



SARE Homes OLYMPIA

Designed for your child's all-round development



Sports: your child's nourishment

Besides the obvious health benefits, studies in sports psychology reveal that sport is an important learning environment for children. It helps children explore, invent and create. It also develops social skills, helps them learn to express their emotions, and gain confidence about their own capabilities. They learn strategy, fair play and goal definition, all of which contribute to bringing out the best in them.

“Sports develops a child’s leadership quality, boosts immunity and academic performance”



Smart kids. Smarter parents.

Olympia has been designed with the insight that sports not only works wonders with children's health, but also sharpens their minds and personalities. Lack of playing spaces in our concrete cities is robbing our children of their very childhood and making them couch potatoes.

Olympia ushers in a new concept in active living. Its wide variety of professional and international standard sports facilities will make it every child's Dream Home.



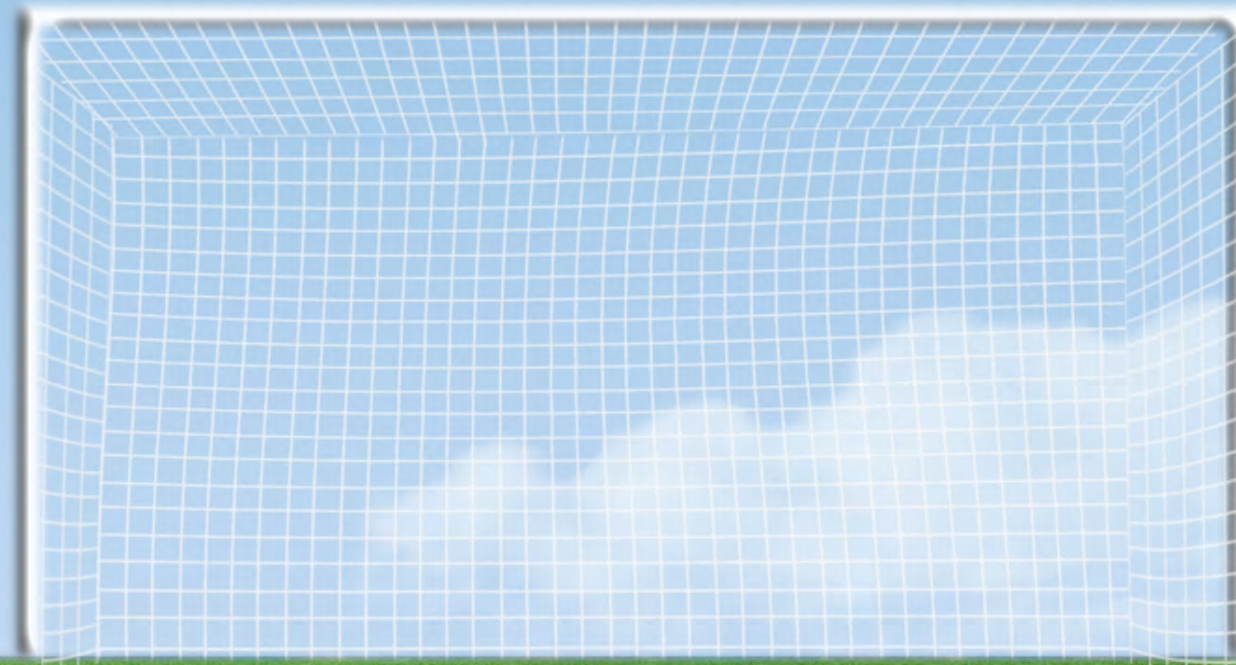
Authentic astroturf



Soccer

1 full-size field that converts to 2 separate grounds for 7-a-side games.

Protective net fence.



Competition pool



Swimming

Half-Olympic-size pool
82 ft x 57 ft (25 m x 17.5 m)

7 lanes



Full-length pitch



Cricket

2 professionally-prepared
training pitches

With safety nets



World standard



Basketball

Olympic-size outdoor court

Professional quality flooring

Cushioned courts



Badminton

Full-size outdoor court

Synthetic floor for shock absorption,
elasticity and stability



Turf courts



Lawn tennis

2 full-size courts
With artificial turf



Outdoor court



Volleyball

Full-size court with
artificial turf

Ready for more sports?



Roller skating

Outdoor rink
Cemented flooring



Jogging

Jogging track
Landscaped outdoor



Boxing

Tough kid zone
With Judo, Karate



Rock climbing

12 ft-high structure
Safety belts, soft floor



Table tennis

Tournament tables



Cycling

Cycling track
Landscaped outdoor

And more ...



Pool table

And Billiards, Snooker



Yoga

Meditation zone



Spa

Sauna and steam



Sand pit

In a protected area



Toddler's park

6,000 sq ft (557.41 sq mtr)
with soft safety flooring



SARE Quality Advantage

Planned as IGBC Gold rated Green Building

Energy efficient with 24/7 solar heated potable water supplied to kitchens.
Ground water recharge for subsoil upkeep.
Solid waste management for creation of fertilizer and recyclable service water.

