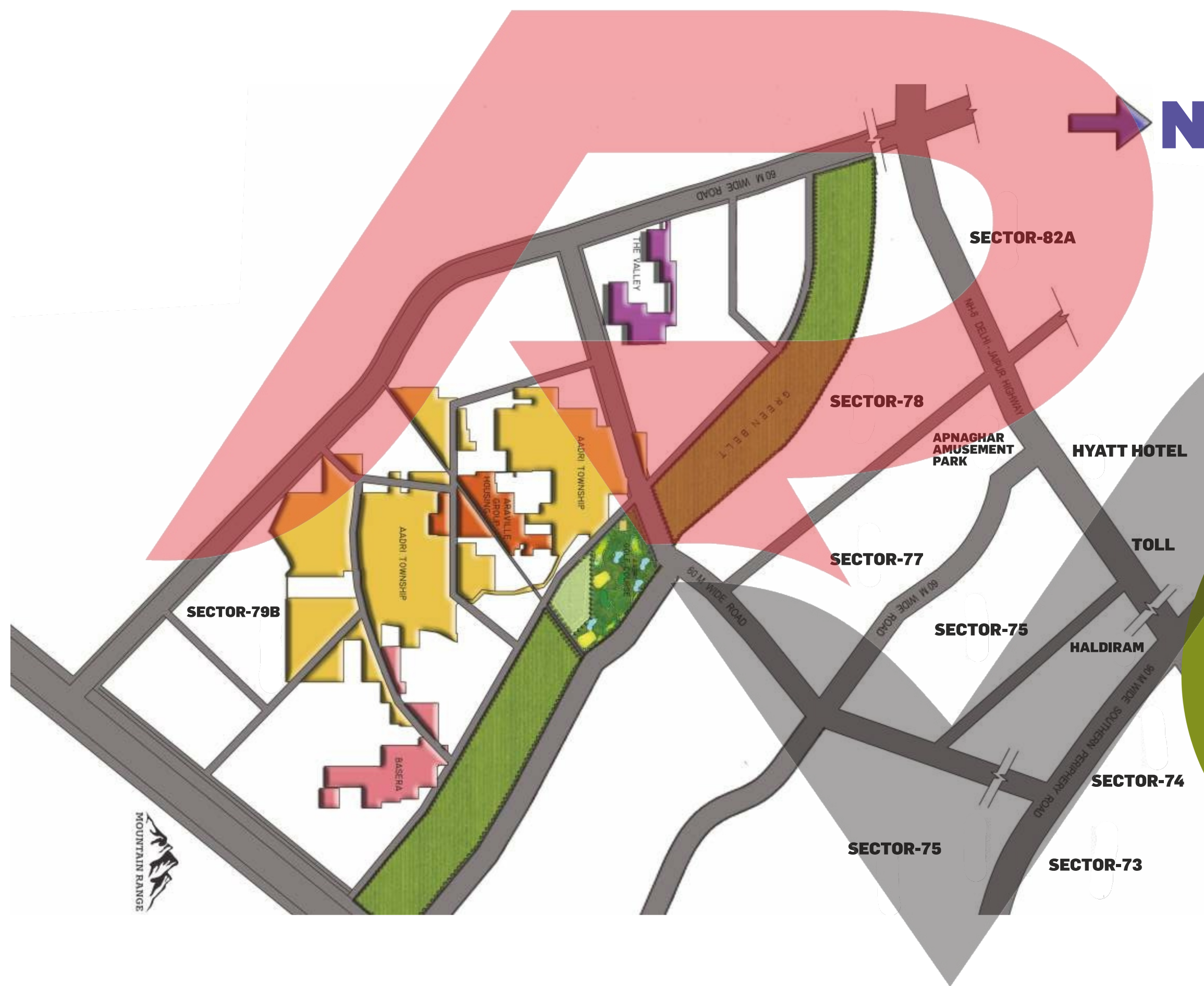
- (1) The allotment of apartments shall be done through draw of lots in the presence of a committee consisting of Deputy Commissioner or his representative (at least of the cadre of Haryana Civil Services), Senior Town Planner (Circle Office), DTP of the concerned district and the representative of coloniser concerned.
- (2) After fixation of date for draw of lots, an advertisement shall be issued by the Developer informing the applicants about the details regarding date/time and venue of the draw of lots in the same newspapers in which the original advertisement was issued.
- (3) For detailed criteria and time-frame to be adopted for scrutiny and allotment, the applicants may also refer to the details in the Affordable Housing Policy 2013 notified vide no. PF-27/48921 dated 19.8.2013 (available in the Department website i.e., tcpharyana.gov.in).

