

# SPECIFICATIONS

## STRUCTURE

Framed Structure, earth quake resistant.

## FLOORING

Living/Dining – Vitrified tiles.

Master Bedroom – Wooden flooring/vitrified tiles.

All other Bedrooms – Vitrified tiles.

Toilets – Antiskid ceramic tiles.

Kitchen – Vitrified tiles.

Verandah & Balcony – Antiskid ceramic tiles.

Main Lobby – Designed flooring with granite.

Parking area – Floor with the interlocking parking tiles / Kota stone.

## TOILET

Dado – Ceramic tiles dado up to door level (7'-0").

WC – White shade of reputed make confirming to ISI Standards.

Wash Basin – White shade of reputed make confirming to ISI Standards.

Fittings – Standard CP fittings of reputed company confirming to ISI Standards.

## JOINERY

Door Frame – Well seasoned wooden door frames.

Door Shutters

(a) Main Door – Both side teak veneered flush door with moulding (beeding) / Designer Door.

(b) Bed Room/Kitchen/Toilet – Moulded Flush Door / Moulded Prefabricated Doors.

(c) Mumty – Flush Door painted.

Window frame & shutter – UPVC with marble cill. / Powder coated Aluminum glazing with marble cill / wooden frames.

Common Staircase handrail – Designed Baluster of MS Square bar & MS flat of modern.

## KITCHEN

Kitchen – Without wood-work.

Dado – Ceramic tiles dado up to 2' height above the working platform.

Working top – Granite Stone / Baroda Green.

Sink – Stainless steel sink with single bowl & drain board.

Fittings – Standard CP fittings of reputed company confirming to ISI Standards.

Water supply – Hot & Cold water supply.

## ELECTRICAL PLUMBING

Electrical work – Copper wiring in concealed PVC conduits, sufficient light and power points with designer modular switches. One telephone point in drawing room and each bedroom.

Cable connection at one point.

Plumbing work – G.I., C.I. Pipes of reputed make.

Provision for geyser point in all toilets.

Provision for aqua guard point above kitchen counter.

## PAINTING

Internal Finish

Walls – Oil Bound Distemper.

Ceiling – White Color Oil Bound Distemper .

POP – P.O.P. Cornice in living, dining room and master bed room.

## EXTERNAL FINISH

Textured Paint / Weather proof paint

- Note: 1. All floor plans, layout plans, elevation and specifications are indicative and are subject to change as per Architect's decision. In order to provide reasonable architectural variations in the scheme, the architectural features may differ in different flats.
2. Modifications carried out on request by purchaser will be charged extra.

# About Sangwan Group



Mr. Tejender Sangwan, Mr. Devendra Sangwan and Mr. Narendra Sangwan forayed into the real estate sector, with the humane aim of creating value and delivering quality.

14 years down the line, Sangwan Group has established itself as a reliable brand in the realty sector. With its farsighted vision and professionalism the company has gained a foothold and became a one stop shop for all real estate solutions.

Led by its flagship concern, Sangwan Landco Pvt Ltd, Sangwan Group offers services such as development of residential / commercial / integrated projects,

end to end consultancy services for upcoming and established business houses, comprehensive marketing solutions, etc.

The group's mission 'piece of land to peace of mind' amply describes its value systems and commitment towards the society.



**SANGWAN LANDCO PVT. LTD.**

• PROMOTERS • BUILDERS • DEVELOPERS  
AN ISO 9001-2000 COMPANY

**Regd. Office:** G.F. - 29, Indraprakash Building, 21 Barakhamba Road, C.P., New Delhi - 110001, Phone: 011-23765277

**Corporate Office:** 301, IIIrd Floor, Bhagmal Complex, Sector - 15, Noida-201301, Phone : 0120 - 4666777

**Aligarh Site Office :** Sangwan City, Village-Asadpur Quyam, Mobile : 09639006800, 09639006805

**Website:** www.sangwangroup.com, **E-mail:** info@sangwangroup.com

Note: This brochure is purely conceptual and not a legal offering. Further, the Promoters/Architects reserve the right to add / delete specifications / elevation mentioned, if so warranted by the circumstances.

