

File No. VIS-(20~~23~~²⁴)-PL- 005-004-004

SURVEY FORM FOR GROUP HOUSING PROJECTS

CASE COLLECTION FORM

(Version 10.0)

Date of implementation: 9.02.2011 | Last Revision: 30.01.2020 | Latest Revision: 04.03.2022

Items	Assigned To	Assigned to Date	To be completed by date	Submitted On date	Grade	HOD Engg. Signature
File Received By	<i>Sachin</i>	NA	NA			
Survey	<i>Sachin</i>	<i>04/04/23</i>	<i>05/04/23</i>	<i>06/04/23</i>		
Preparation						

A - Very Good, B - Satisfactory, C - Average, D - Poor, E - Extremely Poor

File Returned to HOD Engg. unprepared due to reason	<input type="checkbox"/> Survey not done properly, <input type="checkbox"/> Survey Form not properly filled, <input type="checkbox"/> Market survey for rates is not properly done, <input type="checkbox"/> Identification is not clearly done, <input type="checkbox"/> Measurement is not properly done, <input type="checkbox"/> Photographs not clearly taken, <input type="checkbox"/> Selfie/ Owner or owner representative photo not taken, <input type="checkbox"/> Owner/ owner representative signature not taken, <input type="checkbox"/> Google Map not taken, <input type="checkbox"/> Survey summary sheet not filled
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In case File is returned by the preparer - HOD Engg. comment & Signature	<input type="checkbox"/> Minor defects in the survey hence approved for preparation with warning to Surveyor. Report preparer to collect the missing information on his own. <input type="checkbox"/> Major defects in the survey. Survey has to be done again.
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GENERAL DETAILS

1.	Proposal/ Work Order or Ref. No.			
2.	Type of Service	<input checked="" type="checkbox"/> Valuation Report, <input type="checkbox"/> Construction cost estimate, <input type="checkbox"/> Cost vetting certificate <input type="checkbox"/> Other CE Certificates, <input type="checkbox"/> TEV Report, <input type="checkbox"/> LIE		
3.	Type of customer	<input checked="" type="checkbox"/> Bank	<input type="checkbox"/> PSU	<input type="checkbox"/> NBFC
		<input type="checkbox"/> Company	<input type="checkbox"/> Private client	<input type="checkbox"/> Corporate
4.	Bank/ FI/ Organization Name & Address	State Bank of India HLT Bahadur		
5.	Case Allotment Officer/ Fees paying party Details	Name	Contact Number	Email Id
		Mr. Pradeep	9416536397	
6.	Case Type	<input checked="" type="checkbox"/> Case for Fresh Account <input type="checkbox"/> Case for exiting account/ customer		
7.	Fees Details	Amount of Fees	Advance Amount if any	Fees will be paid by
		30K+gst		<input checked="" type="checkbox"/> Bank <input type="checkbox"/> Customer
8.	Billing Details	Billed To Party Name		GSTIN

CASE DETAILS

1.	Type of Property	project									
2.	Purpose of Valuation/ Assignment	<input checked="" type="checkbox"/> Value assessment of the asset for creating new collateral mortgage <input type="checkbox"/> Periodic Re-Valuation for Bank, <input type="checkbox"/> Distress sale for NPA A/c., <input type="checkbox"/> For DRT Recovery purpose, <input type="checkbox"/> Capital Gains Wealth Tax purpose <input type="checkbox"/> Partition purpose, <input type="checkbox"/> General Value Assessment <input type="checkbox"/> Any other:									
3.	Owner/ Applicant Details	<table border="1"> <thead> <tr> <th>Name</th> <th>Contact Number</th> <th>Email Id</th> </tr> </thead> <tbody> <tr> <td colspan="3">Shri vastu Buildwell Pvt Ltd.</td> </tr> </tbody> </table>				Name	Contact Number	Email Id	Shri vastu Buildwell Pvt Ltd.		
Name	Contact Number	Email Id									
Shri vastu Buildwell Pvt Ltd.											
4.	Account Name	Soul -									
5.	Property Address	Village - Bri Dadri, Dadri Tol, Sadhi Yakubpur, Fathepur, Jhajjar									
6.	Who will coordinate on site for the site survey	<table border="1"> <thead> <tr> <th>Name</th> <th>Contact Number</th> </tr> </thead> <tbody> <tr> <td>Mr. Ravi Roshan</td> <td>9090 124040</td> </tr> </tbody> </table>				Name	Contact Number	Mr. Ravi Roshan	9090 124040		
Name	Contact Number										
Mr. Ravi Roshan	9090 124040										
7.	Preferred time of survey	<table border="1"> <thead> <tr> <th>Date</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td>05/04/2023</td> <td>2:30pm</td> </tr> </tbody> </table>				Date	Time	05/04/2023	2:30pm		
Date	Time										
05/04/2023	2:30pm										
8.	Documents Received (Any one ownership document and approved site plan/ map is must)	1. Ownership Documents: <input type="checkbox"/> Sale Deed, <input type="checkbox"/> Power of Attorney, <input type="checkbox"/> Registered Will, <input type="checkbox"/> Relinquishment Deed, <input type="checkbox"/> Transfer Deed, <input type="checkbox"/> Conveyance Deed, <input type="checkbox"/> Allotment Letter, <input type="checkbox"/> Possession Letter 2. Map: <input type="checkbox"/> Cizra Map, <input checked="" type="checkbox"/> Approved Map, <input type="checkbox"/> Site Plan 3. Utility Bills: <input type="checkbox"/> Electricity Bill & payment receipt, <input type="checkbox"/> Water Bill & payment receipt, <input type="checkbox"/> House Tax demand & payment receipt 4. Any Other document: <input type="checkbox"/> CLU, <input type="checkbox"/> TIR Report, <input type="checkbox"/> Agreement to Sale, <input type="checkbox"/> Old Valuation Report 5. No documents provided: <input type="checkbox"/> NOC Approvals Req.									
9.	Documents received from										
10.	Special Instructions if any:										
11.	I agree to pay the amount mentioned above for the preparation of Valuation Report. I agree that I'll not put pressure on Valuer firm to distort any facts and would not try to influence any member or official of the firm in the ill spirit or vested interest and to benefit any individual or organization by any means illegitimately. Customer Signature:										