APPLICATIONS PROCUREMENT

Applications can be procured & submitted at : (I) AADRI, Sector-79, Gurugram, Haryana (ii) Hues, Sector-68, Gurugram, Haryana by paying an application fee of Rs.1000/-.

THE VALLEY HOUSING- SPECIFICATIONS

DRAWING ROOM	
Floor	Superior Quality Vitrified Tile Flooring & Skirting
Walls	Plaster with Oil Bond Distemper
Ceiling	Plaster with Oil Bond Distemper
MASTER BED ROOM	
Floor	Superior Quality Vitrified Tile Flooring & Skirting
Walls	Plaster with Oil Bond Distemper
Ceiling	Plaster with Oil Bond Distemper
OTHER BED ROOMS	
Floor	Superior Quality Vitrified Tile Flooring & Skirting
Walls	Plaster with Oil Bond Distemper
Ceiling	Plaster with Oil Bond Distemper
KITCHEN	
Kitchen Counter Top	Kota Stone / Marble Stone
Floor	Antiskid Ceramic Tiles
Walls	Ceramic Tiles till 7'-0" high where no Counter and till 2'-0" above the Counter Balanced wall painted with OBD
Ceiling	Plaster with Oil Bond Distemper
Fitting/Fixture	ISI Marked CP Fittings & Stainless Steel Single Bowl Sink with Drain Board
BALCONIES	
Floor	Antiskid Ceramic Tiles
Walls	External Finish in Balconies Walls
Ceiling	Exposed Concrete Colour Paint
Railing	Parapet with coping / M.S. Railing
TOILETS	
Floor	Antiskid Ceramic Tiles
Walls	Ceramic Tiles upto 7'-0" high
Ceiling	False Ceiling with Grid Panels
Fitting/Fixture	ISI Marked Chromium Plated Fittings & Sanitaryware of Reputed Make
DOORS & WINDOWS	
Main Door	Hard Wood Frame, Hard Wood Architrave and Flush Shutter Door with Laminate on Front Side
Internal Doors	Hard Wood Door Frames and Flush Shutter Doors with Painted Finish on Both Sides
Other Door & Windows	UPVC / Aluminium
ELECTRICAL	
Wiring	Copper Wiring
Switches/Sockets	ISI Marked Switches & Sockets
Structure	Earthquake resistance RCC framed structure
COMMON AREAS (LOBBY)	
Floor	Vitrified Tiles
Walls & Ceiling	Plaster with Oil Bond Distemper
STAIRCASE	
Cement Concrete for Treads and Risers	
Plaster with Oil Bond Distemper for Walls & Ceiling	
MS Handrail Railing	
LIFTS	
2 Lifts (15 Passenger Capacity & 8 Passenger Capacity) in all Towers	



LOCATION ADVANTAGE

A great location of today, a
brilliant location of tomorrow.