**SANGWAN CITY  
ALIGARH**

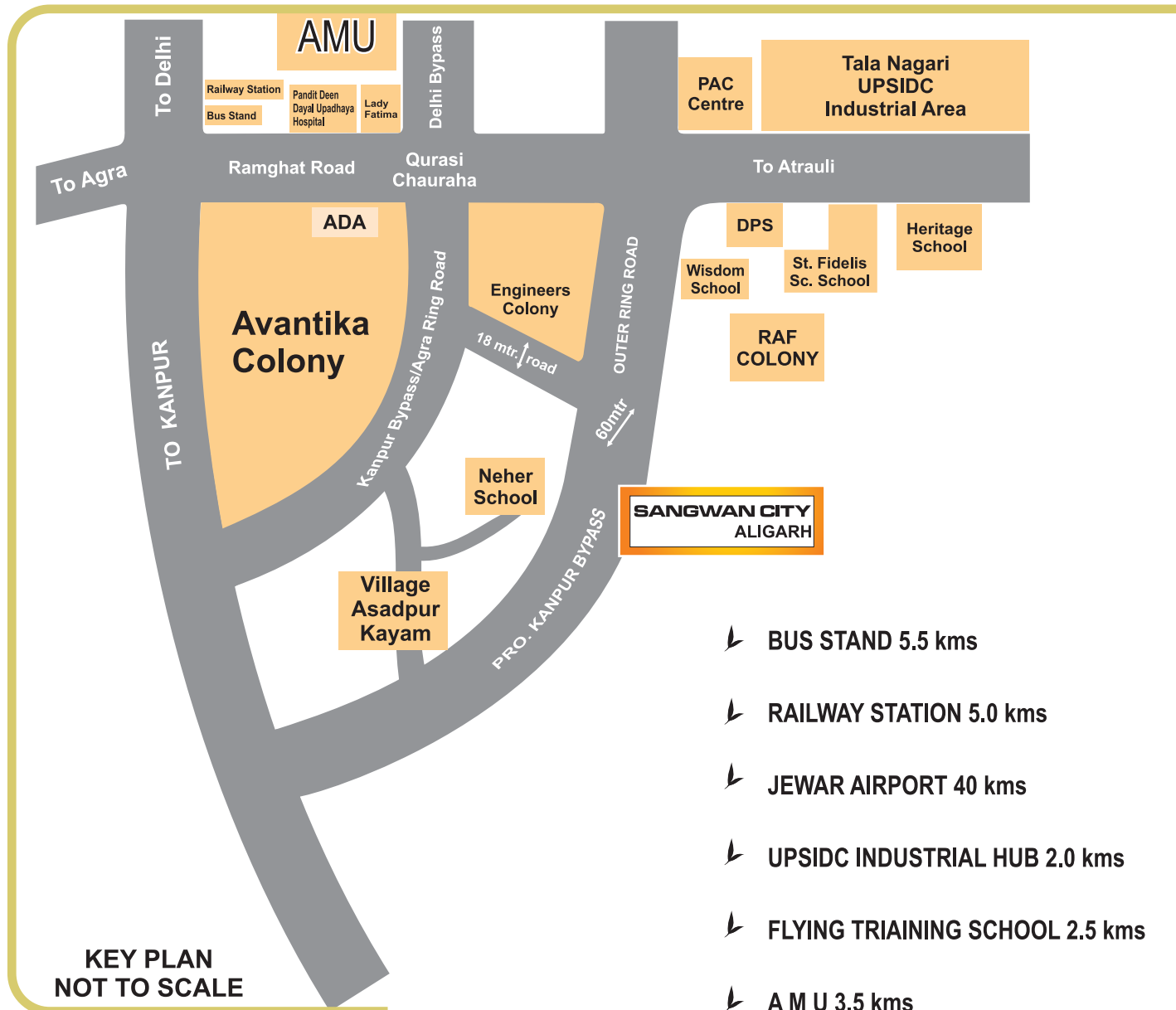
*Piece of Land  
to Peace of Mind...*



PROJECT APPROVED BY **STATE BANK OF INDIA**



# SANGWAN CITY ALIGARH



- BUS STAND 5.5 kms
- RAILWAY STATION 5.0 kms
- JEWAR AIRPORT 40 kms
- UPSIDC INDUSTRIAL HUB 2.0 kms
- FLYING TRAINING SCHOOL 2.5 kms
- A M U 3.5 kms
- CITY CENTRE 4.0 kms
- D.P.S. SCHOOL 1.25 kms
- DEENDAYAL HOSPITAL 2.0 kms
- WISDOM SCHOOL 900 mtrs
- R A F COLONY 700 mtrs
- ENGINEER'S COLONY 600 mtrs

## WELL PLANNED TOWNSHIP



- Mini-township sprawled lavishly over acres of verdant greenery.
- Fully approved by Aligarh Development Authority.
- First planned and self-contained mini-township of Aligarh.
- Located adjacent with major landmarks of Aligarh.

## INFRASTRUCTURE



- The complete infrastructure of the township has been built after taking into account the preferred necessities of a cosmopolitan lifestyle.
- Special emphasis has been laid on optimum utilization of space.
- Rich construction specification and quality materials have been used.
- Electricity and water supply system. ▪ Well-planned sewerage system.
- Wide and well-lit roads. ▪ Gated entry points with manned security.
- Rain water harvesting.

## ENVIRONMENT



- Experience life amidst natural surroundings with beautifully landscaped greenery, broad tree-lined roads, well manicured gardens and securitized entrance. ▪ Mountains and water bodies.
- Walking and jogging tracks. ▪ Well-planned residential and commercial zones. ▪ Clutter-free approach to residential areas.
- Banks and post office.

## ENTERTAINMENT ZONE



- Bring convenience to your life with facilities comparable to the best in the world.
- Family friendly club house.
- Swimming pool. ▪ Banquet halls.
- Lawns for parties. ▪ Gymnasium.
- Tennis and badminton courts.
- Shopping mall / shopping centre.

## FREEHOLD RESIDENTIAL PLOTS



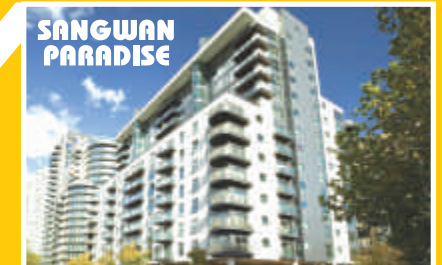
- Experience the pure joy and freedom of living in a luxurious and peaceful abode of your dream house.
- Geometrical sizes.
- Water, electricity & sewerage facilities.
- Excellent approachability.

## DUPLEX HOMES



- Pre-constructed and ready to move in expandable duplex villas provide you with the finest of modern facilities without having to bother with the actual construction of your own home.
- Free hold duplex homes. ▪ Geometrical sizes. Vastu & eco-friendly layout.
- Scientific space utilization. ▪ Designer tiles - kitchen/toilets.
- C.P. accessories in toilets. ▪ Tiled/wooden flooring. ▪ Modular kitchen.
- Well seasoned wooden door frames. ▪ Copper electrical fittings with modular switches. ▪ Telephone & cable points.

## RESIDENTIAL APARTMENTS



- Imbibing the concept of modern day living, these apartments provide a hassle free and luxurious living space.
- The construction quality and the designs match the best being offered in India and abroad. ▪ Gated development.
- Reserved parking spaces. ▪ Proper electric, water & sewerage systems.
- Provisions for fire fighting. ▪ Well maintained and landscaped greens.
- Power backup and lifts.

## COMMERCIAL



- The shopping centres / mini-malls located within the township cater to all the basic day to day requirements of the residents.
- Banks, shops, post offices, etc are within walking distance for all residing at 'Sangwan City'.
- A delightful shopping experience. ▪ Bank's and ATM's.
- Daily need shops. ▪ Milk booths and vegetable shops.
- Office spaces. ▪ Play school and nursery school.
- Nursing home/hospitals.