Seismic Zone 5 compliant construction

1 level higher than the stipulated norm for earthquake resistance.

24x7 power back up and security

No car parking on surface for pedestrian safety





Healthy living

Designed for maximum natural light and cross ventilation.
Spacious balconies with breathtaking panoramic view.
Separate living and dining areas with optimum privacy.

Sports lounges

The sports theme runs across
the 17.2-acre gated township.



Each tower has a Sports Lounge.

Sports inspiration all around.

Sector 92 Gurgaon



Location Advantage

Olympia is a residential hub amidst a business hub. Major commercial and institutional development has been earmarked in adjoining areas (marked in blue). Here lies the epicentre of a fast developing new Gurgaon with a promising future, bustling with easy connectivity.

Business Hubs

- Manesar 05 mins
- Cyber City II 10 mins
- IFFCO Chowk 25 mins

Educational Institutions

- IMT Manesar..... 10 mins
- Delhi Public School..... 25 mins

Hospitals

- Rockland Hospital 10 mins
- Artemis Hospital 22 mins

Travel

- Gurgaon Railway Station..... 28 mins
- IGI Airport..... 45 mins

More...

- Banks.....10 mins
- Hyatt Regency.....10 mins
- HSIDC Manesar Golf Club.....10 mins
- MG Road.....28 mins
- Connaught Place.....60 mins

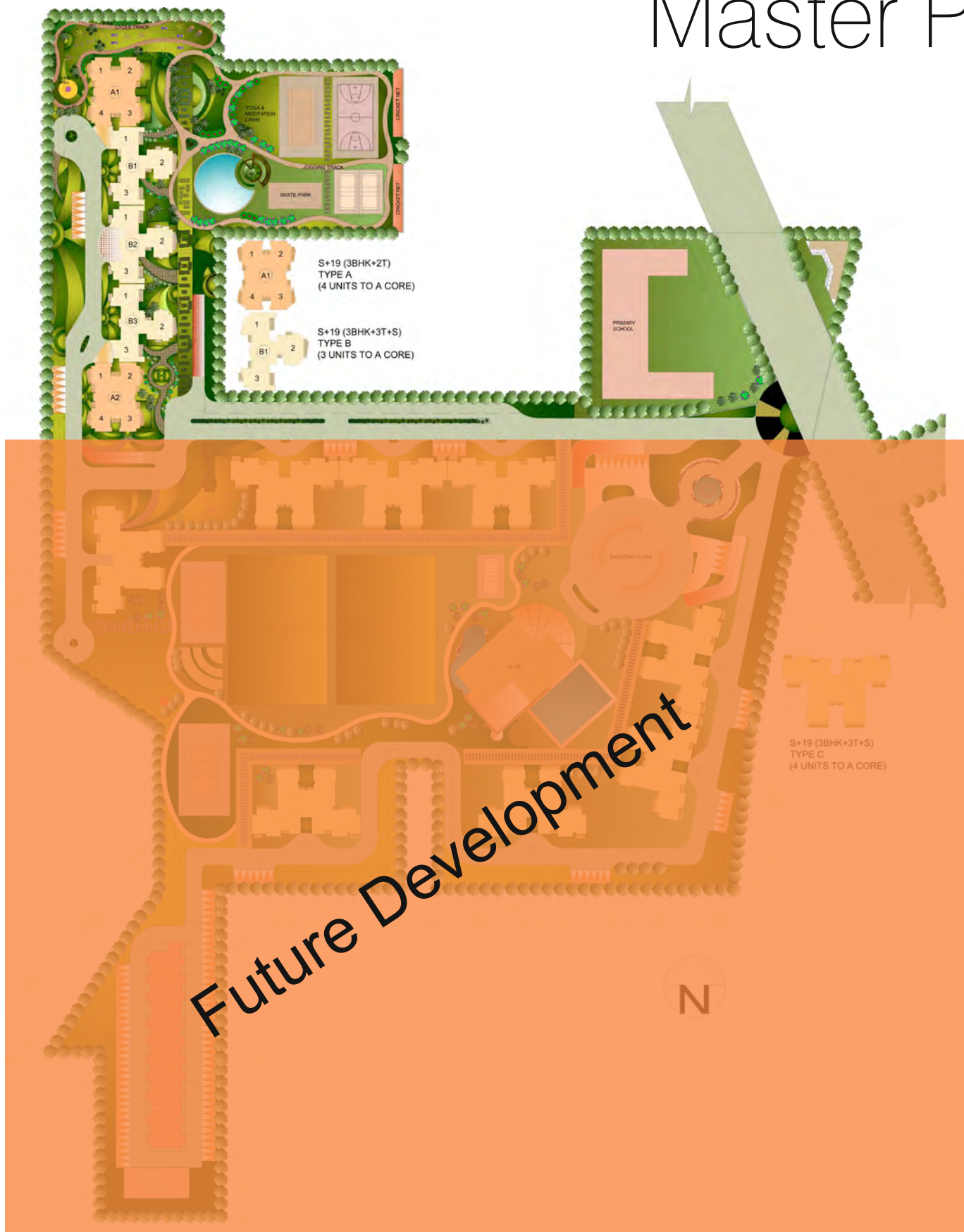


- Railway Line
- Metro Line
- Main Roads
- National Highway
- Commercial use
- Industrial use
- Public and semi-public use