5 minutes from NH8

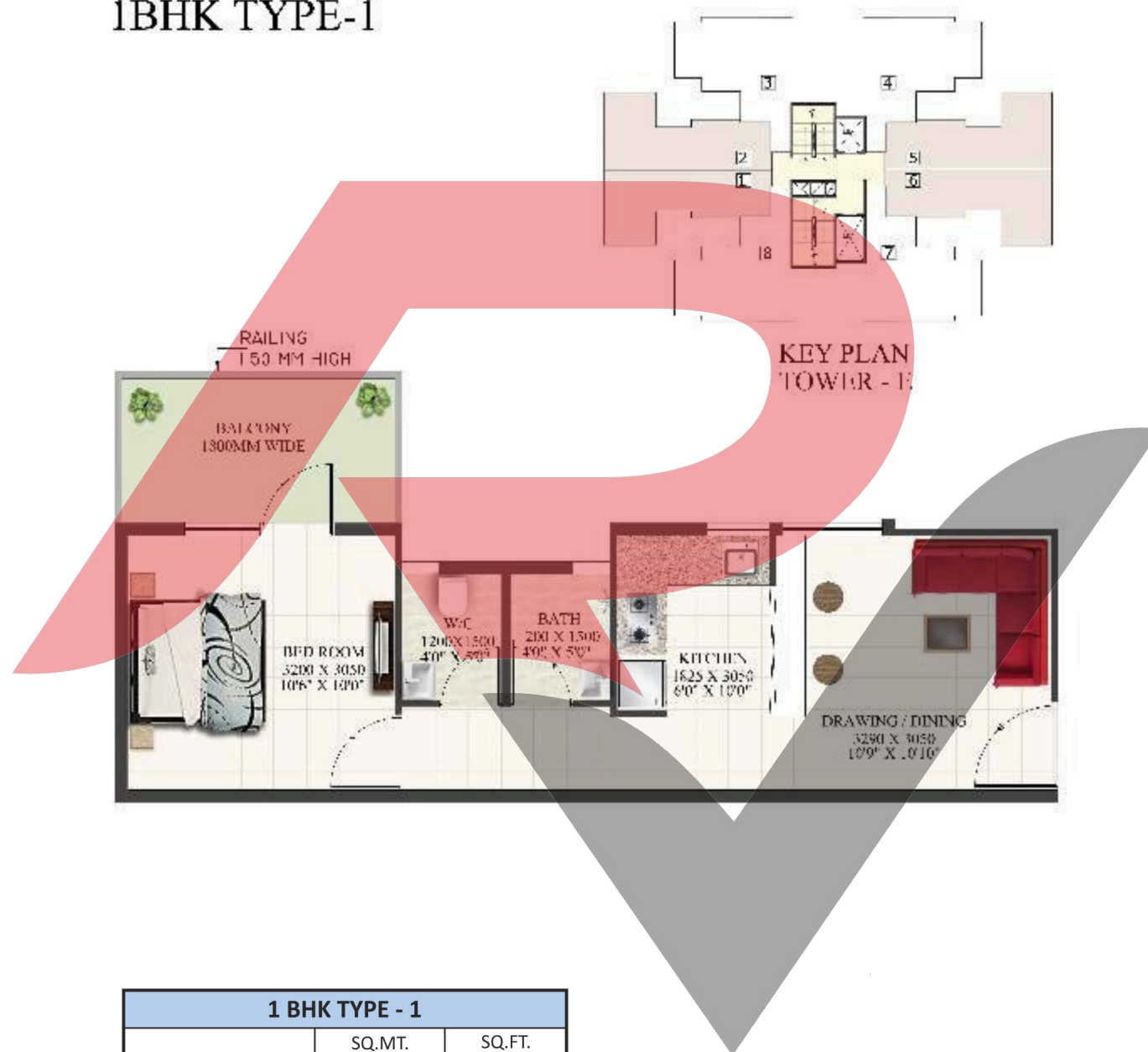
30 minutes from Delhi

Connected by 60 meter road



UNIT PLANS

1BHK TYPE-1