# INDEPENDENT SIMPLEX HOUSES

## SIMPLEX HOUSE TYPE - A

Plot Size - 150 Sq.Yds.  
Total Super Build-up Area : 1250 Sq.Ft.



# INDEPENDENT SIMPLEX HOUSES

## SIMPLEX HOUSE TYPE - B

Plot Size - 100 Sq.Yds.  
Total Super Build-up Area : 683 Sq.Ft.





PROJECT  
APPROVED BY  
SBI

ALGARH DEVELOPEMENT  
APPROVED  
AUTHORITY

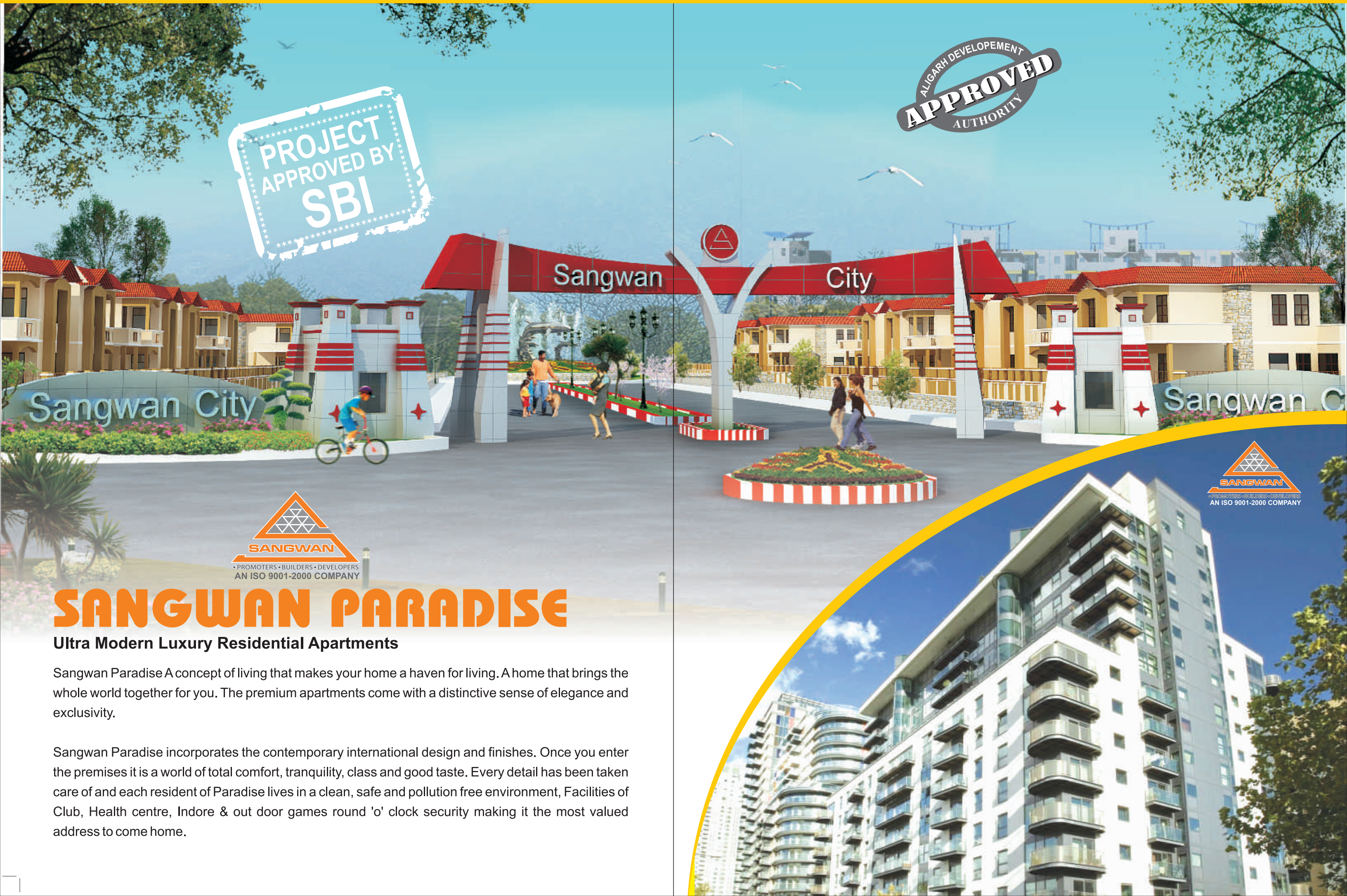


# SANGWAN PARADISE

## Ultra Modern Luxury Residential Apartments

Sangwan Paradise A concept of living that makes your home a haven for living. A home that brings the whole world together for you. The premium apartments come with a distinctive sense of elegance and exclusivity.

Sangwan Paradise incorporates the contemporary international design and finishes. Once you enter the premises it is a world of total comfort, tranquility, class and good taste. Every detail has been taken care of and each resident of Paradise lives in a clean, safe and pollution free environment, Facilities of Club, Health centre, Indore & out door games round 'o' clock security making it the most valued address to come home.





PROPOSAL FOR PHASE - II

PROPOSAL FOR PHASE - II

PROPOSAL FOR PHASE - II

COLOUR	PLOT SIZE
Light Blue	100 SQYRD.
Yellow	150 SQYRD.
Light Green	200 SQYRD.
Light Yellow	250 SQYRD.
Orange	300 SQYRD.
Dark Green	EXISTING BUILDUP
Light Blue	PHASE - II
Light Green	COMMERCIAL
Light Yellow	FACILITIES
Orange	GROUP HOUSING

COLOUR INDEX

PROPOSAL FOR PHASE - II

PROPOSAL FOR PHASE - II

PROPOSAL FOR PHASE - II

COLOUR	PLOT SIZE
[Brown]	100 SQYRD.
[Yellow]	150 SQYRD.
[Light Brown]	200 SQYRD.
[Light Yellow]	250 SQYRD.
[Orange]	300 SQYRD.
[Green]	EXISTING BUILDUP
[Light Green]	PHASE - II
[Pink]	COMMERCIAL
[Blue]	FACILITIES
[Orange]	GROUP HOUSING

