



FREE HOLD PLOTS AVAILABLE (PROJECT UNDER DEEN DAYAL JAN AWAS YOJNA)

AVAIL SUBSIDY UNDER PRADHAN MANTRI JAN AWASYOJNA



SOHA DEVELOPERS PRIVATE LIMITED

PAY 49% & GET POSSESSION

LICENCE NO. : 97 DATED 31-08-2019
RERA NO. : HRERA-PKL-FBD-169-2019 DATED 31.10.2019

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*TERMS & CONDITIONS APPLY



ATTRACTIVE PLOT SIZES & EXCEPTIONAL LOCATION

Neal City elite breakthrough by launching its affordable plots under DDJAY (Deen Dayal Jan Awas Yojna-2016), approved by DTCP (Directorate of Town and Country Planning) at most prime location in sector 98, Greater Faridabad, Haryana.

Neal City Aim's target to administer housing for all categories by offering plot sizes from 121-160 Sq. Yrds. (100 Sq. Mtr. to 136 Sq. Mtr. Approx.) covering 13.588 acres land (54988 Sq. Mtr.) in Sector-98, Greater Faridabad, Haryana

Access to proposed 75 Mtrs. wide sector Road just 200 meter away through 24 mtrs proposed inner circulation road, this project gives excellent Proximity to reach all the major destinations around the city.

Neal City is near to proposed 500 acres of Golf course as per master plan 2031, open green area which could give leisure and sporty lifestyle for the plot owners of the **Neal City**.

ATTRACTION

- **ATTRACTIVE PLOT SIZES & EXCEPTIONAL LOCATION**
Offering sizes from **121 - 160 Sqyds** (100 Sq. Mtr. to 136 Sq. Mtr. Approx), at new address of Sector-98, Greater Faridabad
- **INFRASTRUCTURE**
Freedom to build 4 independent floors irrespective of size of the plot with maximum FAR of 2.64*
- **GATED COMPLEX**
The complex will be bounded and gated for outsiders with security personnel at all Entry & Exit points.

- **POWER BACKUP**
Provision of power backup cable for each plot of the **Neal City**, which is admirable.
- **CCTV CAMERA**
Provision of CCTV cameras at all the major interactions and points to give adequate security to the resident of the **Neal City**.
- **BEST ENVIRONMENT**
From the hazardous effects of environmental pollution, company will endeavor to plant approximately 300 trees, out of which 100 would be **FRUIT TREES** to provide healthy living to residents.
- **COMMERCIAL COMPLEX**
All basic daily needs will be available at the shops situated on commercial site lying with in the **Neal City**.
- **SUBSIDY**
Subsidy of 2.67 lacs can be avail under PMAY (the eligibility norms prescribed by the Govt. Authorities)
- **SECURITY**
From the day of first possession, company will provide **SECURITY OFFICERS** from the entry gate of the **Neal City** to Bhopani Chowk and from the major access roads 24 X 7 for two years at company cost lying to the **Neal City**.
- **CONVEYANCE FACILITY**
Company will provide vehicle worth upto Rs. 10 lacs to RWA (as and when constituted) of the **Neal City** to provide conveyance to the needy. Running cost to be borne by RWA (**Neal City**)
- **RCC/PAVER ROAD**
All the internal roads of **Neal City** will be RCC laid/Paver Road.
- **OPEN GYM & KIDS PLAY AREA**
Open Gym and kids play area will be provided to the residents of the **Neal City**.
- **INDEPENDENT SEWAGE TREATMENT PLANT**
Independent sewage treatment plant with underground water tank will be made with in the **Neal City**.
- **UNDERGROUND ELECTRICITY FITTING**
All lighting and all electrical cables will be underground.
- **BEST LOCATION**
Located in Sector-98, Faridabad, close to 75 mtrs. wide proposed sector road.
- **NEARBY HOSPITALS**
Medical facilities with easy access to prominent Hospitals like India's largest Amrita Hospital and Asian Hospital within reach of 2-3 kms distance Maximum.
- **APPROVALS**
The project is approved by DTCP (Directorate of Town and Country Planning) Haryana, vide Licence No. 97 dated 31-08-2019 and bank loans are available from leading Banks & Financial Institutions.

- **NEARBY EDUCATIONAL INSTITUTES**

16 major educational institutes like school and colleges i.e. KR Manglam, Vidya sanskar, Delhi Public School, Shiv Nadar School, Shri Ram Millennium, Aravalli International within 5 Kms Radius.