FILE RECEIVER CASE COLLECTION PROCESS COMPLIANCE CHECKLIST

(To be filled by Surveyor)

S.NO.	COMPLIANCE CHECKLIST	STATUS	APPROVER SIGNATURE/ REMARKS IN CASE OF ANY (X)
1.	Is Case collection Form properly filled by Receiver?	<input checked="" type="checkbox"/>	
2.	Is purpose of the assignment understood clearly by the receiver?	<input checked="" type="checkbox"/>	
3.	Has receiver checked if this is a new case or existing case of the Bank?	<input checked="" type="checkbox"/>	
4.	Has receiver fixed the fees with the manager/ client and sent quotation properly or have taken approval of the work over email?	<input checked="" type="checkbox"/>	
5.	Has receiver taken proper Work Order/ Email/ CESA form formality?	<input checked="" type="checkbox"/>	
6.	In case of private case or for fresh case 50% advance is received?	<input checked="" type="checkbox"/>	
7.	Is document checklist email sent to the customer?	<input checked="" type="checkbox"/>	
8.	Has the received documents is having 'documents provided by stamp'?	<input checked="" type="checkbox"/>	

IMPORTANT INSTRUCTIONS TO SURVEYOR

1.	Please fill the above compliance checklist before moving for the survey.
2.	Please do not do the survey if you do not have proper documents.
3.	For Vacant Plot/ Land – Cizra Map/ Master/ Zonal/ Site Plan is must to identify the Plot. For Agriculture or converted land from agriculture – Mutation documents, CLU is must.
4.	Firstly please first study the documents of the property which needs to get surveyed.
5.	Mark the Owner/ Area/ Boundaries mentioned in the ownership documents with bold florescent marker pen before moving for the survey. During site survey if any difference is found in the above fields from the ownership documents then please contact the owner immediately to know the reason for the difference.
6.	Confirm ongoing property rates in the subject location through public domain, property sites and contact dealers to show you the available properties in that area during your survey.
7.	Identify the Property clearly by matching the boundaries and area mentioned in the property papers.
8.	Do sample physical or google measurements of the property.
9.	PHOTOGRAPH INSTRUCTIONS: a. Take owner/ representative photograph along with the property. b. Take your selfie along with the property and the owner/ representative. c. Take full scale photo of the property with gate. d. Take photo of the property along with abutting road, towards left, right and center. e. Take multiple photos of inside-out of the property. f. Take nearby photographs of the Property. g. Take a short video to cover property and neighborhood.
10.	Take Google Map location.
11.	Check main road name & width and approach road width and distance of property from main road.
12.	Check Jurisdiction Municipal Limits & Ward Name.
13.	Fill each column of survey form diligently in detail and tick the appropriate option clearly.
14.	Check any defects or negativity in the property and comment in detail on survey form.
15.	Do extensive market rate enquiries and confirm for any recent past transactions.

16.	In case customer appears to be providing misleading information to you or trying to influence you by money or cash then immediately report to the Management & Bank.
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SURVEY GRADING MATRIX

GRADE	PARAMETERS/ CRITERIA
A	<p>In case all the points below are done properly, timely with full care and diligence:</p> <ol style="list-style-type: none"> 1. Survey started with proper work order and knowing the source of payment. 2. Survey done with proper documents. 3. Done complete homework and studied the documents properly with highlighting the main points before moving for the survey. 4. Chosen correct survey form as per the property type. 5. All fields of Survey form are properly filled. 6. All site special observations and negative and positive factors are clearly mentioned. 7. Self & client signatures taken on survey form. 8. Property rates information properly taken, mentioned and verified. 9. Site rough sketch plan made. 10. Proper photographs taken. 11. Selfie with property taken. 12. Selfie and owner photograph with property taken.
B	In case of 3 minor mistakes in any of the above points except Point 1, 2, 3, 4, 6, 8, 10, 11, 12 but all the points are covered.
C	In case of more than 3 minor mistakes and any 1 major mistake in any of the above points and if any points are completely missing except Point 1, 2, 3, 4, 6, 8, 10, 11, 12.
D	In case of 1 major mistake or missing of any 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.
E	In case of more than 1 major mistakes or missing of more than 1 point out of 1, 2, 3, 4, 6, 8, 10, 11, 12.

Note (Survey Grading Matrix):

1. For special assignments like LIE, Stock Valuation, etc. where till date survey format is not specified or released, in such cases point wise site observation report has to be submitted by the Surveyor duly signing it properly. Without signed Site Observation report, Point 4 will be considered as not done and will fall under Category E.
2. Similar Grading Matrix is issued for Case Collection & Report Preparation as well.

Note (Overall Grading Matrix):

1. In case client reports any careless mistake in the report for which revision has to be done in the report then in that case Grading Matrix may be revised and Grade E will be awarded.

SURVEY PROCESS COMPLIANCE CHECKLIST

(To be submitted by Surveyor with each Survey)

