

RERA No.: HRERA-PKL-SNP-491-2023



Premium Residential Plots 150/180 sq yds



Live Leisurly...  
Build Your own DREAM HOME

# About the Project

What it takes is to believe. Believe and pursue one's dreams. At Ram Setu Buildwell Pvt. Ltd. a trusted name, We believe in following the dreams & transforming the infinite possibilities into reality. Welcome to the world of infinite happiness.... welcome to ORANGE CITY, Sector-34 SONIPAT a place where you'll find your dreams come true. Build your own home the way you want it.



# Strategic Location & Connectivity

## SECTOR 34, SONIPAT



**RANGE CITY**  
SECTOR-34, SONIPAT

60  
km

IGI AIRPORT

13  
km

MURTHAL

50  
km

PANIPAT

39  
km

PITAMPURA

87  
km

KARNAL

18  
km

KUNDLI

31  
km

ROHINI



# Aminities at a Glance

Plot sizes from 150/180 Sqyds

Haryana RERA Registered Project.

Well connected to NH1 and NH-334B

9 meter wide road, Parks

Underground Electrification

Rain Water Harvesting system

Adjoining Godrej and Jindal City.

Sonipat main city just 05 Mins away.

Civil Hospital and New Bus stand just 05 Mins away.

All leading schools and medical facilities are just 10 mins away.

District Stadium and Sports complex just 05 mins away.

Park, open gym, kids play area, walking track etc.

24X7 Security, water, Gas, Electricity.

Commercial space for daily needs.



# Complete Site View



TYPE	SIZE	AREA	NO.OF PLOTS
A	22'-5" X 66'-5"	165.65 SQ.YD	16
B	22'-8" X 66'	166.51 SQ.YD	5
C	22' X 66'	161.21 SQ.YD	1
D	22' X 72'-10"	178.15 SQ.YD	2
E	27'-1" X 53'	159.54 SQ.YD	10
F	26'-8" X 55'	163.16 SQ.YD	7
G	26'-8" X 53'	157.22 SQ.YD	13
H	27'-6" X 58'-6"	178.59 SQ.YD	8
J	23'-11" X 56'-7"	150.6 SQ.YD	4
J1	23'-11" X 63'-2"	168.06 SQ.YD	11
K	23' X 59'-9"	152.79 SQ.YD	8
L	23'-11" X 59'-3"	157.67 SQ.YD	5
M	26'-8" X 42'	124.51 SQ.YD	1
N	25'-5" X 61'-5"	173.41 SQ.YD	1
P	35'-1" X 44'-11"	174.90 SQ.YD	1
TOTAL PLOTS			93



# Payment Plans at a Glance

## PAYMENT PLAN - A

INSTALLMENT NO	INSTALLMENT PLAN	% OF TOTAL COST
1st	At the time of Application	10%
2nd	Within 45 Days from the date of Application	20%
3rd	45 Days from registration of agreement+ 50% EDC/IDC+50%PLC	10%
4th	After 4 Months or On Start of External Sewerage	10%
5th	After 6 Months or On Start of External Storm Water Drainage	10%
6th	After 8 Months or On Start of External Water Supply+ 50% EDC/IDC+50%PLC	10%
7th	After 9 Months or On Start of Road earth Work	10%
8th	After 11 Months or On Start of Electrical Work	10%
9th	After 12 Months or On Offer of Possession	10% +All other charges
	<b>TOTAL</b>	<b>100% + ALL OTHER CHARGES</b>

\* The total time of 12 months from the date of acceptance of application form.

## PAYMENT PLAN - B

INSTALLMENT NO	INSTALLMENT PLAN	% OF TOTAL COST
1st	At the time of Application	10%
2nd	Within 45 Days from the date of Application	15%
3rd	Within 60 Days from the date of Application	25%
4th	Within 90 Days from the date of Application	25%
5th	Within 120 Days from the date of Application	25% + All other charges
	<b>TOTAL</b>	<b>100% + ALL OTHER CHARGES</b>

\* The total time of 4 months from the date of acceptance of application form.

## PAYMENT PLAN - C

	ONE TIME PAYMENT PLAN	TOTAL COST
1st	At the time of Application	10%
2nd	Within 15 Days from the date of Application	90%
	<b>TOTAL</b>	<b>100% + ALL OTHER CHARGES</b>

