



PRESENTING A VIBRANT RESIDENTIAL COMMUNITY

Saudamini Sattvam Welfare Association

(Embracing the Essence of Light and Hope)

SECTOR 89 • GURUGRAM

All images in this brochure are symbolic, AI-generated and illustrative in nature.. Distances not to scale. All dates, timelines and quantitative values are indicative and subject to change. (-/+)

The Community Built on Trust, Transparency and Togetherness

Saudamini Sattvam Welfare Association brings together members in a spirit of light and hope, to build a vibrant, serene and exquisite residential address in the land tentatively located at Sector 89, Gurugram.

This is Informational Brochure inviting Expressions of Interest for a proposed residential community, intended primarily for POWERGRID's present and superannuated employees and their families. The offer shall be extended to other government/PSU employees and their spouses, if available.

This brochure layouts are tentative and illustrative only. Actual images/area/prices may differ.

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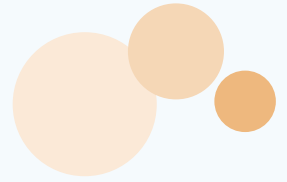
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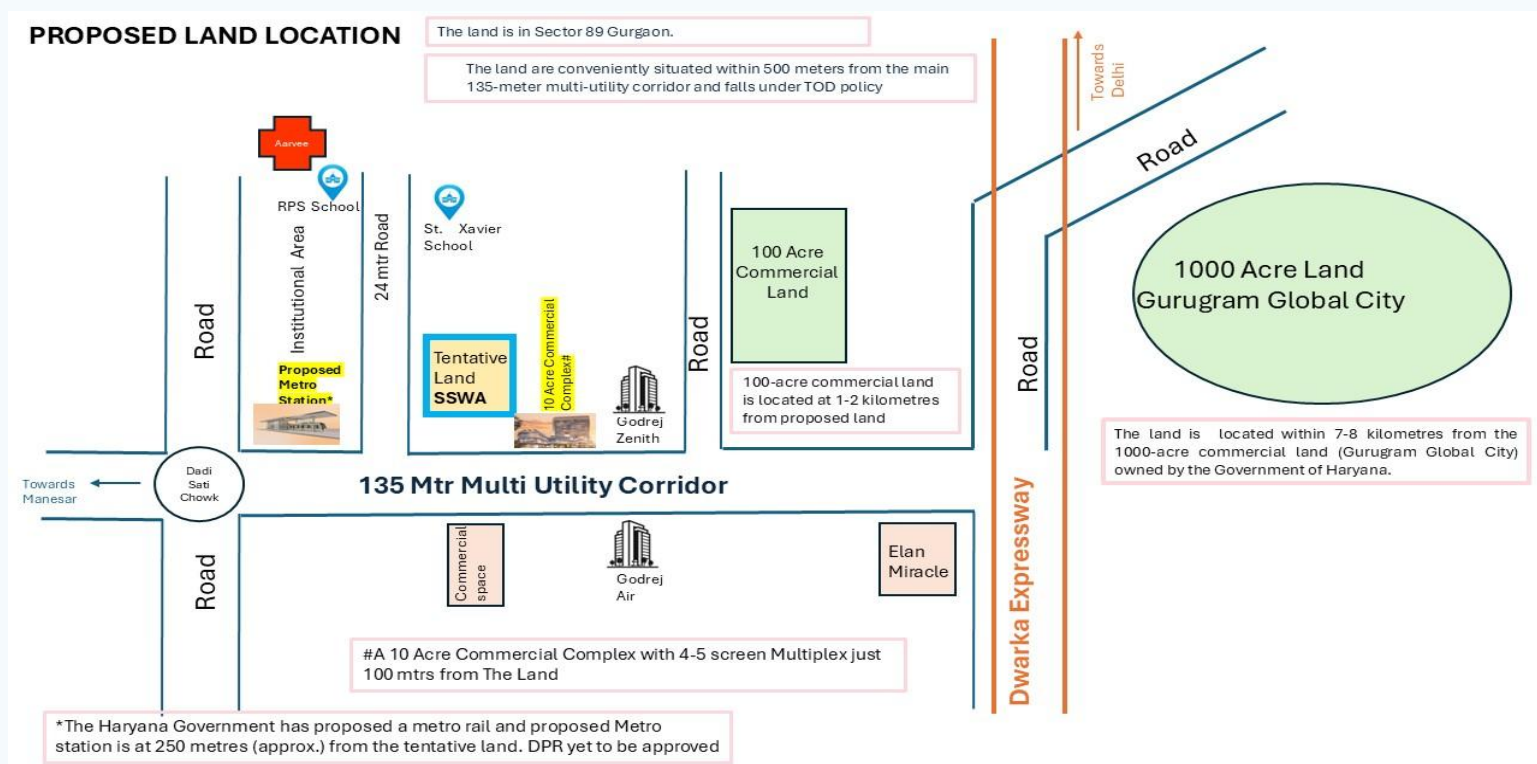
SECTION A