S.NO.	COMPLIANCE CHECKLIST POINTS	STATUS
1.	Did you take proper property documents to carry out the survey?	<input checked="" type="checkbox"/>
2.	Have you properly studied & highlighted Owner/ Area/ Boundaries in the property documents with bold florescent before moving for the survey?	<input checked="" type="checkbox"/>
3.	Did you check prominent landmark nearby the subject property and mentioned in the survey form?	<input checked="" type="checkbox"/>
4.	Did you identified the Property clearly by matching the boundaries and area mentioned in the property papers?	<input checked="" type="checkbox"/>
5.	Did you check if property is merged with any other property or it is an independent property?	<input checked="" type="checkbox"/>
6.	Did you do sample physical or google measurements of the property in case of property more than 2500 sq.mtr?	<input checked="" type="checkbox"/>
7.	Did you check for any building violations in the property?	<input checked="" type="checkbox"/>
8.	Did you check municipal limits/ jurisdiction/ ward?	<input checked="" type="checkbox"/>
9.	Did you take Google Map location and shared it to Maps whatsapp group?	<input checked="" type="checkbox"/>
10.	Did you check Main road name & width and its distance from the subject property?	<input checked="" type="checkbox"/>
11.	Did you check approach Lane width on which property is located?	<input checked="" type="checkbox"/>
12.	Have you taken property full scale photograph with gate?	<input checked="" type="checkbox"/>
13.	Have you taken owner/ representative photograph with the property?	<input checked="" type="checkbox"/>
14.	Have you taken your selfie with the property along with owner/ representative?	<input checked="" type="checkbox"/>
15.	Have you taken photograph of the property along with abutting road and towards left and right of the property?	<input checked="" type="checkbox"/>
16.	Have you taken multiple photographs of the property from inside-out?	<input checked="" type="checkbox"/>
17.	Did you check nearby development and whereabouts and commented on survey form?	<input checked="" type="checkbox"/>
18.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
19.	Have you filled all the columns of survey form including survey summary sheet properly?	<input checked="" type="checkbox"/>
20.	Did you draw site key plan (location map)?	<input checked="" type="checkbox"/>
21.	Did you draw rough site sketch plan?	<input checked="" type="checkbox"/>
22.	Have you taken self-attested documents from owner/ representative and stamped "documents provided by stamp"?	<input checked="" type="checkbox"/>
23.	Did you check any defects or negativity in the property in terms of location, legality, disputes, marketability, salability, etc. and commented on survey form in detail?	<input checked="" type="checkbox"/>
24.	Have you confirmed any recent past transactions during market enquiries and enquired property rates locally very rigorously?	<input checked="" type="checkbox"/>
25.	Did you take signatures of the owner/ representative on undertaking and survey summary sheet?	<input checked="" type="checkbox"/>
26.	Did you signed the undertaking?	<input checked="" type="checkbox"/>

For File No.	P6005-004-004
Surveyor Name	
Signature	<i>Jatin Pandey</i>
Date	

GENERAL DETAILS

1.	PROJECT NAME:	Shri vastu Buildwell Pvt Ltd
2.	PROJECT PROMOTER/S: (Company Name/ Director/s Name)	Shri vastu Buildwell Pvt Ltd
3.	PROJECT BUILDER:	Shri vastu Buildwell Pvt Ltd
4.	PROJECT ARCHITECT:	- Design Tech
5.	TOTAL ESTIMATED PROJECT COST:	-
6.	LAND COST: (PMR Value)	-
7.	ESTIMATED BUILDING CONSTRUCTION COST: (Total/ Per sq. ft.)	-
8.	COMPLETED CONSTRUCTION COST: (Total/ Per sq.ft)	-
9.	TOTAL NO. OF TOWERS/ BLOCKS:	Plot - 7
10.	NAME OF TOWERS (as per map)	I. - 7 plots II.
11.	NAME OF TOWERS (as per survey)	Same -
12.	STRUCTURE CONSULTANTS	-
13.	TOTAL NO. OF FLOORS PER TOWER:	- 6+4 on each plot.
14.	TOTAL NO. OF FLATS: (Total/ Per Tower)	- 28 Flats.
15.	TYPE OF UN ITS /TOWERS	- 3BHK
16.	SUPER AREA/ COVERED AREA OF UNITS:	- 804 Buildup area.
17.	AMENITIES PRESENT IN THE PROJECT: (Club/ Gymnasium/ Swimming Pool/ Recreational centre / Others)	- No.
18.	HVAC SYSTEM	- No
19.	FLOORING TYPE (in flats)	- Under Construction
20.	TOTAL LAND AREA:	-
21.	TOTAL GROUND COVERAGE AREA:	- As per map.
22.	FAR/ TOTAL COVERED AREA:	- As per map.

23.	PROPOSED GREEN AREA:	As per map	
24.	PARKING AREA DETAILS (Total Area/ Parking for No. of Cars)	— Stilt	
	Basement Parking:	X	
	Stilt Parking:	✓	
	Open Parking:	X	
25.	PROPOSED COMPLETION DATE OF THE PROJECT:	— As per Resn.	
26.	PROGRESS OF THE PROJECT: (Total No. of Towers constructed/ Total FAR constructed)	— Refer to side page.	
27.	DEVELOPER/ BUILDER PAST PROJECTS:	—	
28.	LANDMARK:	— Near. Yakubpur	
29.	APPROACH ROAD WIDTH:	— 12m	
30.	PROJECT LAUNCH RATE:	— 37.5 lac to 40.5 lac	
31.	PROPERTY CONSULTANTS NAME & RATE	1.	2.
32.	CURRENT BASIC SALE PRICE:	— 37.5 lac to 40.5 lac	
33.	LAND RATE (agricultural)/group housing land/FSI rate	—	
34.	BOUNDARIES OF THE PROPERTY:		
	NORTH:	— other plots	
	SOUTH:	— 30m Road	
	EAST:	— other plots / Road - 13m	
	WEST:	— 12m Road.	

1st - 39.5 lac

2nd - 37.5 lac

3rd - 37.5 lac

4th - 40.5 lac — with roof.