Source: Gurgaon-Manesar 2031 Master Plan

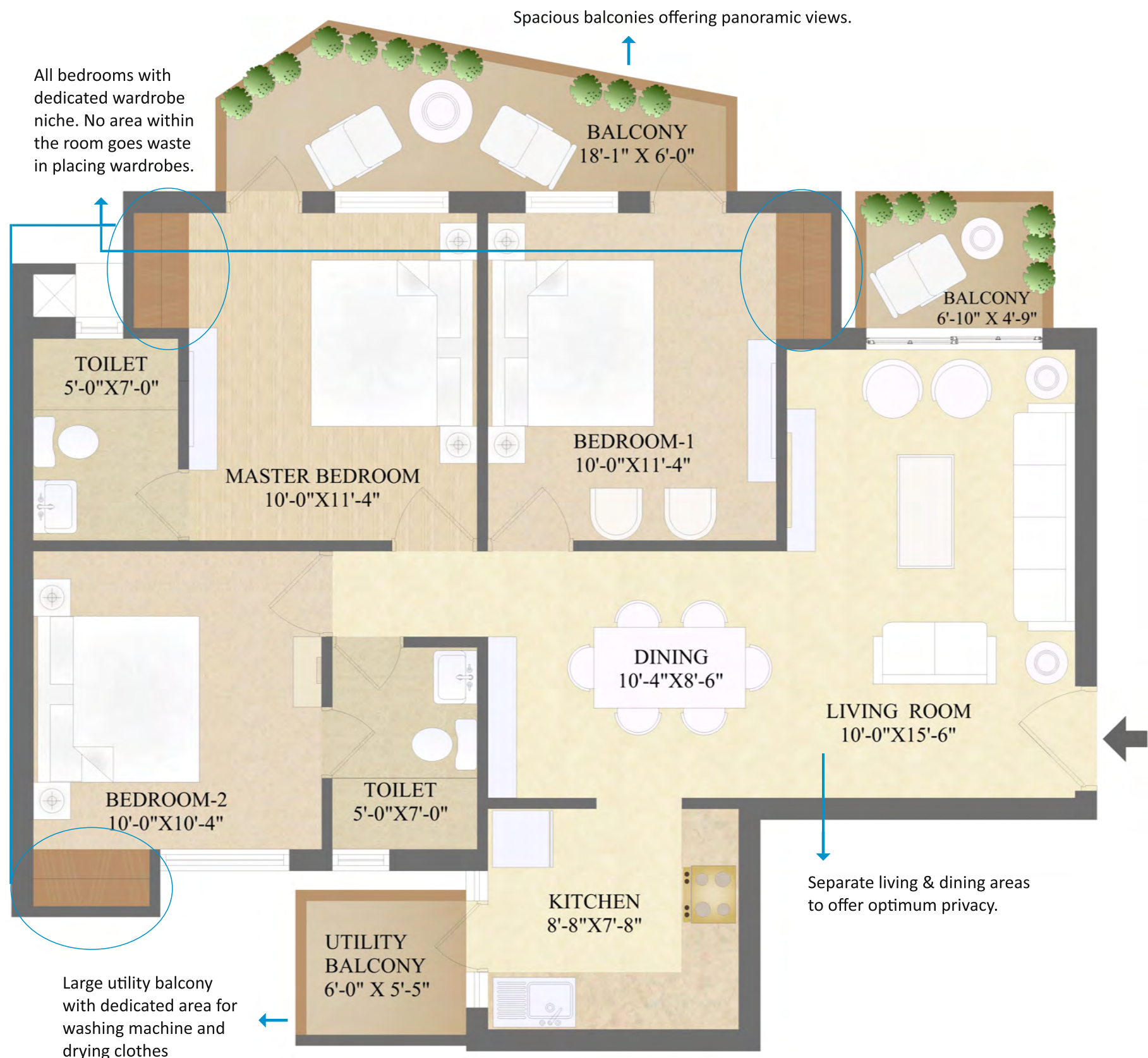


Master Plan



Phase Plan





Floor Plan - 3BHK + 2T

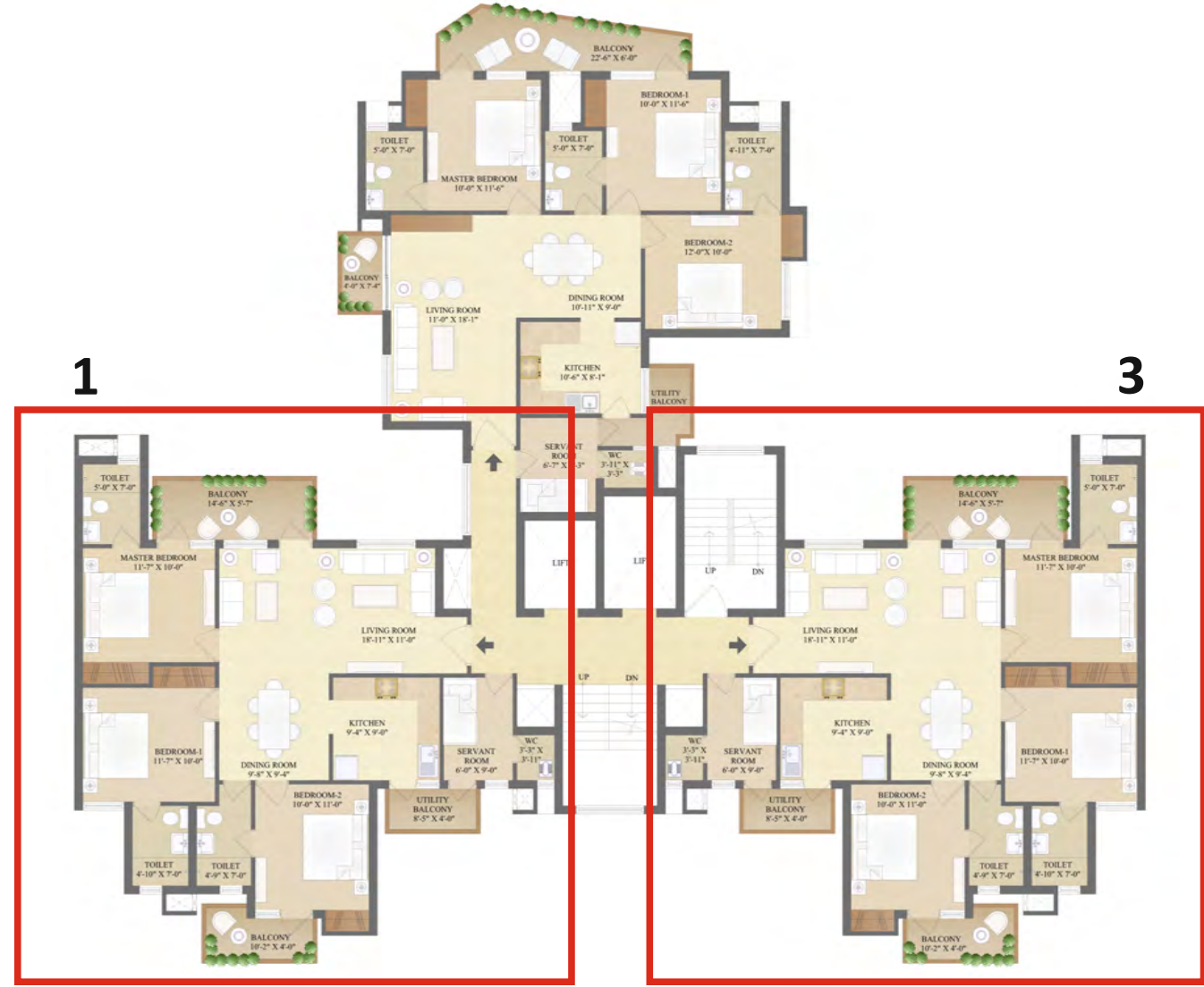