A



The Land

- 1 The preferred land is in Sector 89, Gurgaon.
- 2 The land is conveniently situated within 500 meters from the main 135-meter multi-utility corridor.
- 3 Haryana Government has proposed a metro route along this multi-utility road and the proposed Metro station (DPR yet under approval) is about 250 m from the land.
- 4 The land is licensed and falls under the Transit-Oriented Development (TOD) policy.





The Project

All information mentioned in this section are illustrative and symbolic. Actuals may differ as per approved and final architectural layout.



Illustrative aerial view of the proposed residential community at Sector 89, Gurugram

Proposed Community Amenities

- Nomenclature to the arena to be finalized later
- 9-storey (tentative) sports complex (plinth area 15,000 sqft) with swimming pool, badminton, table tennis, skating rink, squash, pickleball, billiards, library, gym, carrom, cards and more or less
- Shops for daily needs — saloon, medicine shop, grocery shops, milk booth, stationery and more
- One restaurant / food-court

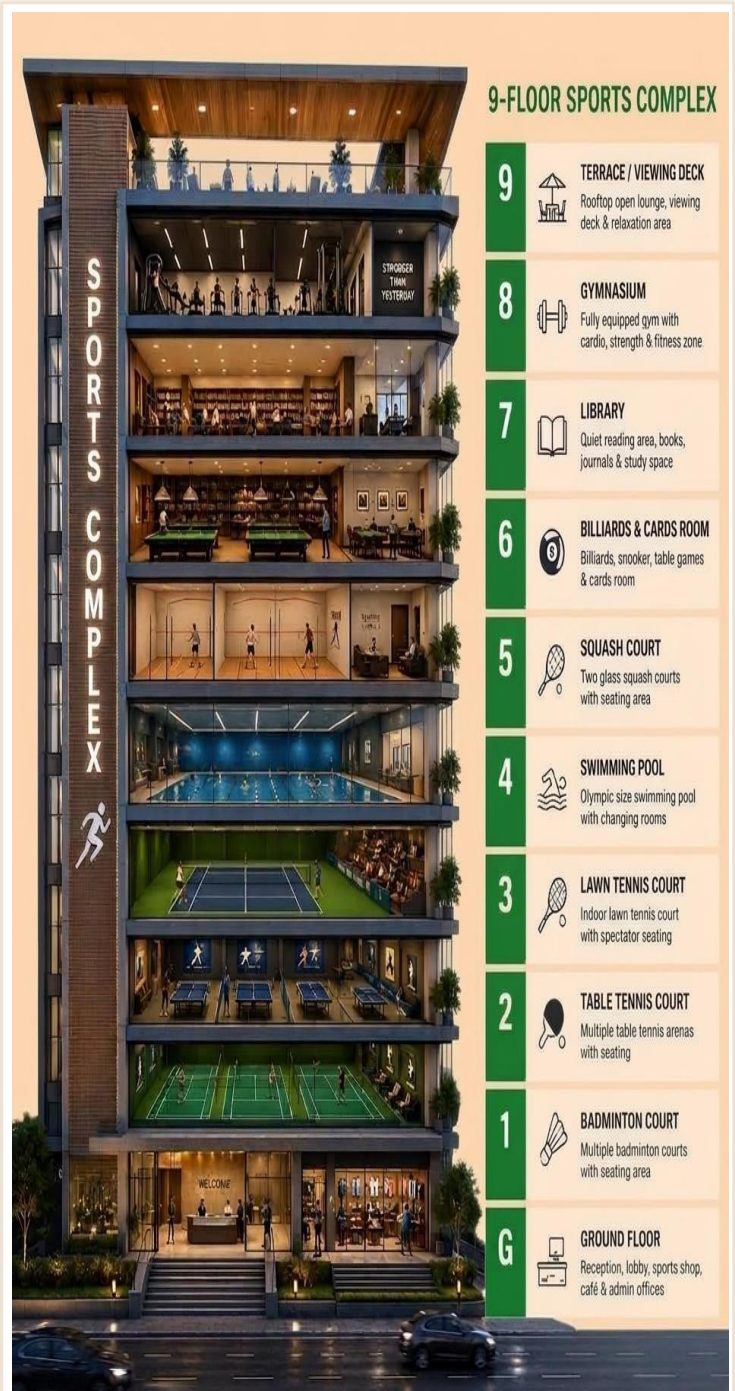
- Almost 50% open area
- Clubhouse with guest rooms and an auditorium
- One medical dispensary
- One ATM