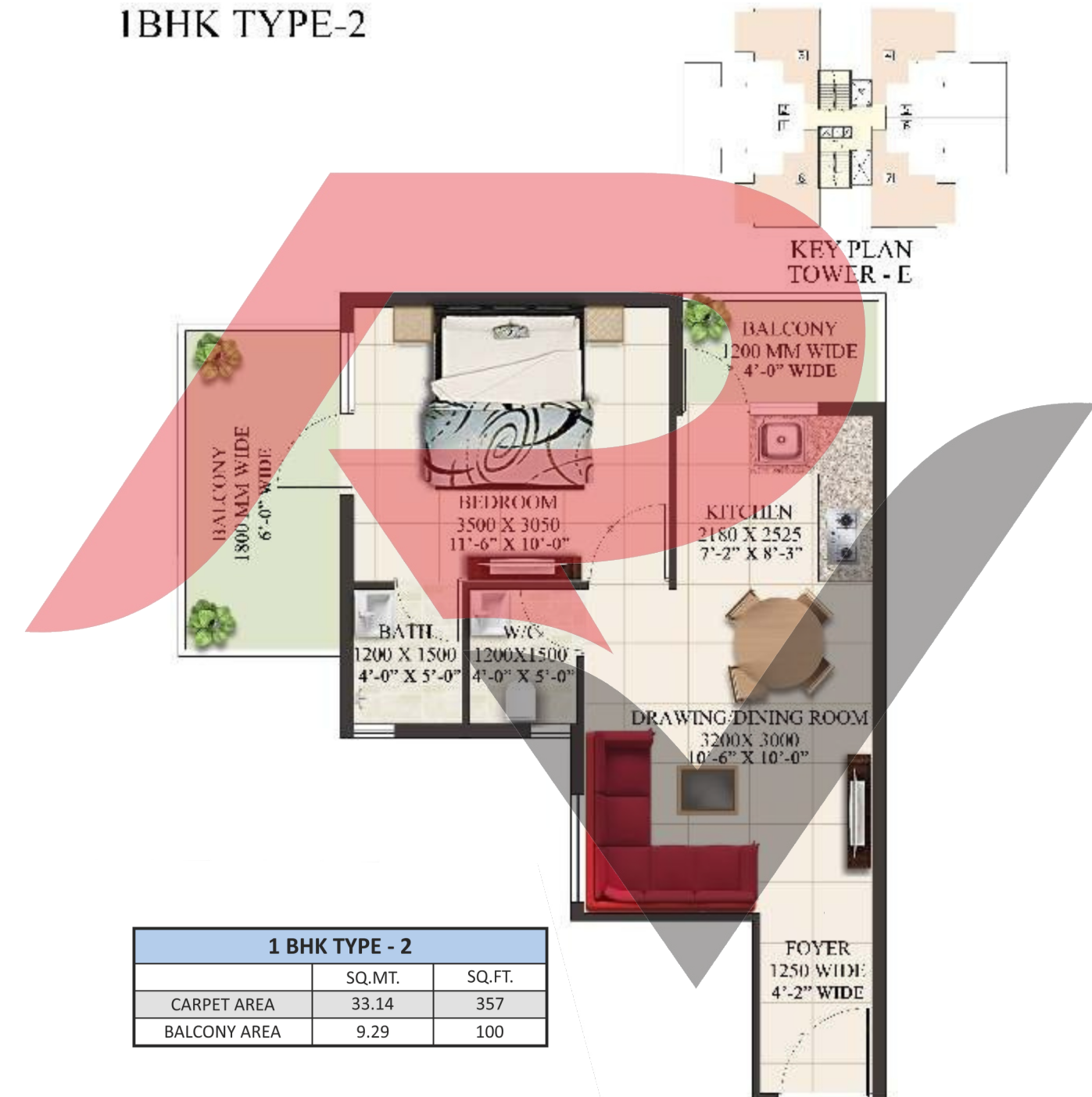


1 BHK TYPE - 1		
	SQ.MT.	SQ.FT.
CARPET AREA	32.54	350
BALCONY AREA	6.17	66

NOTE: ALL DIMENSIONS ARE IN MM.