COLOUR INDEX

PROPOSAL FOR PHASE - II

PROPOSAL FOR PHASE - II

PROPOSAL FOR PHASE - II

COLOUR	PLOT SIZE
Light Blue	100 SQYRD.
Light Green	150 SQYRD.
Light Yellow	200 SQYRD.
Light Orange	250 SQYRD.
Light Red	300 SQYRD.
Dark Blue	EXISTING BUILDUP
Light Blue	PHASE - II
Light Green	COMMERCIAL
Light Yellow	FACILITIES
Light Orange	GROUP HOUSING

COLOUR INDEX

PROPOSAL FOR PHASE - II











PROPOSAL FOR PHASE - II

PROPOSAL FOR PHASE - II

COLOUR	PLOT SIZE
[Brown]	100 SQYRD.
[Yellow]	150 SQYRD.
[Light Brown]	200 SQYRD.
[Light Yellow]	250 SQYRD.
[Orange]	300 SQYRD.
[Green]	EXISTING BUILDUP
[Light Green]	PHASE - II
[Pink]	COMMERCIAL
[Blue]	FACILITIES
[Orange]	GROUP HOUSING

COLOUR INDEX

## COLOUR INDEX

COLOUR	PLOT SIZE
	100 SQYRD.
	150 SQYRD.
	200 SQYRD.
	250 SQYRD.
	300 SQYRD.
	EXISTING BUILDUP
	PHASE - II
	COMMERCIAL
	FACILITIES
	GROUP HOUSING





# INDEPENDENT DUPLEX HOUSES

## DUPLEX HOUSE TYPE - A

Plot Size - 300 Sq. Yard  
Total Super Build-up Area : 3172 Sq. Ft.



Ground Floor Plan



1st Floor Plan

# INDEPENDENT DUPLEX HOUSES

## DUPLEX HOUSE TYPE - B

Plot Size - 250 Sq. Yard  
Total Super Build-up Area : 2751 Sq. Ft.



Ground Floor Plan



1st Floor Plan



# INDEPENDENT DUPLEX HOUSES

## DUPLEX HOUSE TYPE - C

Plot Size - 200 Sq. Yard  
Total Super Build-up Area : 2179 Sq. Ft.



Ground Floor Plan



1st Floor Plan

# INDEPENDENT DUPLEX HOUSES

## DUPLEX HOUSE TYPE - D

Plot Size - 150 Sq. Yard  
Total Super Build-up Area : 1727 Sq. Ft.



Ground Floor Plan



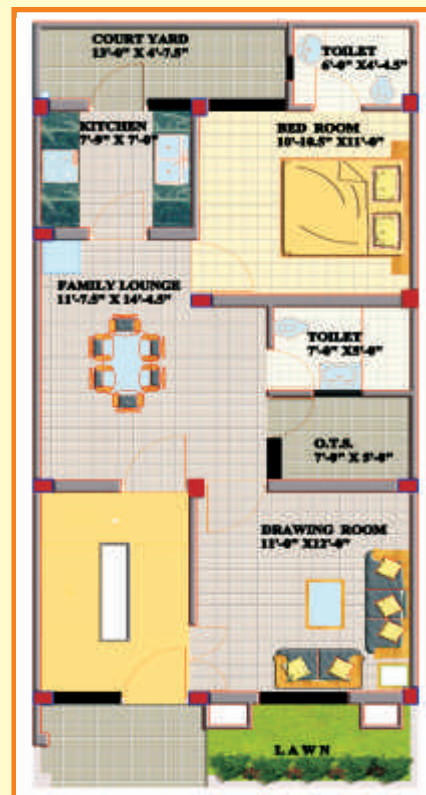
1st Floor Plan



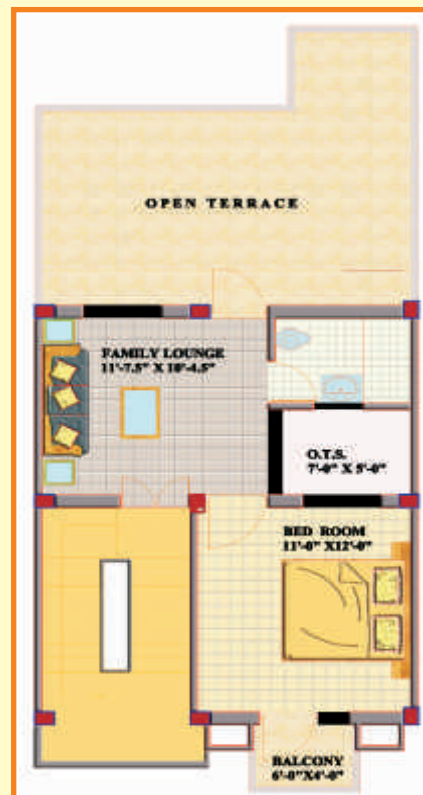
## INDEPENDENT DUPLEX HOUSES

### DUPLEX HOUSE TYPE - E

Plot Size - 100 Sq. Yard  
Total Super Build-up Area : 1478 Sq. Ft.



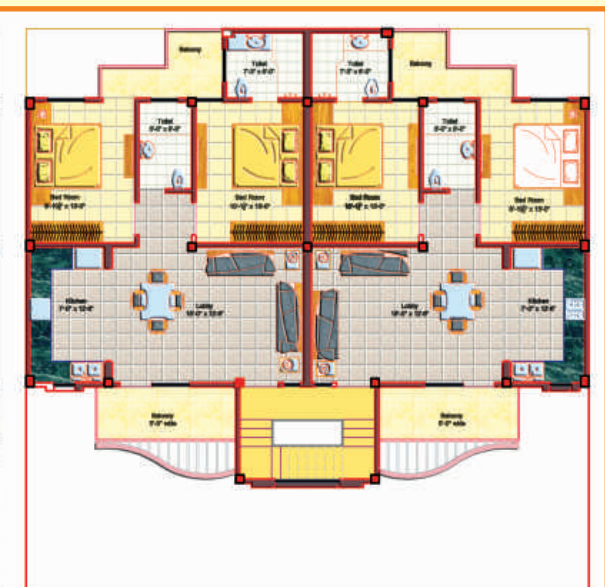
Ground Floor Plan



1st Floor Plan

## INDEPENDENT FLOORS (G+2)

Plot Size - 150 Sq. Yds.  
Build-up Area G.F. = 1127 Sq. Ft.  
Built-up Area F.F. & S.F. = 1030 Sq. Ft.