- **NEARBY METRO STATIONS**

10 Mins drive away from the Major Metro stations of Sector-28, Badkhal More & Old faridabad.

- **BEST INVESTMENT FOR FUTURE**

Close Proximity to Noida, Delhi and Gurugram easy connectivity of bypass (Proposed National Highway) road and upcoming FNG in future.

- **NEARBY SHOPPING COMPLEX & HEALTHY LIFE STYLE**

Commercial & entertainment hubs like Omaxe World Street, Puri High Street & running markets are in close proximity to this project.



300 NORMAL TREES



100 FRUITS TREES



**PARK & KIDS PLAY AREA
(2800 & 2100 SQ. YARDS)**



PAYMENT PLAN

UNIQUE TIME LINKED PAYMENT PLAN

S. No.	Stage	Percentage of Total Sale Cost Payable +GST (as applicable)
1.	Booking Amount	10% and Confirm Allotment & Execution of Builder Buyer Agreement
2.	Within 45 days of Allotment	15% + 20% DC*
3.	Within 150 days (5 Months) of Allotment	7% + 25% DC*
4.	Within 210 days (7 Months) of Allotment	7% + 25% DC*
5.	Within 270 days (9 Months) of Allotment	10% + 30% DC* + 50% PLC**

AFTER RECEIVING 49% POSSESSION OFFERED (NO INSTALLMENT FOR ONE MONTH)

6.	On 30th day from the date of possession offered	15% + 25% PLC**
7.	On 90th day from the date of possession offered	15% + 25% PLC**
8.	On 150th from the date of possession offered	15%
8.	On 180th day from the date of possession offered	6% + Other Charges**** + Interest if any as applicable

FLEXI PAYMENT PLAN (4% REBATE ON BSP***) 49% ONLY

S. No.	Stage	Percentage of Total Sale Cost Payable +GST (as applicable)
1.	Booking Amount	10% & Confirm Allotment & Execution of Builder Buyer Agreement
2.	Within 10 Days of Allotment	15% (With Rebate)
3.	Within 30 Days of Allotment	24% (With Rebate)
4.	On offer of possession within 9 from the date of allotment	51% + Other Charges**** (as above mentioned plan)

PREFERENTIAL LOCATION CHARGES (PLC)

S. No.	Nature of PLC	Charges
1.	Park Facing Plots (Front or Rear Side)	4% of BSP***
2.	Corner Plots	4% of BSP***
3.	Plots located on 24 Meter Road	6% of BSP***
4.	Maximum PLC on Plots (in case of two or three PLC's on any Plot)	8% of BSP***

*DC - Development Charges shall include the amount of charges incurred or borne by the Developer towards payment of external development charges, internal development charges, any other charge or levy that may be levied on the Developer in respect to the licence and shall include their enhancement at any point of time in future but prior to the date of obtaining the completion certificate of the project and shall include the interest being incurred by the Developer in making the payment of such charges to the authorities from time to time.

**PLC - Preferential Location Charges

***BSP - Basic Sales Price

****Other Charges - Interest free maintenance security deposit (IFMS), Electricity connection charges, Water and sewerage connection charges, taxes, if any.

All payments shall be made in the name of "SOHA DEVELOPERS PVT. LTD." payable at Faridabad



Secure Gated Community*



Attractive Plot Sizes ranging from 120 - 162 Sq. Yrds (100 Sq. Mtr. to 136 Sq. Mtr.)