UNIT PLANS

1BHK TYPE-2

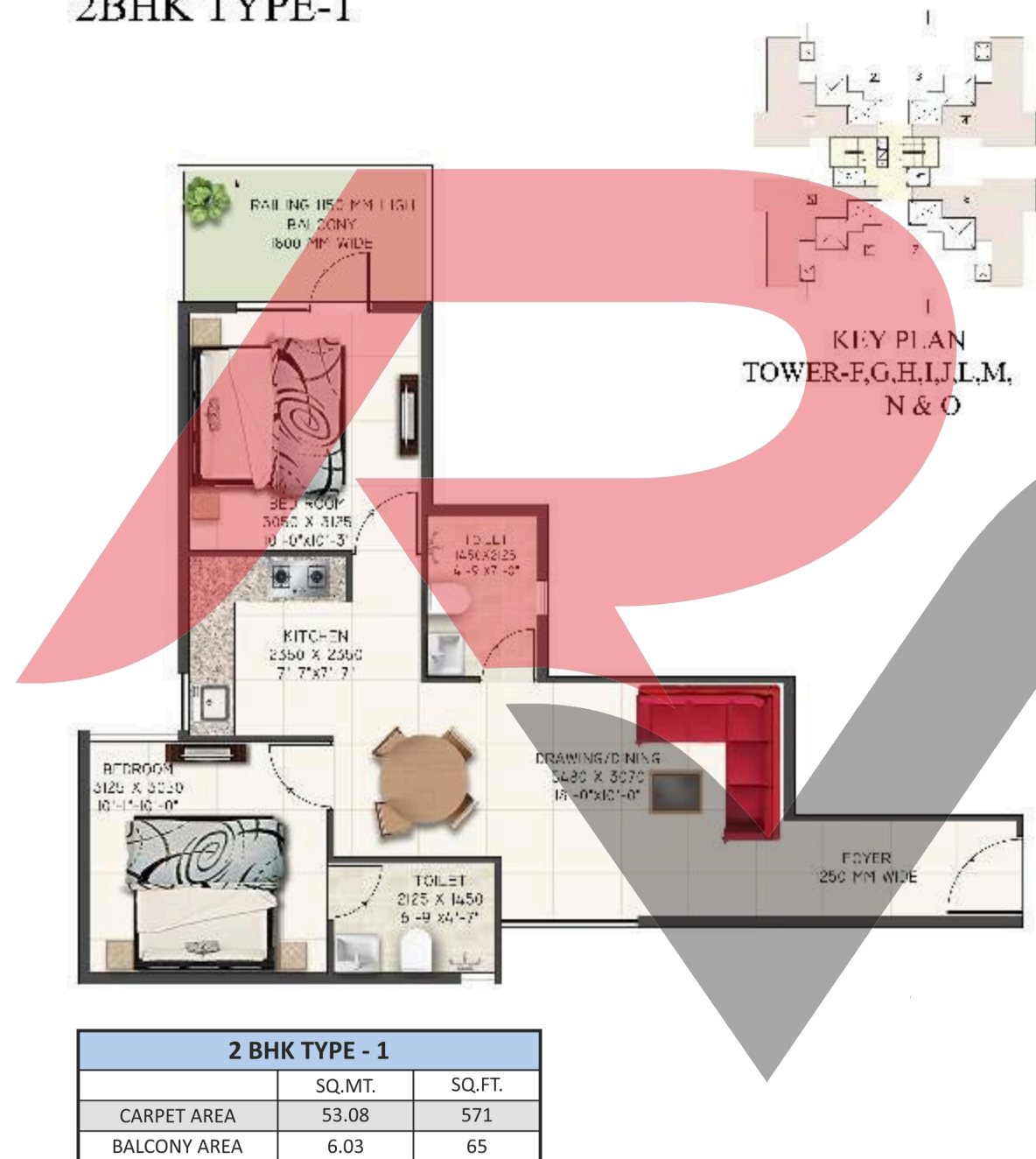


1 BHK TYPE - 2		
	SQ.MT.	SQ.FT.
CARPET AREA	33.14	357
BALCONY AREA	9.29	100

NOTE: ALL DIMENSIONS ARE IN MM.