**SANGWAN CITY**  
ALIGARH

**PRICE LIST FOR BUILT - UP HOUSES w.e.f. 31 July 2010**

S. No.	CATEGORY	ON PLOT SIZE			SALEABLE AREA		BASIC PRICE (Rs.)****	BOOKING AMT (Rs.)
		PLOT SIZE	SQM.	SYD.	IN SQ.MTS.	IN SQ.FTS.		
1.	Duplex Type-A	11X23	253	302.58	294.69	3172	45,45,000/-	3,50,000/-
2.	Duplex Type-B	11X19	209	249.96	255.57	2751	39,45,000/-	3,25,000/-
3.	Duplex Type-C	9X18.75	168.75	201.82	191.29	2179	29,45,000/-	3,00,000/-
4.	Duplex Type-D	8X15.75	126	150.69	160.44	1727	24,45,000/-	2,50,000/-
5.	Duplex Type-E	6X14	84	100.46	137.31	1478	18,45,000/-	2,00,000/-
6.	Independent House Type - A	6X14	84	100.46	63.45	683	11,45,000/-	2,00,000/-
7.	Independent House Type - B	8X15.75	126	150.69	116.13	1250	18,45,000/-	2,50,000/-
8.	Independent Floors	8X15.75	126	150.69				
		Ground Floor	126	150.69	104.70	1127	14,37,000/-	1,50,000/-
		First Floor	126	150.69	95.69	1030	13,20,000/-	1,50,000/-
		Second Floor	126	150.69	95.69	1030	12,90,000/-	1,50,000/-

\* Additional PLC cost to be added on Net Sale Price if applicable.

\*\* Preferential Location Charges Extra as applicable.

**Note:** For other terms and conditions please refer to the back page of this price list.



**Preferential Location Charges (PLC)**

	<b>Duplex Houses</b> (% of the Net Sale Price)	<b>Independent Houses</b> (% of the Net Sale Price)	<b>Independent Floors</b> (% of the Net Sale Price)
▪ One P.L.C.	2.5%	4.0%	1.5%
▪ Two P.L.C.	3.5%	5.0%	2.5%
▪ Three P.L.C.	4.0%	6.0%	3.0%
▪ Sector Road facing/Adjoining	Rs. 450/sq.yd. on Plot Area		

**PLC extra for:**

- Units facing or adjoining the park.
- Units facing or adjoining green belt / open space.
- Units facing or adjoining facilities, clubs and commercial spaces.
- Corner / two side open units.

**Other terms & Conditions**

1. Cheque(s)/ Draft(s) to be issued in favour of “Sangwan Landco Pvt. Ltd.” payable at Delhi/NCR/Aligarh Only.
2. Prices are subject to revision without notice and price ruling on the date of booking and acceptance by the company only shall be applicable.
3. The scheme can be closed at any time on the sole discretion of the company.
4. The company shall endeavor to the complete construction of house allotted within 2 years from the date of allotment.
5. The other terms and conditions of sale would be as per the applicable form and standard allotment letter of the company.
6. The registration charges, ECC charges, freehold stamp duty, legal documentation charges and any other govt. levies or taxes either applicable now or in future are in addition to the aforesaid price.
7. All the other conditions of the “Sangwan City” scheme and of UP Government will be applicable. Actual size may marginally vary and the final costing will be done on possession.
8. Escalations as per the Company Policy.



**SANGWAN CITY**  
ALIGARH

## **PAYMENT PLAN FOR BUILT - UP HOUSES**

### **A) DOWN PAYMENT PLAN (WITH 4 % REBATE)**

<b>S. No.</b>	<b>Schedule of Payment</b>	<b>Amount Payable</b>
1	At the time of booking	As per price list
2	Within 30 days from the date of booking	95% ( Less Down Payment Discount of 4 % and booking amount)
3	At the time of possession	5%

### **B) INTEREST FREE INSTALLMENT PLAN**

#### **For Duplex Houses:**

<b>S. No.</b>	<b>Schedule of Payment</b>	<b>Amount Payable</b>
1	At the time of booking	As per price list
2	On commencement of construction	22% Less Booking Amount
3	On construction reaching plinth level	12 %
4	On commencement of GF roof slab	12%
5	On commencement of first floor roof slab	12%
6	On start of internal plumbing & electrical work	12%
7	On start of internal plaster	12%
8	On start of flooring of rooms	12%
9	At the time of offer of possession	6%



### **For Independent Houses**

<b>S. No.</b>	<b>Schedule of Payment</b>	<b>Amount Payable</b>
1	At the time of booking	As per price list
2	On commencement of construction	30% Less Booking Amount
3	On construction reaching plinth level	13 %
4	On commencement of GF roof slab	13%
5	On start of internal plumbing & electrical work	13%
6	On start of internal plaster	13%
7	On start of flooring of rooms	13%
8	At the time of offer of possession	5%

### **For Independent Floors**

<b>S. No.</b>	<b>Schedule of Payment</b>	<b>Amount Payable</b>
1	At the time of booking	As per price list
2	On commencement of construction	25% Less Booking Amount
3	On construction reaching plinth level	10 %
4	On commencement of GF roof slab	10%
5	On commencement of first floor roof slab	10%
6	On commencement of second floor slab	10%
7	On start of internal plumbing & electrical work	10%
8	On start of internal plaster	10%
9	On start of flooring of rooms	10%
10	At the time of offer of possession	5%

- Terms and conditions of Price List and Allotment Letter will apply.
- Under the installment plan payments of installment will become due as per construction status achieved at the site irrespective of the serial mentioned above.