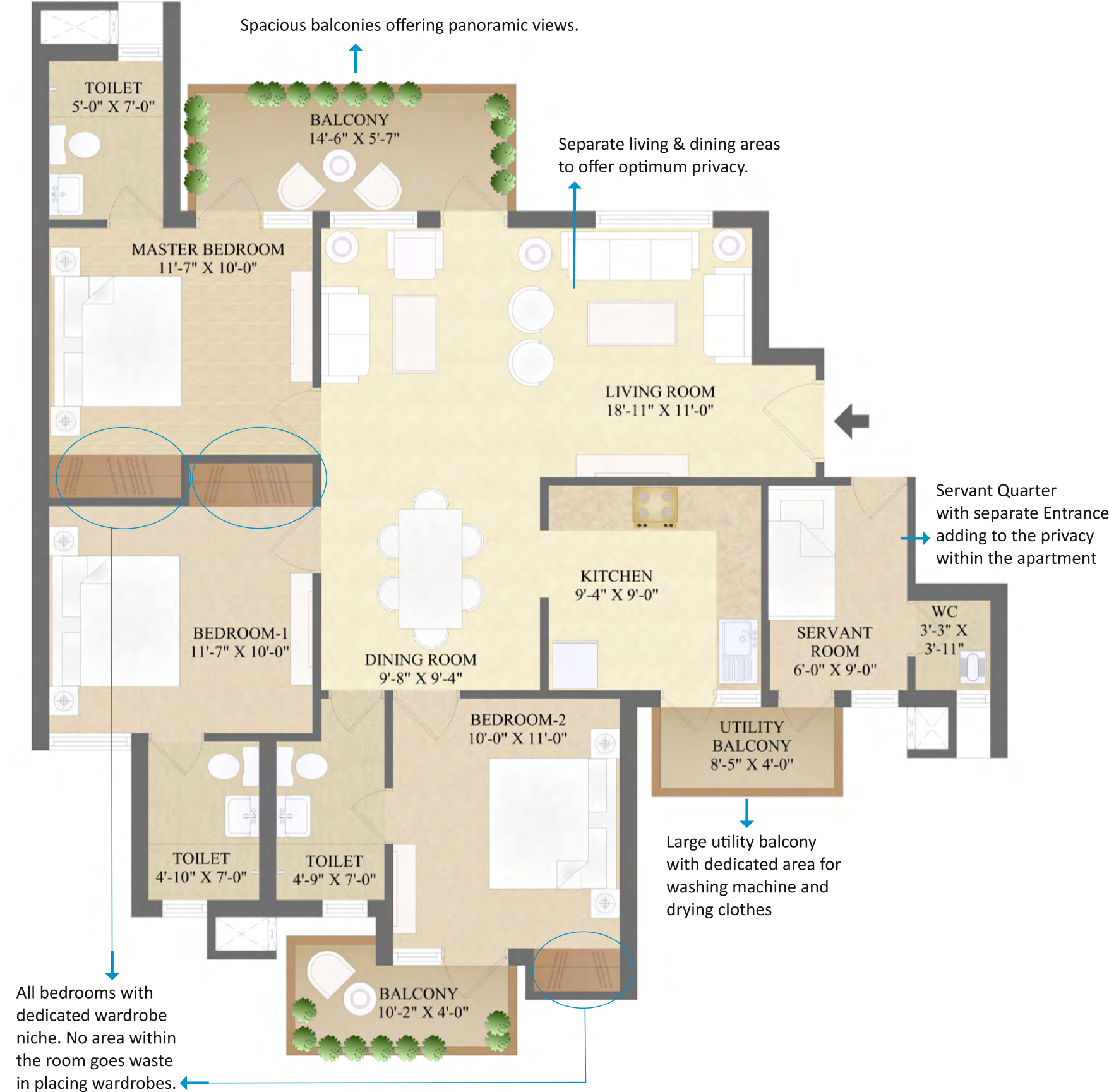
Just 4 apartments per floor. Open lobby areas and ample privacy. Abundant sunlight and cross ventilation.