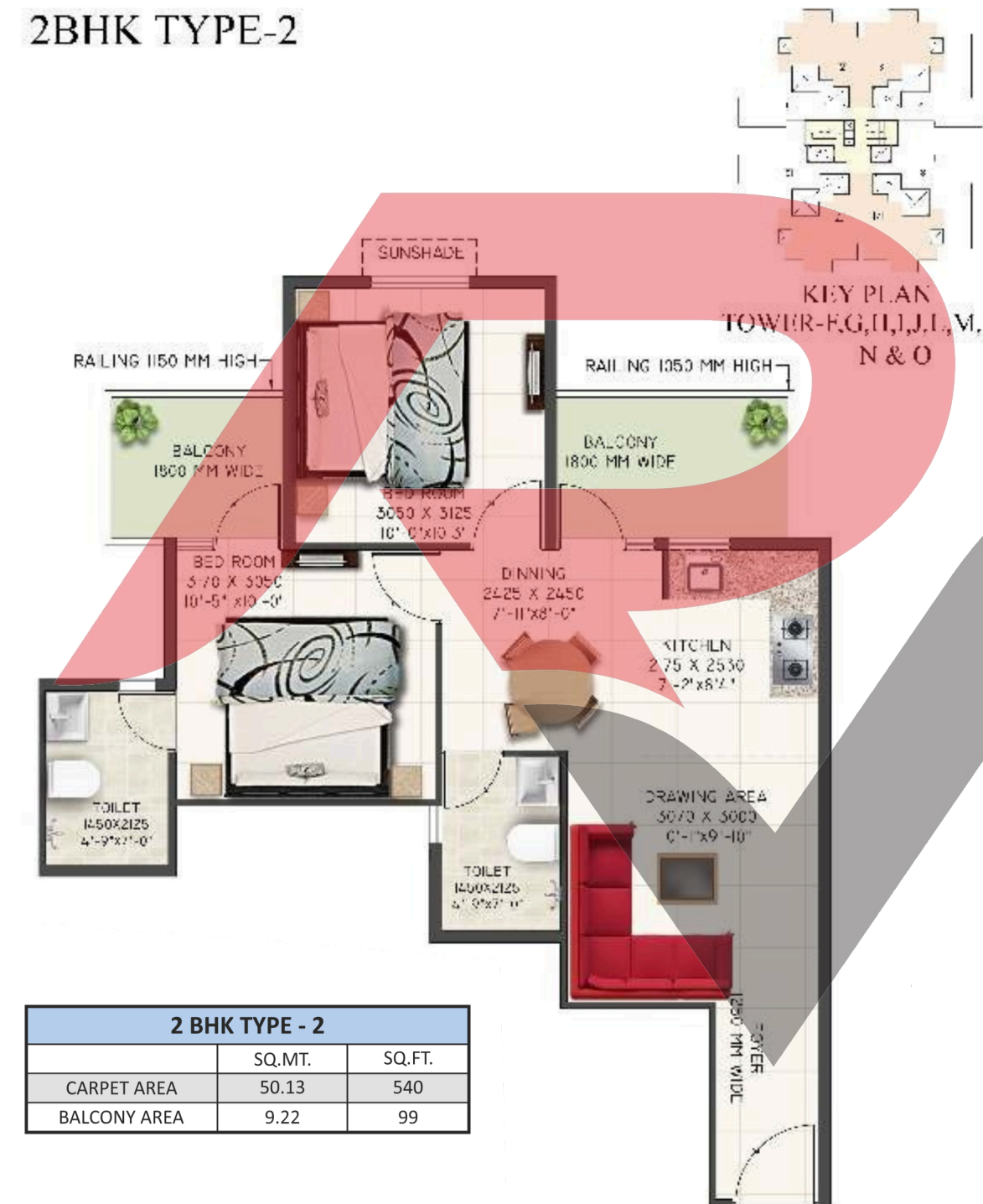
UNIT PLANS

2BHK TYPE-1



NOTE: ALL DIMENSIONS ARE IN MM.