**SANGWAN CITY**  
**ALIGARH**

**Phase – I**

**PRICE LIST RESIDENTIAL PLOTS (w.e.f. from 19 August 2010)**

Sr. No.	Size of Plots / Dwelling Units	Basic Selling Price (B.S.P.)
1.	150 sq.yds.	Rs. 5595/- (per sq.yds.)
2.	200 sq.yds.	Rs. 5595/- (per sq.yds.)
3.	250 sq.yds.	Rs. 5595/- (per sq.yds.)
4.	300 sq.yds.	Rs. 5595/- (per sq.yds.)

**PAYMENT PLAN OPTION**

**At the time of registration:**

Sr. No.	Size of Plots / Dwelling Units	Reg. Amount
1.	150 sq.yds.	Rs. 1,50,000/-
2.	200 sq.yds.	Rs. 1,85,000/-
3.	250 sq.yds.	Rs. 2,15,000/-
4.	300 sq.yds.	Rs. 2,50,000/-

**OPTION – (DOWN PAYMENT PLAN)**

At the time of booking	: Booking Amount
With in 30 days of booking	: 87% of BSP Less Booking Amount and 100% of EDC + PLC
On Possession	: 5% of BSP and extra charges such as registration etc.

**Note:** A Discount of 8% on B.S.P. has been incorporated in the down payment plan.



**Salient aspects:**

- Prices are firm and escalation free.
- Prices indicated above are subject to revision at the discretion of the company. Price ruling on the date of booking and acceptance by the company shall be applicable.
- Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.
- The complete details of the project will be formally forwarded to the applicants by the company in due course of time.
- The Company reserves the right to call for Extra Development Charges from the applicants based on the statutory requirements and provisions in the rules of the local governing bodies.
- Variation of a maximum of 10% in the indicated plot sizes will be deemed acceptable.

## **Payment Modalities – Plots**

<b>B.S.P.</b>		Rs.5595/- per sq.yd.
<b>E.D.C.</b>		Rs. 200/- per sq.yd.
<b>P.L.C.</b>		
	Park Facing	7.5% of B.S.P.
	Corner	7.5% of B.S.P.
	Sector Road	10% of B.S.P.
	Park Facing + Corner	11% of B.S.P.
	Park Facing + Sector Road	12% of B.S.P.
	Sector Road + Corner	12% of B.S.P.
	Park Facing + Sector Road + Corner	15% of B.S.P.
	Plots facing or adjoining a commercial/shopping centre/community centre/club/group housing	5%+other applicable P.L.C
<b>Misc. Expenses</b>		Rs. 7,000/- to Rs. 15,000/- Per Plot
<b>Transfer Fees</b>	First Transfer	Free
	All subsequent transfers upto possession	Rs. 50/- per sq.yd.



**SANGWAN CITY**  
**ALIGARH**

**PRICE LIST RESIDENTIAL PLOTS**  
**PHASE- II**

Sr. No.	Size of Plots / Dwelling Units	Basic Selling Price (B.S.P.)
1.	150 sq.yds.	Rs. 5195/- (per sq.yds.)
2.	200 sq.yds.	Rs. 5195/- (per sq.yds.)
3.	250 sq.yds.	Rs. 5195/- (per sq.yds.)
4.	300 sq.yds.	Rs. 5195/- (per sq.yds.)

**PAYMENT PLAN OPTIONS**

**A. OPTION –I (INSTALLMENT PLAN)**

**At the time of registration:**

Sr. No.	Size of Plots / Dwelling Units	Reg. Amount
1.	150 sq.yds.	Rs. 1,50,000/-
2.	200 sq.yds.	Rs. 1,85,000/-
3.	250 sq.yds.	Rs. 2,15,000/-
4.	300 sq.yds.	Rs. 2,50,000/-

**Note:** The Balance amount shall be payable in equated installments.

**P.T.O.**



## **B. OPTION –II (DOWN PAYMENT PLAN)**

At the time of booking	: Booking Amount.
With in 30 days of booking	: 87% of BSP less Booking Amount and 100% of EDC + PLC.
On Possession	: 5% of BSP and extra charges such as registration etc.

**Note:** A Discount of 8% on BSP has been incorporated in the down payment plan.

### **Salient aspects:**

- Prices are firm and escalation free.
- Prices indicated above are subject to revision at the discretion of the company. Price ruling on the date of booking and acceptance by the company shall be applicable.
- Prices, terms and conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.
- The complete details of the project will be formally forwarded to the applicants by the company in due course of time.
- The Company reserves the right to call for Extra Development Charges from the applicants based on the statutory requirements and provisions in the rules of the local governing bodies.
- Variation of a maximum of 10% in the indicated plot sizes will be deemed acceptable.



## **Detailed Payment Plan for Plots at Sangwan City, PH - II, Aligarh**

**1. At the time of Advance Registration** Rs. \_\_\_\_\_

**2. At the time of Allotment** (within 2 months of registration)

- a) 45% of B.S.P. less Registration Amount
- b) 50% of P.L.C.

**3. I<sup>st</sup> Installment** (within 4 months of allotment)

- a) 10% of B.S.P.
- b) Rs. 100 per sq. yds. , E.D.C. (Part Payment)

**4. II<sup>nd</sup> Installment** (within 7 months of allotment)

- a) 10% of B.S.P.
- b) 15% of P.L.C.

**5. III<sup>rd</sup> Installment** (within 10 months of allotment)

- a) 10% of B.S.P.
- b) 15% of P.L.C.

**6. IV<sup>th</sup> Installment** (within 13 months of allotment)

- a) 10% of B.S.P.
- b) Balance payment of E.D.C.

**7. V<sup>th</sup> Installment** (within 16 months of allotment)

- a) 10% of B.S.P.
- b) 20% of P.L.C.

**8. Final Installment** (At the time of offer of Possession)

- a) 5% of B.S.P.
- b) Ramp, Water, Sewer, Electricity i.e. Miscellaneous Charges.
- c) Taxes as applicable.
- d) Stamp Duty and Registry Charges.
- e) Maintenance Charges.
- f) Staking Charge / Malba Charge.
- g) Water Consumption Charges.