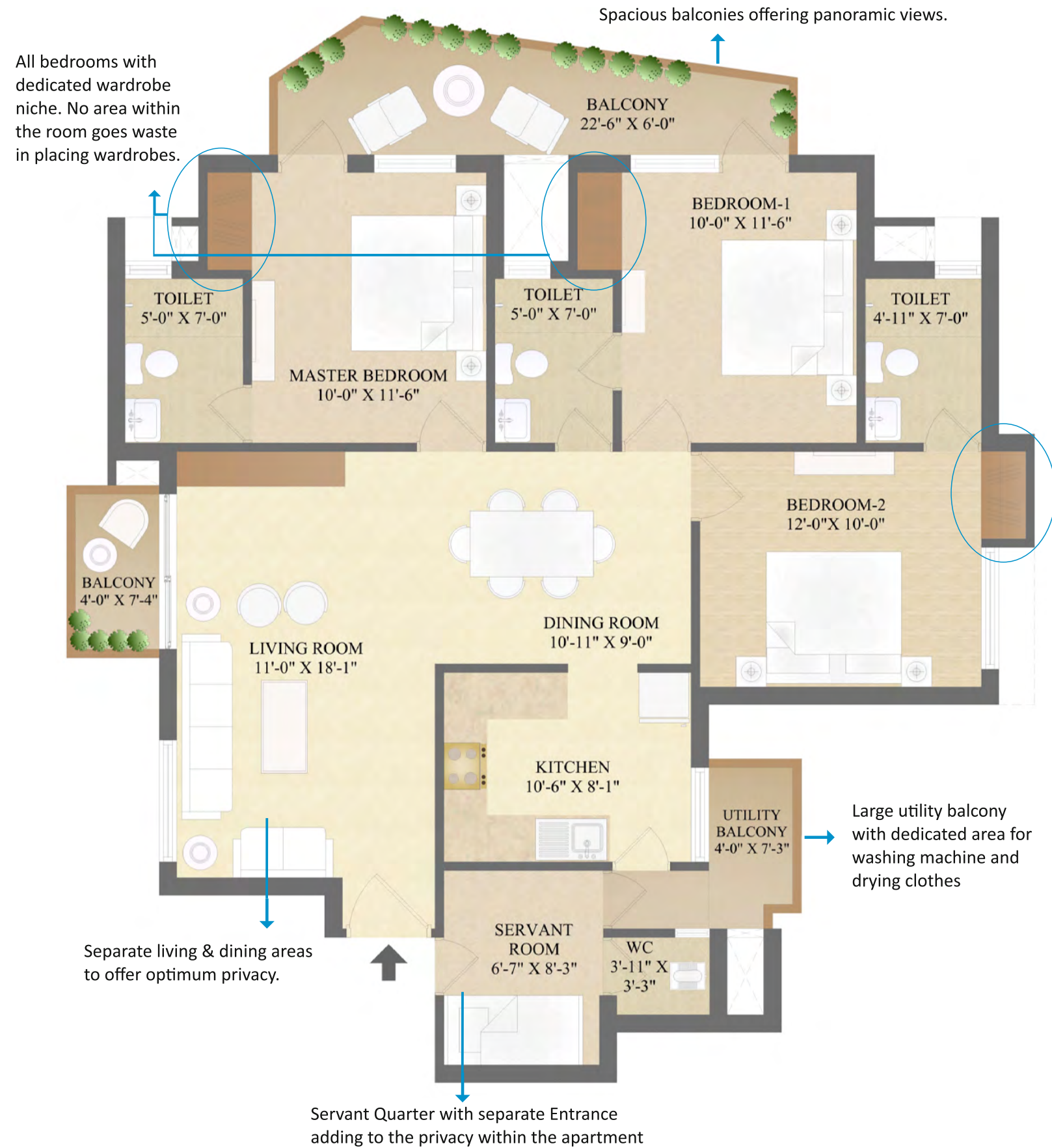
Tower -A1 & A2
Unit No 1,2,3 & 4
Saleable Area 1295 Sq. ft. (120.30 sq mtr)

