



**ARMY WELFARE HOUSING ORGANISATION (AWHO)**  
Kashmir House, Rajaji Marg, New Delhi - 110 011  
**GROUP HOUSING PROJECT SEC 95 GURGAON**

**Visit our website [www.awhosena.in](http://www.awhosena.in)**

1. **Location** : 24 Acres plot on main Pataudi Road. 4km from Dwarka - Manesar expressway. Six - lane sector road connecting NH-8, located 2 km away. Four - lane sector road planned adjoining the proposed plot.

2. Applications from eligible categories are invited for the following types of DUs :-

Ser No.	Type of DU	Tentative super Area (Sq.ft)	Tentative Cost in (Lac ₹)	Registration Amount	Commitment Amount
(a)	Small Family Apartment (2 Bed Room)	900	29.70	50,500/-	2,00,000/-
(b)	Deluxe Apartment (2 Bed Room + Study)	1400	46.20	75,500/-	4,00,000/-
(c)	Super Deluxe Apartment (3 Bed Room)	1750	57.75	90,500/-	5,00,000/-
(d)	Luxury Apartment (4 Bed Room)	2150	70.95	90,500	7,50,000/-

**Notes:-**

(a) Application Fee ₹500/- (Not refundable).

(b) Registration Amount as indicated to be paid by DD by new applicants only.

(c) Commitment Amount to be paid latest by 15 Sep 2011.

(d) Number of types of DUs to be planned in the project will depend on response.

3. **Amenities** : Club House, Swimming Pool, Sports Facilities, Convenient Shopping, Green Parks, Power Back-up to all DUs and for common services, Gated Community.

4. **Eligibility for Booking** : Army personnel (serving / retired), widows of army personnel who are in receipt of family pension and parents of unmarried Fatal Battle Casualties (Eligible only if applying within two years of demise of son / daughter) are eligible to apply. ~~The applicant / wife / dependent children should not own any residential property in Gurgaon, which has been allotted by any Govt. agency like Haryana Urban Development Authority etc.~~

5. **Fixation of Seniority for Allotment** : Waitlisted registrants of Gurgaon Sector 43/49 project whose commitment amount is received in AWHO by 10 Aug 2011 shall be placed at higher seniority than fresh applicants. Delay on any account whether postal or otherwise, will not be accepted. Thereafter seniority will be on first come - first serve basis. Completed application form alongwith full registration amount (for new applicants only) in form of DD favouring MD AWHO payable at New Delhi, and specified commitment money (by DD/Multicity cheque) must reach HQ AWHO latest by 15 Sep 2011.

6. **To obtain Application Form** : Send demand draft of ₹100/- (for Regd Post) in favour of MD AWHO payable at New Delhi or collect in person from any Project Office or HQ AWHO on payment of ₹50/- . Form can also be downloaded from AWHO website [www.awhosena.in](http://www.awhosena.in) in which case applicants will have to remit ₹100/- extra for subsequent despatch of AWHO Master Brochure.

**For further details contact :**

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**CORRIGENDUM ELIGIBILITY**

Line 3 of Para 4 of our advertisement published in Times of India dated 31 Jul 2011 be read as under :-

**For** The applicant /wife/dependent children should not own any residential property in Gurgaon, which has been allotted by any Govt agency like Haryana Urban Development Authority etc.

**Read** Applicant/spouse who already own a DU / Plot allotted by AWHO or existing registrant / allottee of any other station can also apply as Priority-II.

**NOTE:-** Priority-II applicants required to submit DD for registration only.

# AWHO

2 BHK, 3 BHK & 4 BHK Premium Apartments.  
Our new projects in Sector 92 & 95, Gurgaon.

- Project spread over 24 acres
- Frontage on Pataudi Road
- Proximity to 3 highways - NH-8, Dwarka Expressway, KMP expressway
- 20 mins drive from IGI Airport
- Club & Power backup
- Opp. Reliance SEZ



**REGISTRATION AMOUNT PAID BY MULTICITY / LOCAL CHEQUE IS NOT ACCEPTABLE. REGISTRATION AMOUNT MUST BE PAID BY DEMAND DRAFT ONLY HOWEVER COMMITMENT MONEY MAY BE PAID BY MULTICITY / LOCAL CHEQUE**