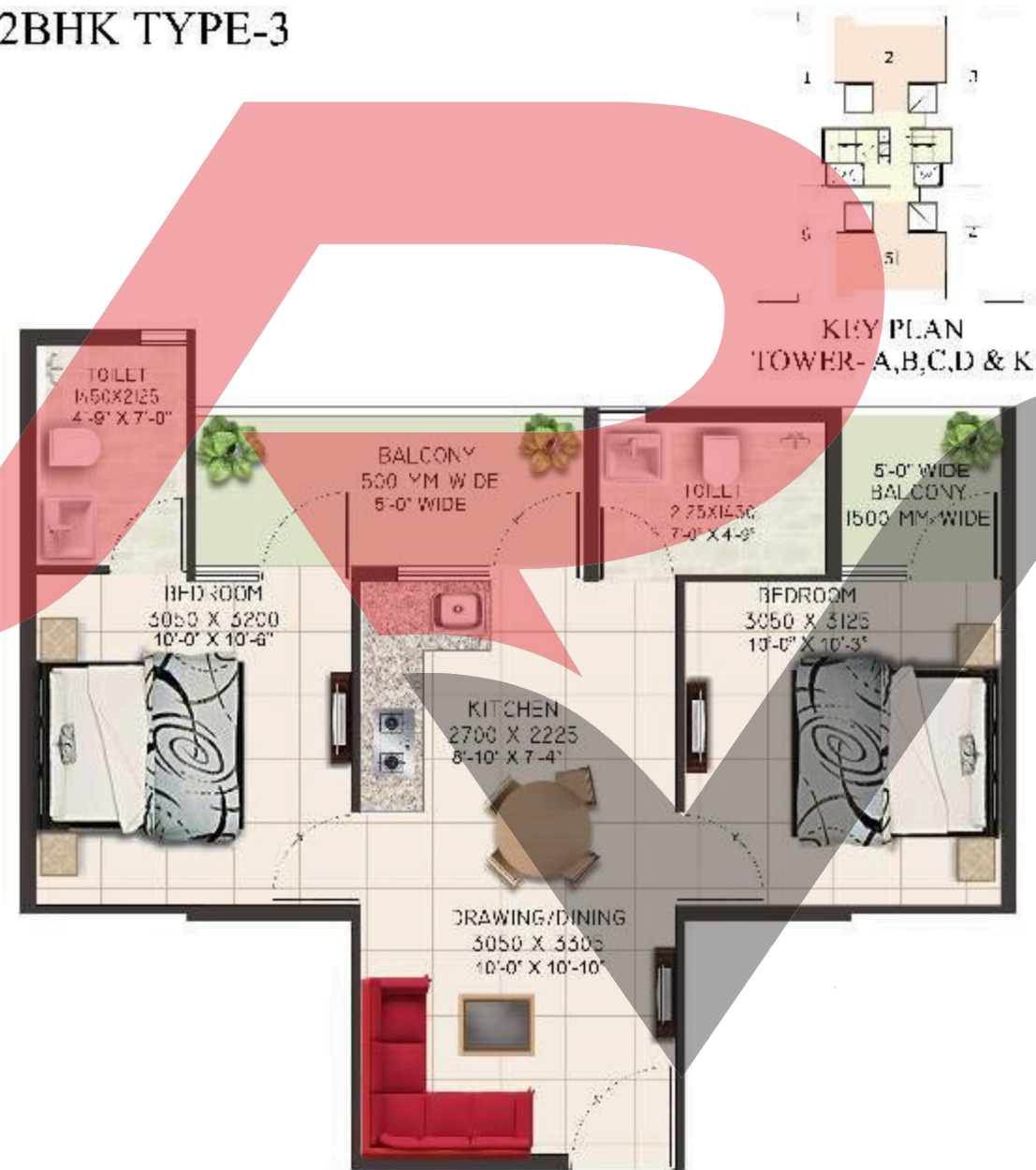
2BHK TYPE-2



NOTE: ALL DIMENSIONS ARE IN MM.