Floor Plan - 3BHK + 3T + Sqt

Just 3 apartments per floor. 3-side open apartment. Open lobby areas and ample privacy
Abundant sunlight and cross ventilation.

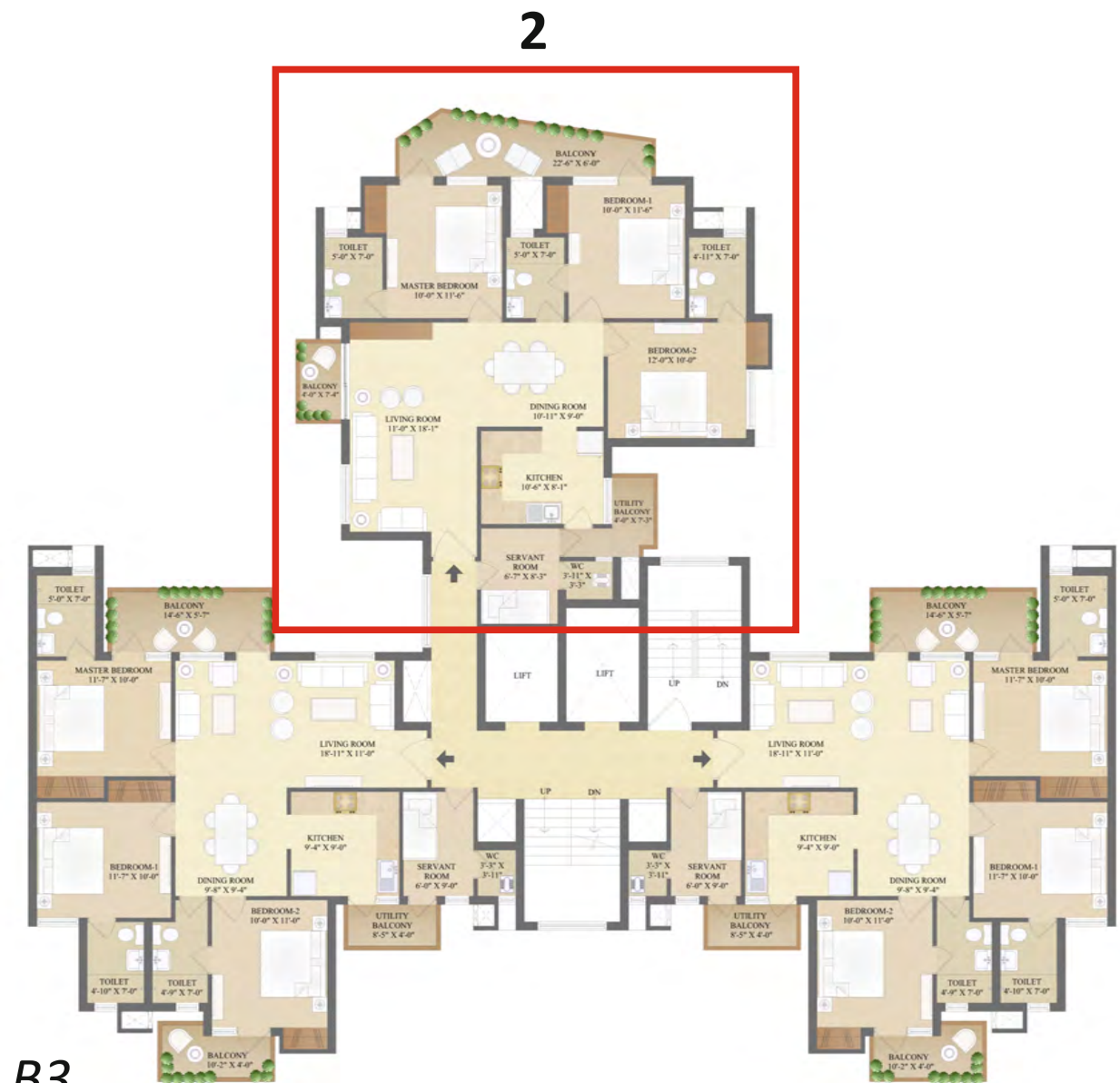


Tower -B1, B2 & B3
Unit No 1 & 3
Saleable Area 1660 Sq. ft. (154.21 sq mtr)



Floor Plan - 3BHK + 3T + Sqt

Just 3 apartments per floor. 3-side open apartment. Open lobby areas and ample privacy
Abundant sunlight and cross ventilation.