**P.T.O.**



## **Payment Modalities – Plots**

<b>B.S.P.</b>		Rs. 5195/- per sq.yd.
<b>E.D.C.</b>		Rs. 200/- per sq.yd.
<b>P.L.C.</b>		
	Park Facing	7.5% of B.S.P.
	Corner	7.5% of B.S.P.
	Sector Road	10% of B.S.P.
	Park Facing + Corner	11% of B.S.P.
	Park Facing + Sector Road	12% of B.S.P.
	Sector Road + Corner	12% of B.S.P.
	Park Facing + Sector Road + Corner	15% of B.S.P.
	Plots facing or adjoining a commercial/shopping centre/community centre/club/group housing	5%+other applicable P.L.C
<b>Misc. Expenses</b>		Rs. 7,000/- to Rs. 15,000/- Per Plot
Transfer Fees	First Transfer	Free
	All subsequent transfers upto possession	Rs. 50/- per sq.yd.



**SANGWAN PLAZA-I**  
**ALIGARH**

**PRICE LIST**

**With effect from 15<sup>th</sup> May 2010**

<b>FLOOR</b>	<b>TYPE</b>	<b>B.S.P. Per sq. ft. (in Rs.)</b>
Ground	Shop	3595

**PAYMENT PLANS**

**PLAN "A" DOWN PAYMENT PLAN : A REBATE OF 8 % ON BASIC PRICE**

At the time of Booking	Rs. 2,50,000/-
With in 45 days of Booking	95% Less Booking amount
At the time of offer of possession	5% of BSP & extra charges as registration etc.

**PLAN "B" CONSTRUCTION LINKED PAYMENT PLAN**

<b>Schedule of payment</b>	<b>Amount Payable</b>
At the time of Booking	Rs. 2,50,000/-
On commencement of construction	45% Less Booking Amount
On construction reaching plinth level	10%
On start of slab casting & electrical work	10%
On start of internal plaster	10%
On start of flooring of shop	10%
At the time of offer of possession	5%

P.T.O.



## **Payment Modalities- Commercial shops**

Basic selling price (B.S.P.):

Rs. 3595/- per sq.ft.

### **Other Charges:**

#### **PLC charges:**

1. Green belt facing	7.5% of B.S.P.
2. Corner/ Two sides open	7.5% of B.S.P.
3. Corner & Green belt facing	10 % of B.S.P.
4. Sector road facing	12.5% of B.S.P.
5. Sector road facing & corner	15% of B.S.P.

### **Terms & conditions:**

1. The above rates are for the super area which include proportionate area under common corridor, Passage, staircase, mummities, projections, water tank etc.
2. Electricity charges, Fire Fighting charges, IFMS (interest free maintenance security), PLC charges, Stamp duty, Registration charges, Service Tax shall be paid extra.
3. Booking is subject to the detailed terms and conditions of the Application form & Allotment Letter.
4. In case the applicants opt for the cash down payment plan (within 45 days) a rebate of 8% in basic rate shall be applicable.
5. The building plan, layout, specifications are subject to change / modification or revision as decided by the Company /Architect or any other competent authority.
6. **The areas of shops are tentative.**
8. Prices are subject to change without notice before booking at the sole discretion of the company and the price ruling on the date of booking and acceptance by the company shall be applicable.
9. **Cheque / Bank Draft to be issued in favour of “Sangwan Landco. Pvt. Ltd.” Payable at Noida / Aligarh itself.**



**DUPLEX HOUSES - 100 Sq. Yds.**





**DUPLEX HOUSES - 150 Sq. Yds.**





**DUPLEX HOUSES - 200 Sq. Yds.**





**DUPLEX HOUSES - 250 Sq. Yds.**





**DUPLEX HOUSES - 300 Sq. Yds.**





**SIMPLEX HOUSES - 100 Sq. Yds.**





**SIMPLEX HOUSES - 100 Sq. Yds.**





**INDEPENDENT FLOORS - G + 2 150 Sq. Yds.**













**SANGWAN CITY**  
APPROVED BY A.D.A.  
APPROVED BY SBI FOR LOAN  
☎ 9639006800, 9639006801

**SANGWAN CITY**  
INDEPENDENT FLOORS  
Ready to move in & ground  
Contact: 9639006800, 9639006801  
AN ISO 9001:2015 COMPANY

**SANGWAN CITY**  
INDEPENDENT FLOORS  
Ready to move in & ground  
Contact: 9639006800, 9639006801  
AN ISO 9001:2015 COMPANY



























































## ADVANCE REGISTRATION FORM

From

Date : .....

First Applicant :

Second Applicant :

Please affix self attested  
photograph

Please affix self attested  
photograph

Mr. / Ms. \_\_\_\_\_  
S/D/W/o \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Mr. / Ms. \_\_\_\_\_  
S/D/W/o \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Phone / Mobile \_\_\_\_\_

Fax / E-Mail \_\_\_\_\_

To

**M/S Sangwan Landco Pvt. Ltd.**  
**301, Bhagmal Complex,**  
**Sector 15, Noida,**  
**Uttar Pradesh-201301**

Phone / Mobile \_\_\_\_\_

Fax / E-Mail \_\_\_\_\_

**SANGWAN**

**•PROMOTERS •BUILDERS •DEVELOPERS**  
**AN ISO 9001-2000 COMPANY**

Dear Sir/Madam,

I / We wish to register for provisional allotment of a ..... of .....  
sq.yds./sq.mtr./sq.ft. in your '**SANGWAN CITY**' project at Aligarh, Uttar Pradesh. I / We am / are  
enclosing herewith Cheque/Draft No. .... dated ..... drawn on  
..... bank for Rs. .... (Rupees.....  
..... only) drawn in f/o **Sangwan Landco Pvt. Ltd.**,  
which may please be treated as an advance for allotment, subject to the following conditions :

- (a) That your offer of registration for allotment of a ..... in your future scheme(s)  
shall be made to me / us within 12 months of my provisional application made herein.
- (b) That the said advance paid by me / us would be adjusted against the booking amount payable by me / us as and  
when your offer for allotment of a ..... is made to me / us.
- (c) That in the event your offer of allotment for a ..... is made to me after 12 months,  
a simple interest @ 9% p.a. shall be paid to me / us for the period beyond 12 months on the amount paid by me  
/ us upto the date the said offer of allotment is made.
- (d) In case Sangwan Landco Pvt. Ltd. is not in a position to make offer for allotment for a .....  
..... within a period of 12 months from the date of the receipt of advance, the company  
shall refund the advance for provisional registration paid by me / us alongwith interest calculated @ 9% p.a.  
from the date of receipt of advance.
- (e) I / We shall become eligible for refund of the said advance only after expiry of 12 months time from the date of  
receipt of advance by the company. The advance shall be payable to me / us within 30 days after the  
application for refund of advance is received by the company, subject to above mentioned terms.