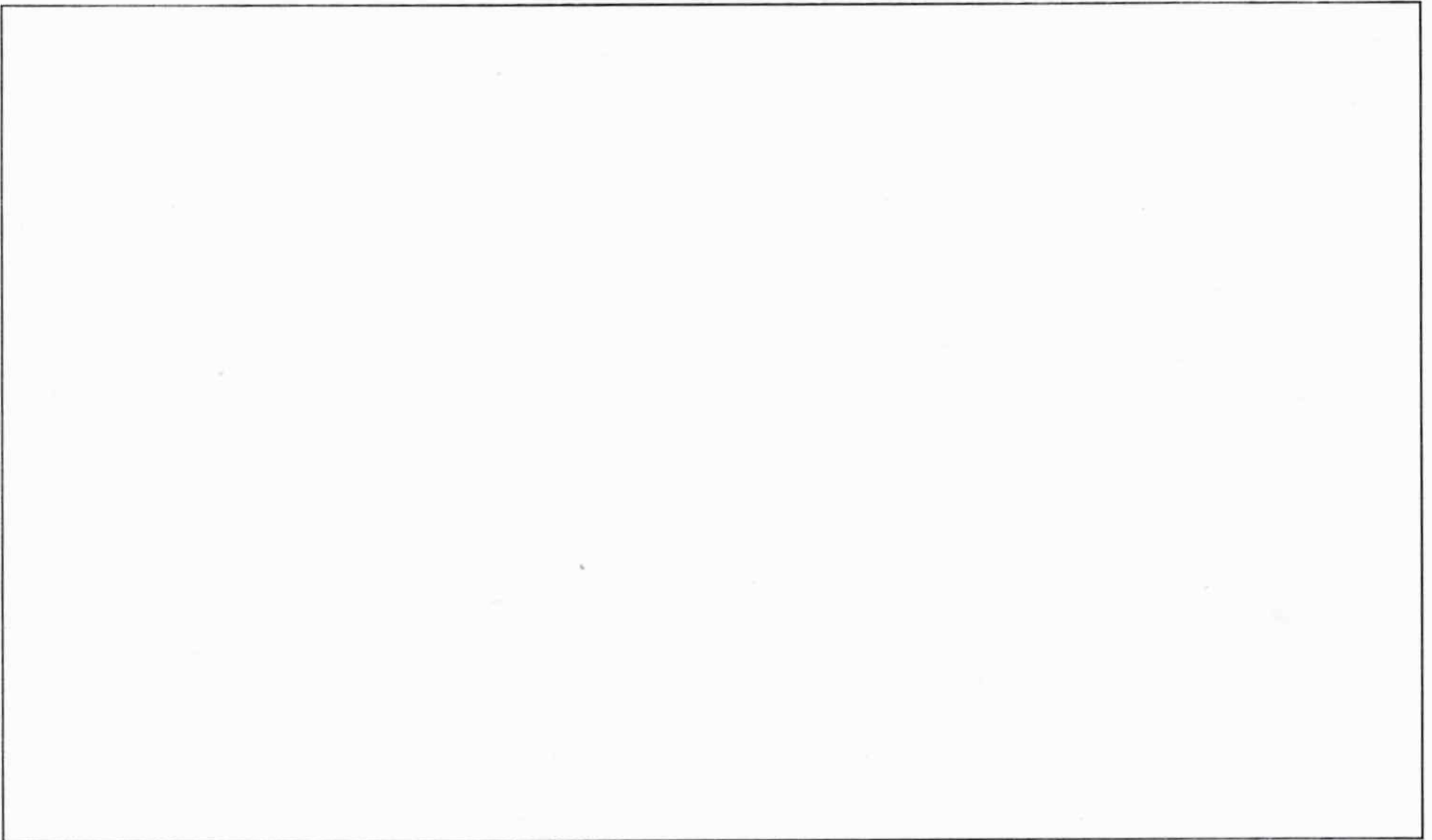
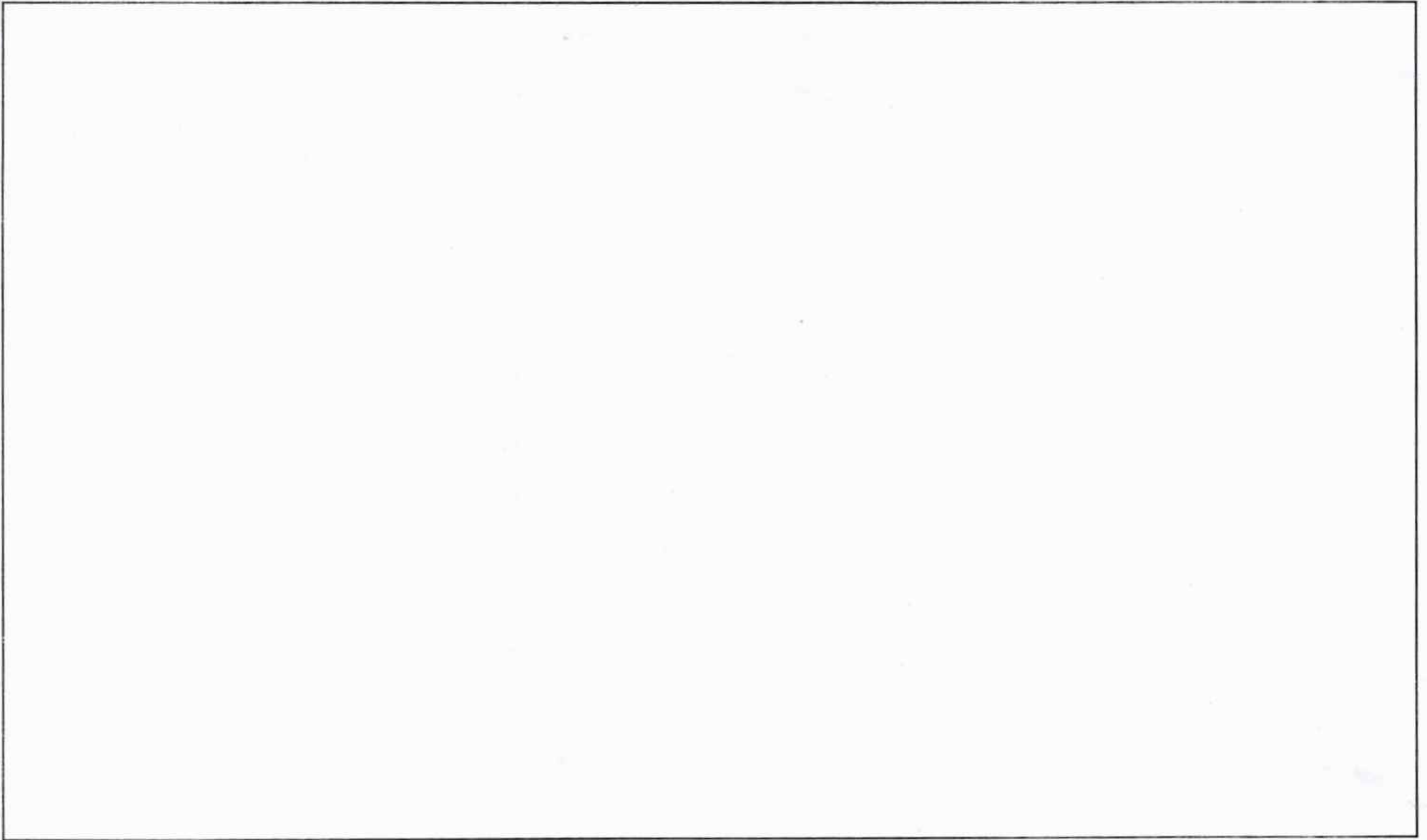
ATTACH & VERIFY ON SITE:

1. PROJECT APPROVAL DOCUMENTS (Applicable only For Gurgaon)

- (a) Letter of Intent for grant of license from DTCP (HR Govt.) – LC-III
 - (b) Form LC-IV License No. for setting up Group Housing Society
 - (c) Approval of Building Plans Letter from DTCP (HR Govt.) – BR-III
 - (d) Sanctioned Map/ Building Plans from HUDA
 - (e) NOC from Airport Authority of India (If Applicable)
 - (f) NOC from Pollution Control Board
 - (g) NOC from SEIAA for Environmental clearances
 - (h) NOC from Fire department
 - (i) NOC from Ministry of Environment & Forest (As per notification S.O 1533 (E) Dated 14.09.2006)
 - (j) NOC from Forest Officer for Aravali Hills conservation area conformity
 - (k) Structural stability certificate
- 2. SITE PLAN – Should have FAR/ Area Summary Details**
- 3. LOCATION MAP**
- 4. FLOOR PLANS**
- 5. FLATS STOCK LIST – Category wise detail with selling area of each category | Tower/ Block wise detail | Count of flats for each category**
- 6. SPECIFICATIONS**
- 7. PHOTOGRAPHS**

**NOTE: Please complete all the details reference to the sanctioned Maps and Approvals.*

DRAW SITE KEY PLAN & SKETCH PLAN



BLANK PAGE FOR PROVIDING ANY ADDITIONAL DETAILS/ INFORMATION

UNDERTAKING BY THE CUSTOMER

I confirm that I have made the inspection of the subject property to the surveyor of R.K Associates, which is correct property in question for which the documents have been provided/ submitted by me. I further confirm that I am aware of all the information related to the subject property and I have provided all its information to the surveyor true to the best of my knowledge. I understand that any false or manipulative information provided by me will be considered as cheating with the professional organization since it will lead to incorrect valuation report and I'd be solely responsible for this unlawful act and will bear the charges for the changes/ modifications which have to undergo due to the false information. I also undertake that I have not given any cash or in kind to any member of R.K Associates to influence the Value of the Property or favor any individual or organization and the same is not accepted or asked by the member of R.K Associates. Any such act will lead to cancellation of the material prepared by R.K Associates with forfeiting of the fees and i'll be completely responsible for its repercussions and legal actions taken for it.

IMPORTANT: We have not authorized any of our person/ Surveyor to take Cash or kind from the customers in any situation. In case Surveyor or any member of R.K Associates asks for any money or kind from you then kindly please inform on number +91-9958632707, 0120-4110117. Our Valuation process is very stringent and have multiple check points to ensure correct & error free reports to keep the lending agency risk free. In case Surveyor claims that he would be able to arbitrary effect the Valuation figures unfairly or as per your requirement & need, then he is making a false claim to you and we request you to complaint such act immediately on the number provided above.

Name	
Relationship with owner	
Signature	Mr. Ravi Roshan Refused for Sign.
Mobile No.	
Date	

UNDERTAKING BY THE SURVEYOR

I confirm that I have carried out the Survey of the property properly as per the fair professional best practices and Valuation & Survey policy guidelines issued by R.K Associates. I have not taken any cash or kind from the customer nor have I come into any kind of influence of the customer / bank for arbitrary providing the Property Valuation as per one's need. I further state that I have not given any assurances to the customer nor given any wrong or false information or statement. In case at any point of time it is found that I have done any kind of fraudulent activity in this case and misled the company then I understand its legal consequences and appropriate penal action which company can take against me. Also in regard to it any monetary or reputation loss will be recovered from me by the company.

For File No.	
Surveyor Name	
Signature	<i>Sachin</i> 05/04/2023

Date	
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UNDERTAKING BY THE PREPARER

I confirm that this Valuation Report is prepared as per the fair professional best practices and Valuation & Survey Policy Guidelines issued by the organization. I also confirm that without any personal interest, partiality or prejudice, I have worked on this Valuation assignment. Rates adopted for the asset is based on various facts, information collected from the site came to my knowledge during the course of the assignment and I have taken all sincere efforts to review, cross check & confirm this data/ information from all different angles using my prudent approach without any biasedness or pressure. I have prepared the report based on true facts & information as per best of my knowledge & case facts. I understand that any false information provided by me will lead to the incorrect valuation report and I'd be solely responsible for it and will bear the losses which will be put on the Company in form of monetary or reputation loss by its client or statutory bodies.

I also undertake that I did not come into any influence by the customer, Bank representative (officer or agent), colleagues, coworkers or any other person to arbitrary change the Valuation figures or facts unethically or illegitimately which may put the public money at risk which is in the form of Bank deposits.

In case at any point of time in future, if I am found guilty of illegitimately distorting the facts in the Valuation or any other professional services which company offers in the market on being influenced by the customer or Bank representative (officer or agent) or for whatsoever reason then I'd solely responsible of any such act and I understand that the Company can take appropriate legal action against me which may include suspension from the current roles & responsibilities or termination from the employment with immediate effect.

I also undertake that I have not taken any cash, favor or in kind from the customer for favoring any individual or organization by unfair means.

I also undertake that I'll not prepare any report on incomplete Survey form which is not properly filled as per the Company guidelines and in case I am preparing it which is creating an incorrect report then I'd be responsible for its consequences.