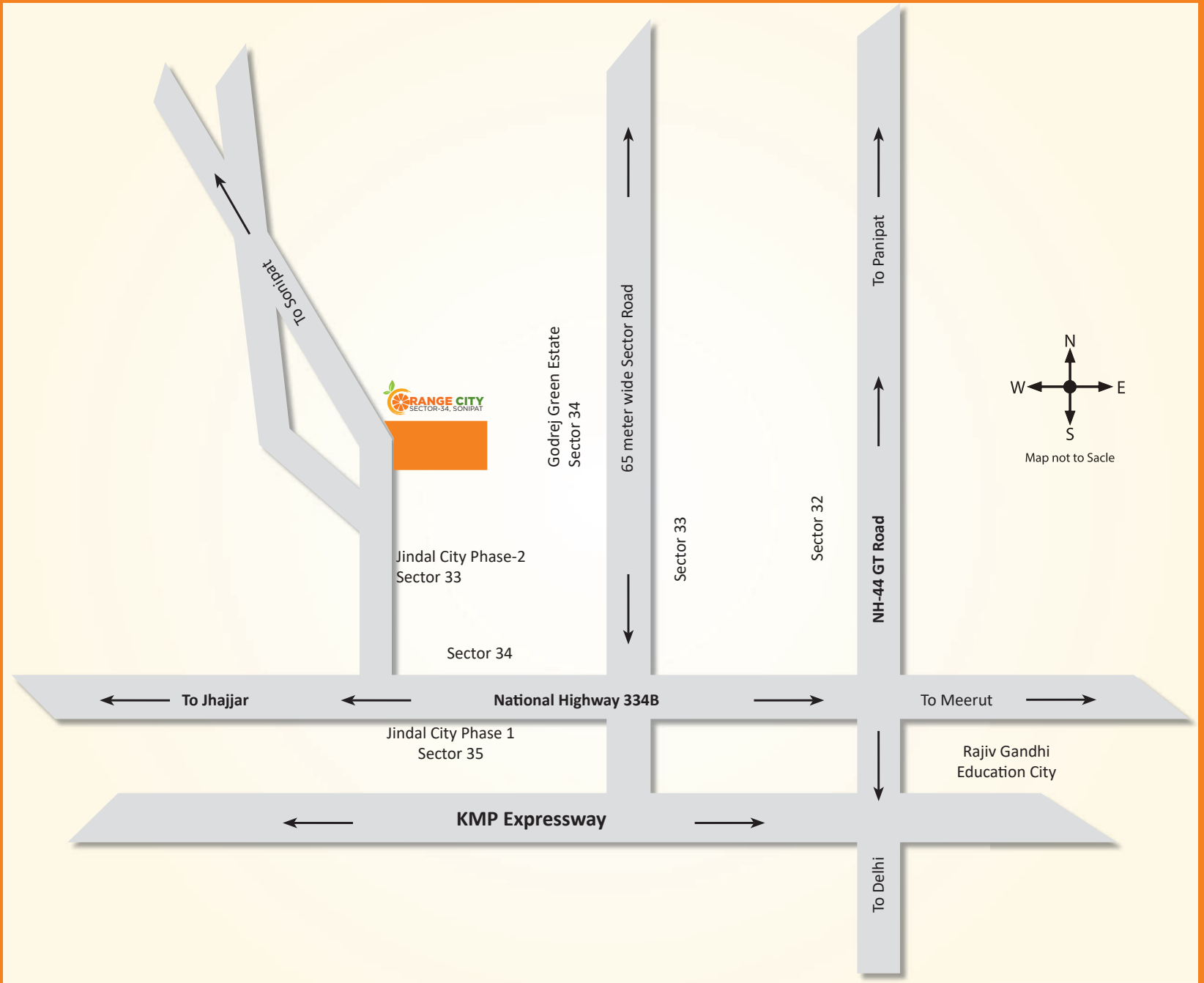
\* The total time of 15 days from the date of acceptance of application form.

ADDITIONAL CHARGES			
	1	Interest Free maintenance Security	Rs. 20000 PER UNIT
	2	Electricity Charges	Rs. 25000 PER UNIT

### Term and conditions:

- GST/Any Other Taxes/Cess payable extra (as an when due) and to be borne by purchaser/allottee on the prevailing rates/terms prevailing on installment due date
- Prior to actual date of Booking prices can be revised at the sole discretion of the Company & without notice
- Please check the actual unit availability with marketing office before making the booking
- Please read the detailed terms & conditions in the Application Form/Agreement to Sell
- Possession of the plot shall be given as per the terms of allotment after receiving the final payment alongwith other charges and after execution of Sale Deed
- Cost of Stamp Duty, Registration Charges and other related charges/cost are extra as per prevailing Govt. rules/norms/olicy/rates at the time of Registry and to be borne by Purchaser/Allottee.

# Location Map



**Easy  
HOME LOAN  
Available**



**Ram Setu Buildwell Pvt. Ltd.**

Regd. Off. Kila No. 41, Asawarpur, G.T. Road, Rai, NH-44, Opp. Ashoka University, Sonipat, Haryana, India 131029  
Email: ramsetubuildwell@gmail.com | RERA No.: HRERA-PKL-SNP-491-2023

**SALES ENQUIRY:  
+91-9992 227 530, 9992 227 541**