- (f) In case I / We are desirous of claiming refund before the expiry of 12 months (in case of unforeseen emergencies only) the company reserves the right to do so after deducting administrative expenses.
- (g) It is understood that this provisional registration shall not be treated and construed as an allotment, booking, sale or transfer of the intended dwelling unit in any of the proposed project's and as such the same does not give to me / us any right, title or interest therein until formal allotment / booking of the said dwelling unit giving full details of the project, number of the dwelling unit, size of the dwelling unit, is made after the said project is sanctioned / approved by all concerned competent authorities in accordance with the relevant provisions of law and rules applicable / in force in the area.
- (h) It is understood that the Company will have absolute discretion either to accept or reject my/our request as per the policy of the company.
- (i) That the ..... will be allotted to me / us at a basic rate of Rs. .... per sq.yd./sq.mtr./sq.ft. (Rupees ..... only per sq.yd./sq.mtr./sq.ft.). The preferential location charges (PLC) or any other statutory / other levies such as EDC, EEC, registration expenses, etc shall be over and above the basic price and will be paid by me /us.
- (j) I / We accept that the company can call further payment against the provisional registration.
- (k) I / We shall abide by the terms and conditions of allotment / agreement to be signed between me / us and governing rules undertaken for the project.
- (l) I / We opt for tentative size..... sq.yds./sq.mtr./sq.ft.
- (m) Payment plan options : Down Payment Plan / Installment Plan (Construction Linked / Time Linked).
- (n) Residential Status : I / We am / are a Resident / Non-Resident Indian.
- (o) I am / We are assessed /not assessed to income tax. The details of my / our PAN Number are:

PAN Number

Place

1st Applicant

2nd Applicant

#### Declaration

I / We the undersigned do hereby declare that the above mentioned particulars / information given by me/us is true and correct to the best of my / our knowledge and nothing has been concealed.

Place :

(First Applicant)

Dated :

(Second Applicant)

Particulars of channel partner :

#### Note :

- All Cheques / Drafts to be made in f/o "Sangwan Landco Pvt. Ltd." Payable at Noida/NCR/Aligarh only.
- Persons signing the application on behalf of other person / firm / company shall file authorization / power of attorney duly attested by a first Class Magistrate / Notary Public.



## ACCEPTANCE FORM FOR CHANNEL PARTNER

It is certified that I/We have received **Sangwan Landco Pvt. Ltd.** letter no..... dated ..... and we accept all clauses mentioned in the letter after having understood the same in detail.

Our particulars are given below for your perusal and record please:

Name of Channel Partner .....

Name of Owners: (1) .....

Mobile No. ....

(2) .....

Mobile No .....

(3) .....

Mobile No .....

Official Address .....

Phone No. .... Fax .....

E-Mail .....

Residential Address .....

Phone No. .... Fax .....

Service tax registration number .....

Permanent Account Number .....

Banker's Details .....

### Proofs:

☐ Registration

☐ Photo Identity

☐ Residence

(Authorized Signatory)



To

.....  
.....  
.....  
.....

**Sub: NOMINATION OF CHANNEL PARTNER**

Dear Sir,

Please refer to your application no. ....dated .....requesting for appointment as channel partners of Sangwan Landco Pvt. Ltd.

We are pleased to appoint you as channel partners of Sangwan Landco Pvt. Ltd. for the purpose of sale of residential as well as commercial areas in our current and upcoming projects.

**Terms and Conditions of your appointment would be as below:-**

1. You are authorized to sell / procure provisional registration for residential as well as commercial areas in our current and upcoming projects.
2. Sangwan Landco Pvt. Ltd. reserves the absolute right to accept or decline any application received by you without assigning any reason whatsoever.
3. However, an application once accepted by the company will not be cancelled unless there is a case of non-payment / coercion / non-compliance of legal provisions / fraud, etc.
4. You or any of your representatives are NOT authorized to receive any payment (in whichever form) on behalf of Sangwan Landco Pvt Ltd. All payments due from customers will be in the name of the company only.
5. You are not allowed to publicly advertise in any form of media (concerning this company) without obtaining written permission from this company.
6. As a consideration for your efforts you will be paid commission and incentives, based on the bookings procured by you, as per the policies in vogue in the company.
7. The rate lists / commission slabs / incentive schemes, etc will be communicated to you and will vary based on the sales / corporate policies of this company.
8. All the payments made to you would be after TDS and as per statutory compliances.
9. You will be responsible for updating your address and contact details with the company as and when they are changed.
10. The company reserves the right to terminate this agreement at its discretion.
11. All disputes are subject to the Jurisdiction of Noida Courts only.
12. You will be required to fill up the form for acceptance of the abovementioned clauses for this agreement to take effect.

We are confident that our relationship will yield positive results for our customers, you and us. Together we shall scale new highs in all spheres of our relationship.

**For Sangwan Landco Pvt. Ltd.**

Authorized Signatory



To  
M/s Sangwan Landco Pvt. Ltd.  
301, Bhagmal Complex,  
McDonald's Crossing,  
Noida, U.P. – 201301

Dear Sir / Madam,

We are a real estate marketing firm.

We are sanguine that our expertise in marketing of real estate products will be of benefit to your company.

We may please be provided an opportunity to become the channel partners of M/s Sangwan Landco Pvt. Ltd. for marketing of real estate products developed by the company.

We are hopeful that our association will yield positive results for both of us.

Thanking you

Yours Sincerely

For \_\_\_\_\_

Authorized Signatory

Date: \_\_\_\_\_