Proposed Clubhouse



Proposed retail complex for everyday shopping needs



The proposed 9-storey sports complex, floor by floor

Types of Units

- 2 BHK + Study

- 3 BHK + Servant

- 4 BHK + Servant

- Extra Large 4 BHK + Servant

Tentative Size & Price of Units

Type of Unit	Toilets	Tentative Super Area (sqft, +/-5%)	Tentative Price* (Rs Cr)
2 BHK + Study + 1 Car Parking	2	1350	1.5
3 BHK + Servant + 1 Car Parking	3	1850	2.1
4 BHK + Servant + 2 Car Parking	4	2300	2.6
Extra Large 4 BHK + Study + Servant + 2 Car Parking	4	3200	3.6

**Price includes all charges except GST @ 5%, as on date, in round figures. Loading shall be kept at around 30%.*

To purchase additional car parking, applicants must select the option in the online form; priority is given to 2 BHK and 3 BHK applicants, and acceptance is on a first-come, first-served basis.

- 1 Actual sizes and costs will be determined only after the final architectural design.
- 2 Tentative time of completion: Three and a half years (+/-6 months) from the date of the Society Buyer Agreement. Notwithstanding this estimate, any duration attributable to force majeure events shall be appended to the aforementioned timeframe.
- 3 The number of units and number of towers shall be decided after receiving the EOI with commitment money . Each tower shall comprise 30 and more storeys.



Membership and Expression of Interest

Eligible members desirous of availing a dwelling unit shall submit a duly filled online application form, along with the prescribed membership fee, preliminary and due diligence expenses and EOI with commitment money deposit, within the stipulated time.

WINDOW OPENS

19.10.2026, 10 am

WINDOW CLOSES

06.11.2026, 23:59 hrs

Membership Fee Structure

Type of Unit	Membership Fees (one-time) (Non-refundable)	Preliminary & Due Diligence Expenses (non-refundable)	EOI with Commitment Money	Total [#]
2 BHK + Study + 1 Car Parking	₹ 10,000	₹ 15,000	₹ 2,00,000	₹ 2,25,000
3 BHK + Servant + 1 Car Parking	₹ 10,000	₹ 15,000	₹ 3,00,000	₹ 3,25,000
4 BHK + Servant + 2 Car Parking	₹ 10,000	₹ 15,000	₹ 4,00,000	₹ 4,25,000
Extra Large 4 BHK + Study + Servant + 2 Car Parking	₹ 10,000	₹ 15,000	₹ 5,00,000	₹ 5,25,000

The EOI with commitment money shall form part of the consideration price of the dwelling unit

Refund Policy for EOI and Commitment Money

If an application is not accepted for any reason, the EOI amount along with the commitment money shall be refunded in full.

If an application is accepted and the applicant subsequently chooses to withdraw, a deduction of ₹50,000 shall be made from the EOI and commitment money, and the balance amount shall be refunded to the applicant within 30 days of the withdrawal request. The deadline of the withdrawal of application shall be 10.11.2026.

Membership and Expression of Interest^(Contd.)