**TURN-KEY GROUP HOUSING PROJECT AT SECTOR 95, GURGAON**

1. AWHO is in the process of finalization of a turn key Group Housing Project at Sec-95, Gurgaon. The project is located on a 24 acre plot adjacent to the Pataudi Road. The project shall be executed by a reputed builder, who is also the owner of this land. They have already developed a township at Vaishali Ghaziabad. Ramprastha city and Ramprastha greens at Ghaziabad, beside three major project namely the view Atrium and Edge Town at Gurgaon.
2. Loc. Site is located in the fast developing part of Gurgaon on the main Pataudi road (which is under widening) and where public tpt is already plying. Dwarka Manesar express way is approximately 4 km short of the loc. A six-lane sector road connecting NH-8 is just 2 km away and a four-lane sector road is planned adjoining the proposed plot. Another six lane road immediately after IMT Manesar is already under construction which will connect Pataudi road with NH 8. IMT Manesar which is close by offers excellent job opportunity and the overall area is likely to see rapid development in the immediate future. Moreover, with Reliance SEZ coming up on one side and Raheja SEZ on the other, it is expected that lot of commercial and non-polluting industries will come up in the near future. As a result, the demand for residential property would obviously be huge.
3. The likely cost of the DU is approx 3,300/- per sq ft as per the turn key offer by the builder. The price includes all taxes and levys by the Govt such as service tax etc. However, the cost of parking shall be extra and is likely to be approx Rs 2.80 lacs.
4. To safeguard the interest of the allottees, AWHO has asked the builder to first transfer and register the land in the name of AWHO. Accordingly the builder has to transfer the license in the name of AWHO and also pay the EDC and IDC charges, for which they have asked for a sum of Rs 1400/- per sq ft of saleable area (out of the a/m Rs 3,300/- per sq ft).

5. It is proposed to construct the u/m types of DUs, likely area and cost of which are as under :-

<u>S/No</u>	<u>Type of DU</u>	<u>Super Area (sq ft)</u>	<u>Tentative Breakdown of Cost</u>		<u>Total Cost (Tentative)</u> <u>(a) +(b)</u>
			<u>Land Cost for DU &amp; Parking</u> <u>(a)</u>	<u>Construction Cost</u> <u>(b)</u>	
(a)	SFA (2 BR)	900	14.50 Lakhs	15.20 Lakhs	29.70 Lakhs
(b)	Deluxe (2 BR + study)	1400	21.50 Lakhs	24.70 Lakhs	46.20 Lakhs
(c)	Super Deluxe (3 BR)	1750	26.50 Lakhs	31.25 Lakhs	57.75 Lakhs
(d)	Luxury(4 BR)	2150	32.00 Lakhs	38.95 Lakhs	70.95 Lakhs

6. Thus to levy minimum interest burden on the allottees, it is intended to recover the a/m cost of land, plus 10-15% of the initial amount required for construction at the earliest from the allottees. Accordingly irrespective of the DU finally allotted to you, the payment schedule will be as under :-

(a)	25% cost of DU	-	Within 01 month of issue of allotment letter.
(b)	20% cost of DU	-	Within 04 months of issue of allotment letter.
(c)	10% cost of DU	-	Within 10 months of issue of allotment letter.
(d)	10% cost of DU	-	Within 15 months of issue of allotment letter.
(e)	10% cost of DU	-	Within 20 months of issue of allotment letter.
(f)	10% cost of DU	-	Within 25 months of issue of allotment letter.
(g)	10% cost of DU	-	Within 30 months of issue of allotment letter.
(h)	5% cost of DU	-	3 months before possession of DU.

7. Registrants are now accordingly requested to intimate the choice of DU in their order of preference along with a payment of Rs 7.5 lakhs for LXA, Rs. 5 lakhs for SDA, Rs 4 lakhs for DXA and Rs 2 lakhs for SFA type of DUs by 10 Aug 2011. In case of multiple choices, this amount should be for the biggest type of DU opted for. Amount can be paid by DD/multicity cheque in favour of MD, AWHO, payable at Delhi.

8. Booking letter will subsequently be issued once the agreement with the builder is finalized. The amount of registration money already deposited and the amount now being paid as per para 7 above, shall be adjusted against 25% cost of DU as mentioned at para 6 (a) above. If a registrant is subsequently not allotted a DU being low in the seniority or otherwise, the amount deposited will be returned with 5% interest.

9. For New Registrants Only. New registrants if any will be required to remit the following amount by 10 Aug 2011.

<u>S</u> <u>/No</u>	<u>Type of DU</u>	<u>Registration</u> <u>Amount (Rs)</u>	<u>(Commitment Money</u> <u>As at Para 7 above)</u> <u>(Rs)</u>	<u>Total (Rs)</u>
(a)	SFA	50,500	-do-	2,50,500/-
(b)	Deluxe	75,500/-	-do-	4,75,500/-
(c)	Super Deluxe	90,500/-	-do-	5,90,500/-
(d)	Luxury	90,500/-	- do-	8,40,500/-

10 Conclusion. AWHO has had to walk the extra mile to come up with this turn-key offer at highly competitive rates. Given the likely rapid development of Gurgaon, Manesar and adjoining areas, it appears that similar attractive offers may be hard to come by in future. In all probability this may perhaps be one of the last AWHO projects in Gurgaon. Since the offer made by the builders is for a very limited period, registrants/applicants are required to respond fast, lest they miss this excellent opportunity. Seniority of the registrants will be maintained only upto 10 Aug 2011, Thereafter seniority will be only on first come-first-served basis (i.e date of draft).

**Note** JCOs/OR can apply for SFA/DXA only.