Tower -B1/B2 & B3

Unit No 2

Saleable Area 1660 Sq. ft. (154.21 sq mtr)

Specification

Specification Living / Dining	Flooring	: Vitrified Tiles
	Wall Finish	: Plastic emulsion in pleasing shades
Master Bedroom	Flooring	: Laminated wooden Flooring
	Wall Finish	: Plastic emulsion in pleasing shades
Bedrooms	Flooring	: Vitrified Tiles in other Bedrooms
	Wall Finish	: Plastic emulsion in pleasing shades
Toilet	Wall finish	: Combination of ceramic tiles, Oil bound distemper & Mirror
	Counter	: Polished granite in Master Bedroom Toilet
	Flooring	: Ceramic tiles
	Fittings	: White vitreous China ware. Chrome plated tap fittings of standard make
Kitchen	Flooring & Dado	: Ceramic tiles
	Platform	: Granite counter
	Wall Finish	: Ceramic tiles 2ft above the counter and plastic emulsion in pleasing shades on the

		balance area
	Others	: Single bowl stainless steel sink with drain board
Balconies	Flooring	: Porcelain / Ceramic Tiles
	Ceiling	: Oil bound distemper
	Window	: Powder coated / Anodised Aluminium windows
Doors		: Polished hardwood frame with moulded skin door
Chinaware		: Parryware or equivalent
C.P fittings		: Modern & elegant
Electrical		: Copper wiring with modular switches
Power Backup		: Adequate power backup for common area 2.5 KVA for 3BHK + 2 T 3.5 KVA for 3BHK + 3T + Sqt
Security		: Gated Community

Price list & Payment Plan

Pay 10% Now! and nothing till possession*

D.O.P : 15-06-2015

Unit Type	Saleable Area (sq. ft.)	Basic Sale Price for Subvention Plan (₹ per sq. ft.) *	Basic Sale Price (₹)
3 BHK + 2 T	1295 (120.30 sq. mtr.)	5,990	77,57,050
3 BHK + 3 T + S Qtr.	1660 (154.21 sq. mtr.)	5,990	99,43,400

*Basic Sale Price for Construction Linked Plan cases will be ₹ 5,499/- per sq. ft.

Allied Charges		Preferential Location Charges (PLC) - ₹ per sq. ft.	
Covered Car Parking (exclusive right to use)	₹ 2,50,000/-	Ground Floor	₹ 250/-
EDC & IDC (per sq. ft.)	₹ 277/-	First to Third Floor	₹ 150/-
Club Membership	₹ 2,00,000/-	Fourth to Sixth Floor	₹ 125/-
Fire Fighting Charges (FFC) (per sq. ft.)	₹ 75/-	Seventh to Eighth floor	₹ 100/-
External Electrification Charges (EEC) (per sq. ft.)	₹ 150/-	Green Facing	₹ 100/-
Power Back-up Charges	₹ 60,000/- (2.5 KVA - 3 BHK + 2T)		
	₹ 80,000/- (3.5 KVA - 3 BHK + 3T + S Qtr.)		

Construction Linked Pre-EMI Subvention Payment Plan for 1295 sq ft (3BHK + 2Toilets)	
Milestone	% of Total Sale Price
At the time of booking (by customer)	10%
Disbursement from Bank / HFC under Subvention Plan (as per construction milestones)	80%
On offer-of-possession (by customer)	10%

Construction Linked Pre-EMI Subvention Payment Plan for 1660 sq ft (3BHK + 3Toilets + Servant Qtr)	
Milestone	% of Total Sale Price
At the time of booking (by customer)	10%
Within 45 days of booking (by customer)	5%
Disbursement from Bank / HFC under Subvention Plan (as per construction milestones)	75%
On offer-of-possession (by customer)	10%

Note:

- Pay 10% of Total Sale Price (TSP) for Home Loan up to ₹ 75 Lac and enjoy No Pre-EMI till offer-of-possession.
- Pay 15% of TSP for Home Loan greater than ₹ 75 Lac and enjoy No Pre-EMI till offer-of-possession.
- Total Sale Price = BSP + PLC + Allied Charges + Applicable Taxes. All Allied Charges are mandatory.
- The Company shall pay, on behalf of customers, all the Pre-EMI Interest accrued on the disbursements till 31st March 2019, or the date of Offer-of-possession, whichever is earlier.
- Approval of Home Loan at the sole discretion of Bank / Housing Finance Corporation.