The initial instalment shall be Rs 1,25,000. (Rupees One Lakh Twenty Five Thousand Only) with the remaining balance of the prescribed deposit due by 06.11.2026

i.e., for

2 BHK+ Study: 1st instalment ₹ 1,25,000 and Balance amount ₹ **1,00,000** by 06.11.2026

3 BHK+ Servant: 1st instalment ₹ 1,25,000 and Balance amount ₹ **2,00,000** by 06.11.2026

4 BHK+ Servant: 1st instalment ₹ 1,25,000 and Balance amount ₹ **3,00,000** by 06.11.2026

XL 4 BHK+ Servant: 1st instalment ₹ 1,25,000 and Balance amount ₹ **4,00,000** by 06.11.2026

In case the balance amount is not deposited by prescribed time (23:59 hrs on 06.11.2026), such failure may result in the cancellation of the application and the applicant's position shall be replaced by the next candidate on the waiting list.

First-come, first-served consideration shall be determined on the basis of the deposit of ₹1,25,000 as the first instalment.



Eligibility

Employees and retired employees of POWERGRID and their spouse;

Daughter, son, mother or father of employees and retired employees of POWERGRID, and OJT of POWERGRID;

Separated employees of POWERGRID;

Employees and their spouse from the energy sector and/or other sectors of PSU and Government.



Payment Plan (Tentative)

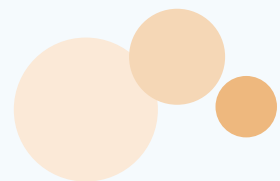
Process and payment plan

- 1 Within 30 days after closing of the application window — due diligence of the land shall be conducted by the Lender Bank / law firm appointed by the Society.
- 2 Once the land title is confirmed Clear by the law firm / lender bank in all respects, the allottee shall pay 10% of the consideration price for the respective flat type selected to them, directly into the Society's bank account.
- 3 Upon receiving all required approvals or as decided by Governing Body, unit numbers will be assigned to members.
- 4 Following allocation of units, the Society Buyer Agreement (SBA) will be executed in accordance with the Construction Linked Payment Plan.
- 5 After signing the SBA, members may contact the Bank / POWERGRID, as required, to arrange a home loan under the suitable payment plan.



Payment Plan(Tentative)

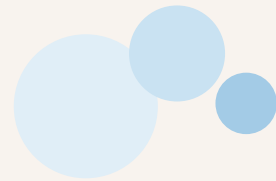
#	Description	Tentative Amount (INR)	Timeline	Remarks
1	Membership Fees + Preliminary & Due Diligence Expenses + Expression of Interest	2 BHK: ₹2.25L 3 BHK: ₹3.25L 4 BHK: ₹4.25L XL 4 BHK: ₹5.25L	Within 18 days after opening of registration & EOI window	
2	10% of the tentative consideration price of the respective dwelling unit	2 BHK: ₹15L 3 BHK: ₹20L 4 BHK: ₹25L XL 4 BHK: ₹35L	45 days from closing of the registration window	This amount shall be kept in the Society Bank Account only
3	Starting of Construction Linked Payment Plan	—	After 6-9 months from closing of the registration window	After all approvals and RERA, land is transferred to the Society. After layout approval or as decided by Governing Body, units are allocated by draw; SBA is signed; members become eligible for home loan / HBA.



Allotment Procedure

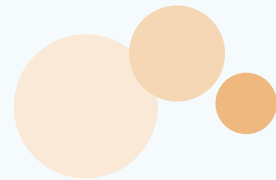
Allotment of dwelling units shall be made by draw of lots, conducted transparently in the presence of the members and an independent observer / observers nominated by the Governing Body.

This ensures every member has a fair and equal opportunity, with the entire process conducted openly and without bias.



Lender Tie-ups

SSWA is currently in the process of partnering with XXXXXXXXX lender to facilitate smooth funding for home loans and personal loans, at reasonable interest rates, to allottees / applicants. After approval, the same shall be communicated to prospective members across India through the website/whatsApp group, etc.





Saudamini Sattvam Welfare Association

Thank you for taking the time to explore this brochure. Every detail shared here reflects our collective and mutual commitment to transparency, community spirit and trust.

Further updates on the project, membership window and process will be communicated to all members in due course.



Embracing the Essence of Light and Hope

Sector 89, Gurugram ·

All details in this brochure are tentative and subject to final approvals