Option to build 4 Independent Floors**



24 x7 Security with a Network of CCTV's



Decorative Concrete/Paver Road



Kids Play Area



Power Backup Cable Provision



Green with Approx 400 Trees



Designer Light Poles with Electricity saving LED Lamps



Independent Sewage Treatment Plant



Sprinkler Irrigation Systems



Commercial Space



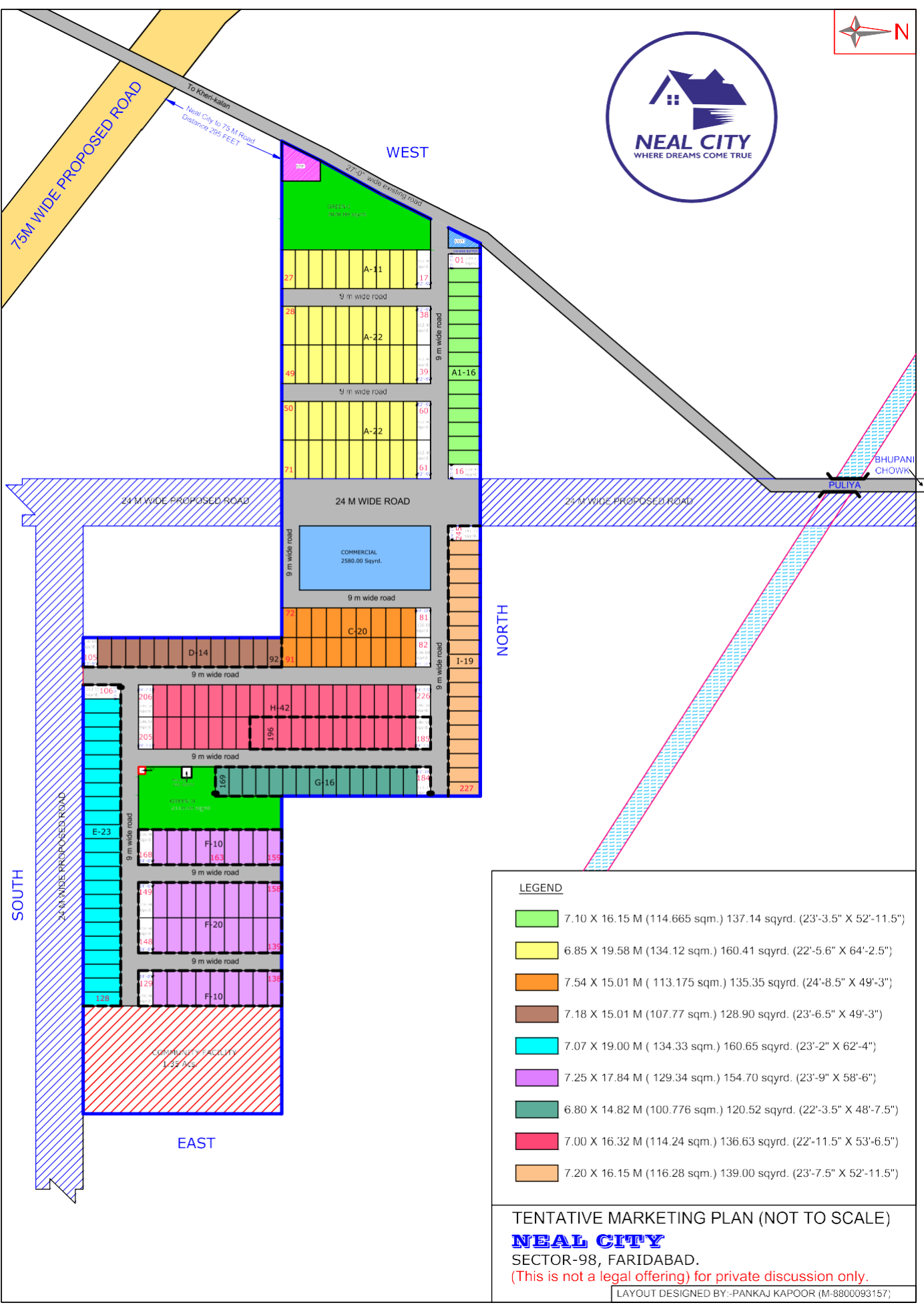
Dedicated Vehicle to be handed over to RWA

100% LAVISH GREEN PROJECT

100 FRUITS TREES | 300 GENERAL TREES



UPTO 90% BANK FINANCE*
HOME LOAN AVAILABLE FROM LEADING BANKS & FINANCIAL INSTITUTIONS



LEGEND

	7.10 X 16.15 M (114.665 sqm.) 137.14 sqyrd. (23'-3.5" X 52'-11.5")
	6.85 X 19.58 M (134.12 sqm.) 160.41 sqyrd. (22'-5.6" X 64'-2.5")
	7.54 X 15.01 M (113.175 sqm.) 135.35 sqyrd. (24'-8.5" X 49'-3")
	7.18 X 15.01 M (107.77 sqm.) 128.90 sqyrd. (23'-6.5" X 49'-3")
	7.07 X 19.00 M (134.33 sqm.) 160.65 sqyrd. (23'-2" X 62'-4")
	7.25 X 17.84 M (129.34 sqm.) 154.70 sqyrd. (23'-9" X 58'-6")
	6.80 X 14.82 M (100.776 sqm.) 120.52 sqyrd. (22'-3.5" X 48'-7.5")
	7.00 X 16.32 M (114.24 sqm.) 136.63 sqyrd. (22'-11.5" X 53'-6.5")
	7.20 X 16.15 M (116.28 sqm.) 139.00 sqyrd. (23'-7.5" X 52'-11.5")

TENTATIVE MARKETING PLAN (NOT TO SCALE)