Construction Linked Payment Plan	
Milestone	% of Total Sale Price
At the time of booking	10%
Within 45 days of booking	10%
On start of ground floor roof slab	10%
On start of 4th floor roof slab	10%
On start of 8th floor roof slab	7.5%
On start of 12th floor roof slab	7.5%
On start of 16th floor roof slab	7.5%
On start of top floor roof slab	7.5%
On completion of brick work	7.5%
On completion of internal plaster	7.5%
On completion of flooring	5%
On offer-of-possession	10%

Terms & Conditions:

- All cheques / demand drafts to be made in Favour of "Ramprastha Sare Realty Pvt Ltd- Collection Account", Payable at Delhi/New Delhi. Cash payment will not be accepted by the Company.
- No price change on sold units, other than due to changes in saleable areas or force majeure conditions.
- This is a limited period offer and the Company reserves the right to change prices on unsold units.
- On possession, additional charges to cover the cost of maintenance and utility charges etc, shall be payable by the buyer.
- Stamp duty, registration charges and other miscellaneous statutory charges shall be payable by the buyer at the time of registration of sale deed.
- Applicable Government taxes and levies such as service tax, VAT, cess etc and applicable State Government External Development Charges & Internal Development Charges shall be payable by the buyer.
- For detailed Terms & Conditions please refer to the Application Form and Flat Buyers Agreement.
- 1 sq mtr = 10.764 sq ft

Calculate your payment plan in easy steps

(This illustration is for 3 BHK + 2T ; 1295 sqft ; non-plc unit)

Step 1:

₹ 9,23,768*

Pay Booking Amount

Step 2:

Get Home Loan sanctioned

80% of Total Sale Price

Step 3:

₹ 9,23,768*

Pay on offer of possession

Step 4:

Take Possession of your flat



Start paying your EMI.

The reassurance of SARE Homes



International association

S.A.R.E. plc is an offshore fund promoted by Duet Group focussed on developing residential real estate in India. SARE has a strong balance sheet and its assets in India are valued at Rs. 3,200 crores with nominal leverage. The fund's equity is held by global institutional investors like Forum Partners and Goldman Sachs Principal Strategy (GSPS) Asia Ltd.



IGBC Certification

SARE Homes believes in green living. Our townships are designed with infrastructural necessities and indulgences like landscaped greens, for healthy, self-sufficient community living. We have also received Indian Green Building Council (IGBC) certifications.



Approvals and CREDAI Membership

SARE Homes takes pride in working to uncompromising quality standards and maintaining transparency in all dealings. All SARE Homes carry approvals and sanctions from the relevant authorities. It is also a member of the Confederation of Real Estate Developers' Associations of India that ensures observance of code of conduct.



Accolades

SARE Homes has gained industry recognition in a number of different categories and locations. These awards are a recognition of its passion for excellence, commitment to customers and is a harbinger of the growth it envisions for itself in the industry. SARE homes has been awarded Best Emerging Developer – Pan India – by NDTV, and for On-time Project Delivery – Pan India – by NAREDCO, amongst others.



Our biggest hallmark

At SARE Homes we assign top priority to fulfilling committed schedules and delivering possession on time. Our FDI funding, strong management team and streamlined processes ensure uninterrupted construction progress. Our on-time delivery across all projects stands testimony to this commitment.



Thoughtful conveniences

Our townships offer conveniences that enable joyful and comfortable living. They include professional management services (managed by JLL), round-the-clock security, 24 hour power back-up, adequate water supply, rainwater harvesting, schools, shopping, organised parking, kids' play areas, community bus-shuttle services, IGBC certifications and various modern club facilities.



Home called India

SARE Homes has a strategy to invest and develop townships on a pan-India basis. SARE Homes currently has residential projects at Ghaziabad, Gurgaon, Amritsar, Chennai, and Indore. With proposed projects at Ahmedabad, Navi Mumbai, Bangalore, NCR and Kolkata, we are actively seeking to expand our portfolio across India.



Gurgaon presence

SARE Homes has been offering mixed residential opportunities in Gurgaon in a phased manner. With SARE Crescent ParC Phase I, II, III, Petioles, The Grand & Club Terraces.

Our latest offering is Olympia.

www.saregroup.com



GURGAON | MUMBAI | CHENNAI | GHAZIABAD | INDORE | AMRITSAR

Call us: +91 99 586 71113, SMS: SARE to 56070

Site Office: Olympia, Sector-92, Gurgaon -122002, Email: gurgaon@saregroup.com; Website: www.saregroup.com

For more information, Contact : SARE Homes Project Services Pvt. Ltd., Duet House, Plot No. 46, Udyog Vihar, Phase - IV, Gurgaon - 122 015

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*Conditions apply. All buildings, information, specifications etc. are tentative and subject to variation and modification by the company or the competent authorities sanctioning such plans. Photographs/ images used are only artistic impressions (not a legal offering). License No. : 42 of 2010 dated 07.06.2010, Residential Group Housing colony on land measuring 17.212 acres, Licensee : Ramprastha Buildwell Private Limited, Developer: Ramprastha Sare Realty Private Limited, Building Plan approval No. : ZP-714/AD(RA)/2014/ 23173 dated 26.09.2014. Copies of approvals can be seen with prior intimation at Olympia, Sec92, Gurgaon.