For File No.	
Preparer Name	
Signature	
Date	

PAYMENT PLAN

Down Payment Plan (5% Discount)	
On Booking	10%
Within 45 days of Booking	85%
On Offer of Possession	5%

Special 25 Plan (25:25:25:25)	
On Booking	10%
Within 30 days of Booking	15%
On Casting of Ground Floor Slab	25%
On Casting of Top Floor Slab	25%
On Offer of Possession	25%

Construction Linked Plan (CLP)	
On Booking	10%
On Completion of Foundation	15%
On Completion of Stilt Floor Roof Slab	10%
On Completion of Ground Floor Roof Slab	10%
On Completion of Second Floor Roof Slab	10%
On Completion of Third Floor Roof Slab	10%
On Completion of Fourth Floor Roof Slab	10%
On Completion of Floor tiling	10%
On Completion of Electrical and Plumbing Work	10%
On Offer of Possession	5%



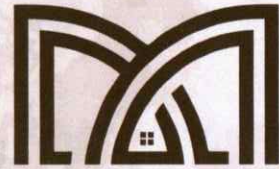
PRICE LIST

- FLOOR TYPE - 3BHK + 3 TOILET
- CARPET AREA - 670 SQ. FT.
- BUILT UP AREA - 804 SQ. FT.
- SUPER BUILT-UP AREA - 1225 SQ. FT.
- INVENTORY - PLOT NO. 700-706

Floor	Rate
First Floor	39,50,000/-
Second Floor	37,50,000/-
Third Floor	37,50,000/-
Fourth Floor (with roof rights)	40,50,000/-

Terms & Conditions:

1. Prices are subject to change without any prior notice at sole discretion of the company.
2. The area mentioned is
Super Area: (i) the entire area of the said floor enclosed by its periphery walls, including area under columns, cupboards, window projections and balconies; and (ii) proportionate share of service areas to be utilized for common use and facilities, including but not limited to lobbies, staircase, circulating areas, lifts, shafts, passage, corridors, stilts, lift machine room etc.
Built up Area: Built up area, as per CREDAI definition, shall mean the total Polyline (P.Line) area measured on the outer line of the unit including balconies and/or terrace with or without roof.
Carpet Area: Carpet Area is the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts exclusive balcony area and exclusive open terrace area, but includes the area covered by the internal partition walls of the floor.
3. Booking is subject to detailed term and conditions as given in Application Form and Agreement to Sell.
4. GST@1% as applicable will be charged extra.
5. Registration, stamp duty charges extra as per governmental norms.
6. Cost of Registering Agreement to Sell or flat buyer's agreement as per RERA guidelines will be borne by the buyer.
7. IFMS charge as applicable will be charged.
8. TDS is not applicable as Total Sale Price does not exceed INR 50,00,000 as per IT Act Section 194-IA.



MANSHA

AAPKA APNA SAPNO KA GHAR



A PROJECT BY
Shree Vaastu Buildwell Pvt. Ltd.

Registration No. HRERA-PKL-JJR-417-2023

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1.12





AAPKA APNA, SAPNO KA GHAR

A place you will call 'my home', where all the promises you've made to yourself and to your loved ones become a reality.

Located strategically in the National Capital Region (NCR) with a plethora of amenities provided to you within walking distance to keep your family safe and at ease.

'**Mansha**' offers you spacious and meticulously designed 2 & 3 BHK floors, planned in a way to cater to all of your familial needs, from providing spaces for your children to play in, to effortlessly serving your work from home needs.

Mansha is backed by Shree Vaastu Buildwell (SVB) and comes with a promise of on time delivery and quality construction.

FLOOR PLAN - 130 SQ. YD. PLOT - 3 BHK + 3 TOILET



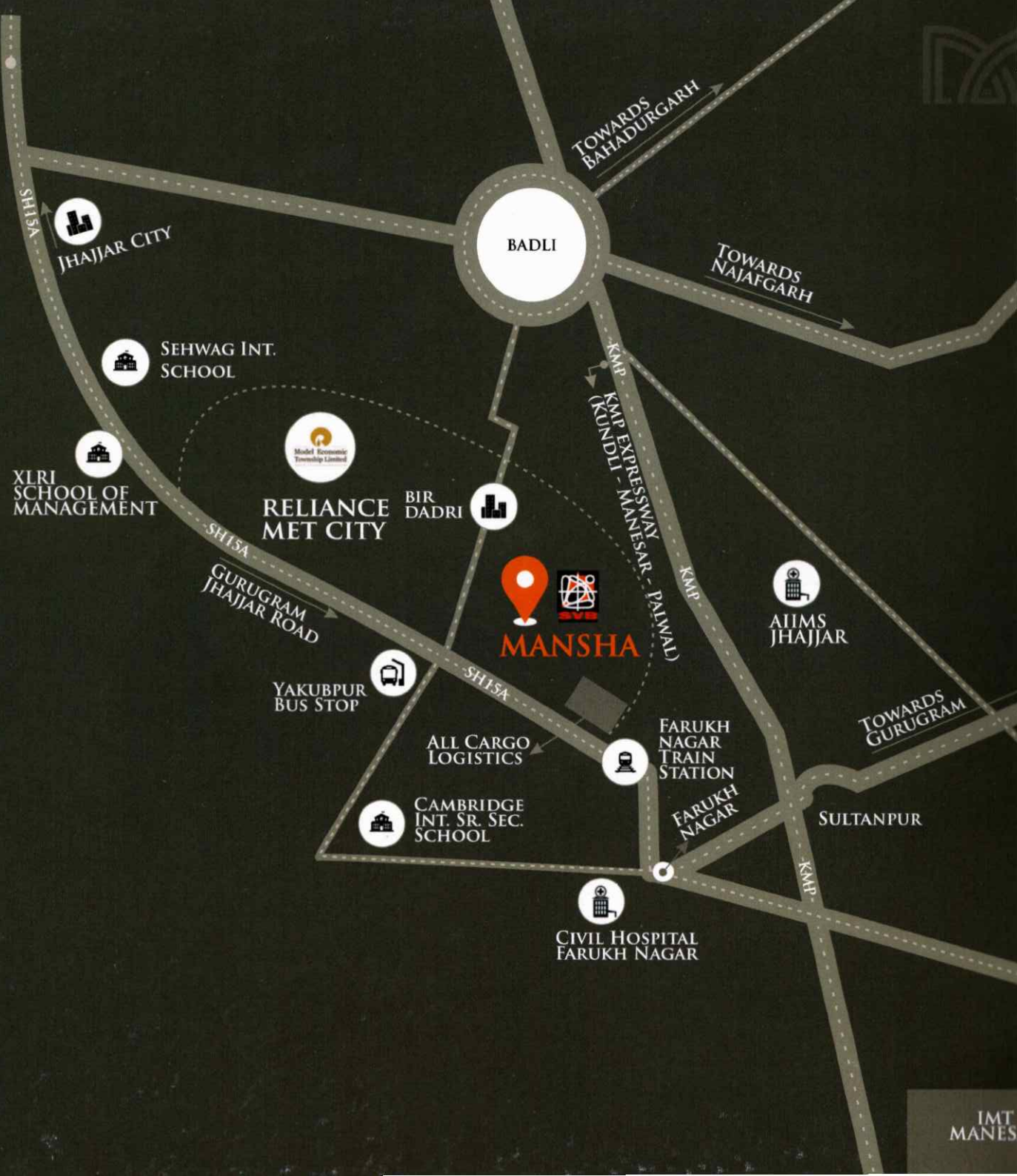
3D VIEW OF FLOOR PLAN - 130 SQ. YD. PLOT - 3BHK + 3 TOILET