UNIT PLANS

2BHK TYPE-3

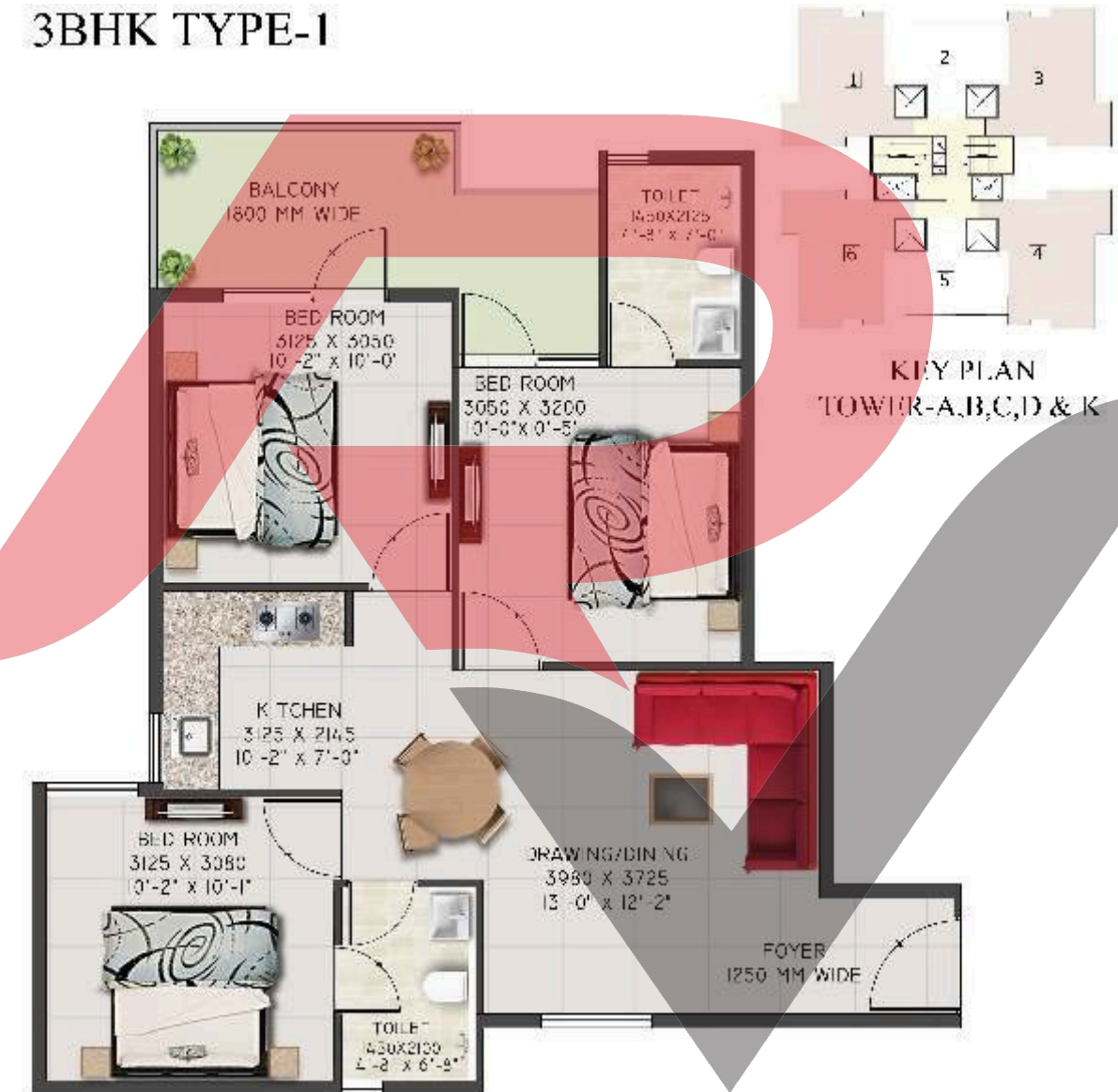


2 BHK TYPE - 3		
	SQ.MT.	SQ.FT.
CARPET AREA	43.09	464
BALCONY AREA	8.08	87

NOTE: ALL DIMENSIONS ARE IN MM.

UNIT PLANS

3BHK TYPE-1



3 BHK TYPE - 1		
	SQ.MT.	SQ.FT.
CARPET AREA	59.90	645
BALCONY AREA	8.79	95

NOTE: ALL DIMENSIONS ARE IN MM.