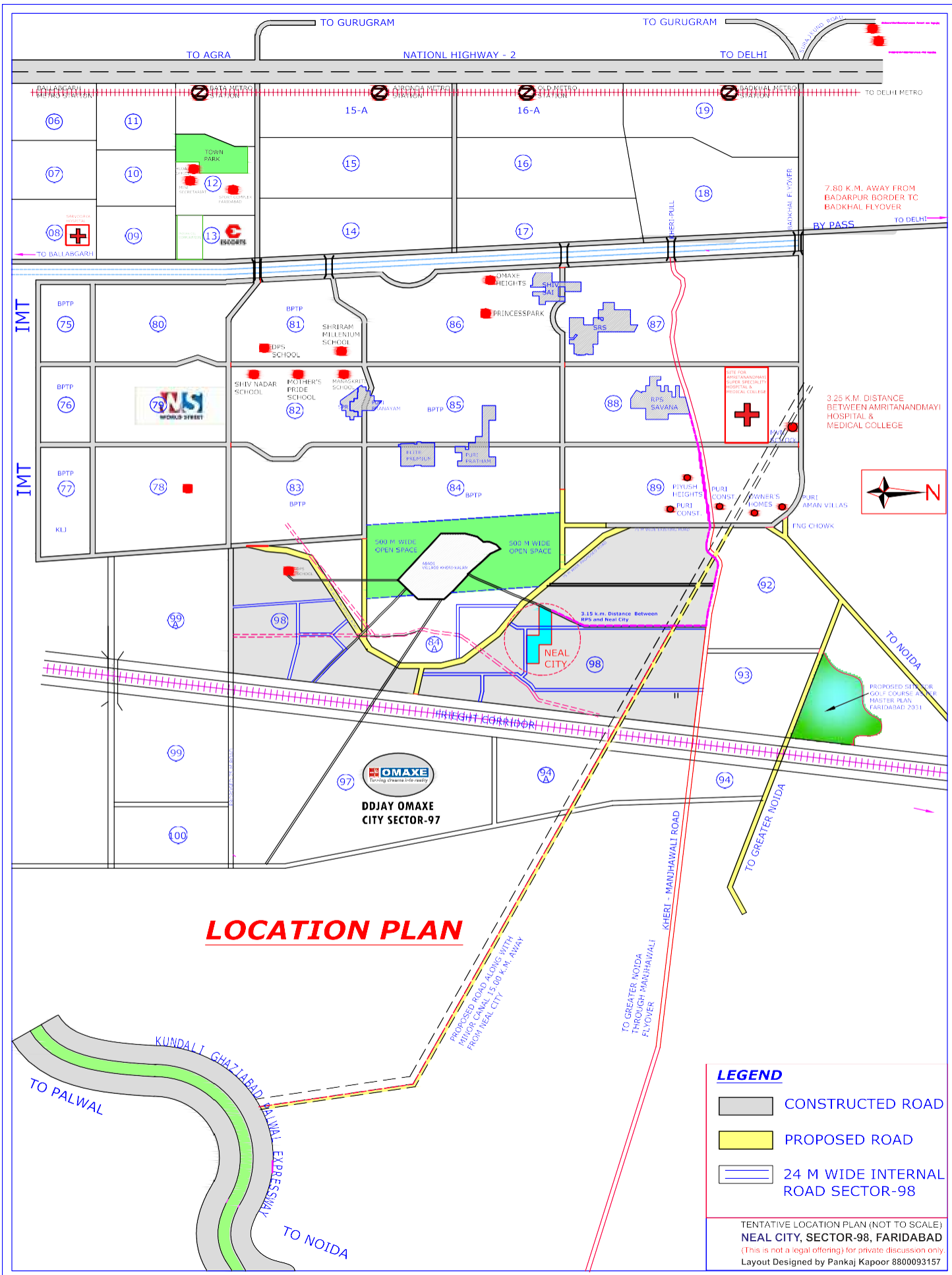
NEAL CITY

SECTOR-98, FARIDABAD.

(This is not a legal offering) for private discussion only.

LAYOUT DESIGNED BY:-PANKAJ KAPOOR (M-8800093157);

- NOTE:**
1. Architects and the Developer reserve the right to make any amendment to the specifications, facilities and services being mentioned herein and shall always remain subject to the final discretion of the Developer. The finalized specifications, facilities, amenities and services shall be mentioned in the application forms / plot buyer agreement.
 2. The layout plan as shown herein is duly approved by the licensing authority but the same is subject to any amendment or modification as may be required by the Developer owing to increasing the size of the project or license on additional lands is obtained by the Developer, which necessitates the amendment to the existing layout plan.
 3. The pictures shown herein are only imaginary and illusory and are meant for representation purposes only.



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