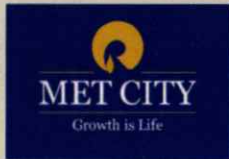
CARPET AREA	670 SQ. FT.
BALCONY AREA + EXTERNAL WALLS AREA	134 SQ. FT.
TOTAL BUILT UP AREA	804 SQ. FT.

Located in Reliance Industries backed Model Economic Township in district Jhajjar, at the western border of Delhi, along the Kundli Manesar Palwal (KMP) Expressway. The area has strong linkages to major urban areas through national and state highways, expressways as well as rail corridors.

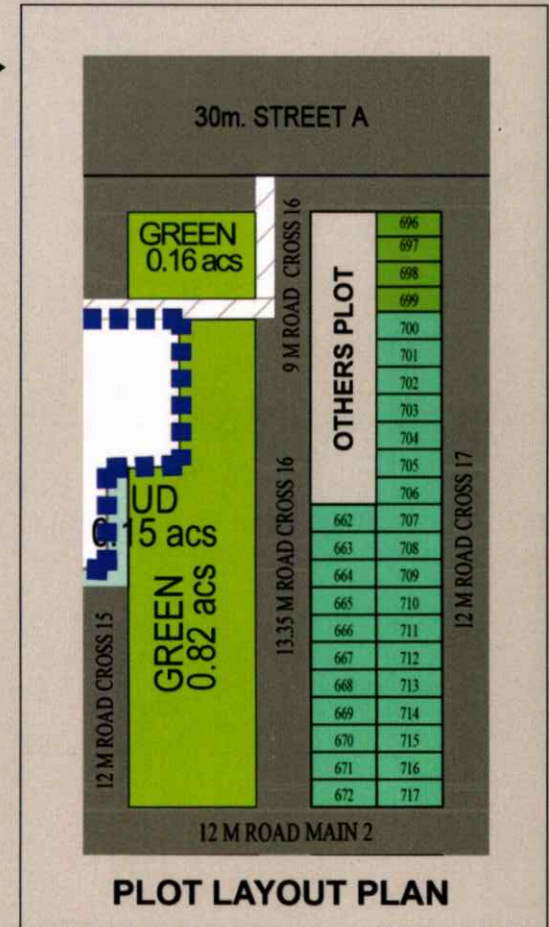
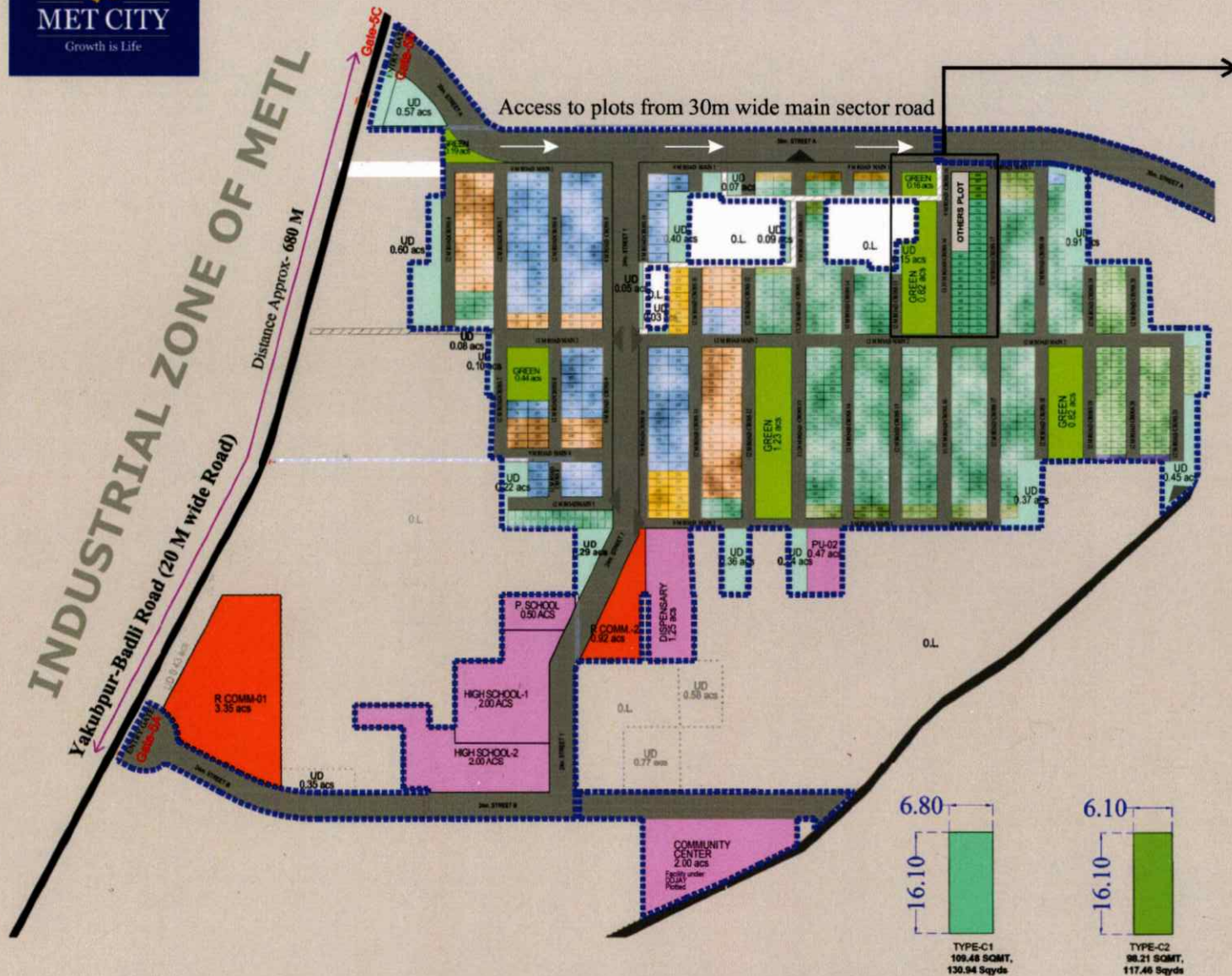
TRAVEL	HEALTHCARE	EDUCATION	RETAIL
Farrukh Nagar train station – 6km (5 mins)	AllMS Jhajjar 17 km (20 mins)	XLRI Xavier School of Management 7 km (10 min)	First Choice Shopping Mall, Jhajjar – 18 km (20 min)
IGI Airport – 45 km (1 Hr.) (30 km post completion of Dwarka Expressway)	Civil Hospital Farrukhnagar 8 km (12 min)	Cambridge International Sr Secondary 6.6 km (12 min)	Commercial Complex MET City - 500 m (3min)
Yakubpur Bus Stop – 1.5 km (5min walk)	Civil Hospital Jhajjar 22 km (25 min)	Schwag International School – 13 km (15 min)	
	Hospital at MET City - 400 m (3min)	School at MET City - 400 m (3 min)	



SITE PLAN



RELIANCE METL, POCKET-L, SECTOR-8 RESIDENTIAL PLOTS



AMENITIES



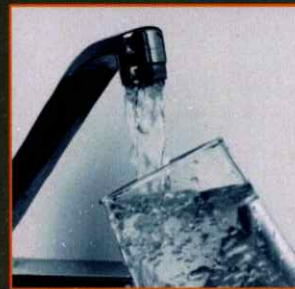
100% POWER RELIABILITY



SECURITY SYSTEM



VEHICLE PARKING



WATER SUPPLY



PIPED GAS CONNECTION



YOGA/MEDITATION
LAWN



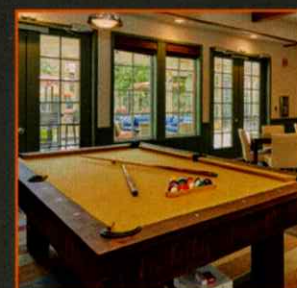
GATED COMMUNITY



KIDS PLAY AREA



GYM



CLUB HOUSE



OPEN GARDEN



SWIMMING POOL



JOGGING TRACK

SPECIFICATIONS

DRAWING & BEDROOM



FLOOR
VITRIFIED TILES



CEILING
POP MOULDING



WALL
PLASTIC PAINT



WARDROBE
IN ALL THREE ROOMS

KITCHEN



FLOORING
VITRIFIED/CERAMIC
TILES



WALL
COMBINATION
OF DADO TILES AND
PLASTIC PAINT



FITTING & FIXTURES
ISI MARKED STAINLESS
STEEL SINK & CP
FITTINGS



COUNTER TOP
GRANITE/MARBLE TOP



CHIMNEY

TOILET



FLOOR
ANTI-SKID/MATT FINISH
CERAMIC TILES



WALLS
CERAMIC TILES UPTO
LINTEL LEVEL



SANITARY WARE
WALL/FLOOR MOUNTED
WC & WASHBASIN



FITTINGS & FIXTURES
ISI MARKED CP FITTINGS
& SS SINK

BALCONY



FLOOR
ANTI-SKID/MATT FINISH
CERAMIC TILES



DECORATIVE MS
RAILING

STAIRCASE



FLOOR
GRANITE



MS RAILING

DOOR & WINDOWS



MAIN DOOR -
DECORATIVE
LAMINATED FLUSH
DOORS



INTERNAL DOOR
BOTH SIDE
LAMINATED FLUSH DOORS



EXTERNAL DOORS &
WINDOWS
UPVC / ALUMINIUM POWDER
COATED WINDOWS

ELEVATION



TERRACOTTA /
GFRG JAALI



WEATHER PROOF
PAINT

ELECTRICAL



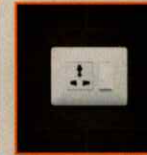
COPPER WIRE
ISI MARKED



LED LIGHTS
ISI CERTIFIED



FANS
ISI CERTIFIED



MODULAR SWITCHES
ISI MARKED



PVC PIPES
BIS CERTIFIED



WIRING
ISI MARKED
INSULATED COPPER WIRE

PLUMBING



CPVC PIPES
BIS CERTIFIED

BEST BRANDS FOR THE BEST EXPERIENCE

TILES



PAINTS



LIFTS



PLUMBING PIPES



CP BATH FITTINGS



SWITCHES



WIRES & CABLES



ELEVATORS GIRLA GROUP



LIGHTING



LIFT



BIS MARKED LIFT

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Shree Vaastu Buildwell Pvt. Ltd.

ABOUT SVB

Shree Vaastu Buildwell's team and leadership has an experience of over 60 years in the construction industry and has built and delivered projects of all kinds and scale over these six decades across India.

The leadership of the company has successfully undertaken construction of residential, commercial, institutional, governmental and religious buildings. The most prized project among the numerous projects that the leadership has executed is Shri Mata Vaishno Devi Katra Railway Station.

Our company courtesy its construction background has everything in-house. Our team consisting of architects, engineers and contractors gives us the ability to ensure first class quality and on-time construction.

IN PURSUIT OF MAKING YOUR
DREAMS A REALITY WITH RELIABILITY
AND RESPONSIBILITY.

T3 ASSURANCE



TIMELY DELIVERY



TRANSPARENCY



TECHNOLOGY



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Registration No. HRERA-PKL-JJR-417-2023

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The amenities mentioned shall be provided by the developer, Model Economic Township Limited to the residents as part of the overall development. SVB undertakes no responsibility for the same.