A PROJECT BY **TATHASTU**



ARTISTIC IMPRESSION

SWARNIM, SECTOR-5, SOHNA

HARERA REGISTRATION NO.- RC/REP/HARERA/GGM/676/408/2023/20 DATED 30.01.2023
HARERA REGISTRATION NO.- RC/REP/HARERA/GGM/677/409/2023/21 DATED 30.01.2023

swarnim
ROSE

HIGH STREET RETAIL SHOPS

PROJECT AT A GLANCE

Location
SECTOR 5, SOHNA

Land Parcel
~6 ACRES
commercial development

Existing Tathastu Catchment
3,000+ FAMILIES

NEW LAUNCH

WHY SWARNIM?

SOHNA'S LIMITED CHOICES DRIVE LOCAL SHOPPERS AWAY



SOURCE: GOOGLE IMAGES

Airia Mall



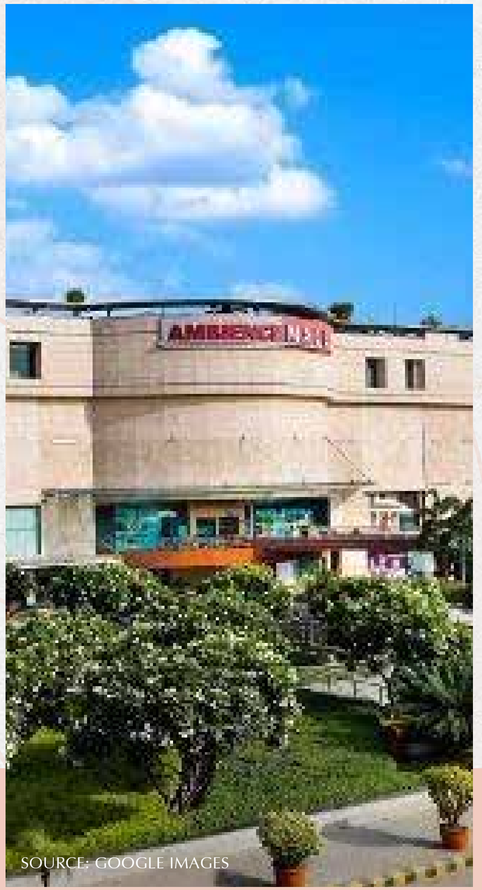
SOURCE: GOOGLE IMAGES

MGF/Sahara Mall



SOURCE: GOOGLE IMAGES

Cyber city



SOURCE: GOOGLE IMAGES

Ambience mall



SOURCE: GOOGLE IMAGES

Worldmark

HOW SWARNIM SOLVES THIS PROBLEM

BUILT FOR EVERYDAY CONSUMPTION



Retail



F&B



Services



Daily Needs





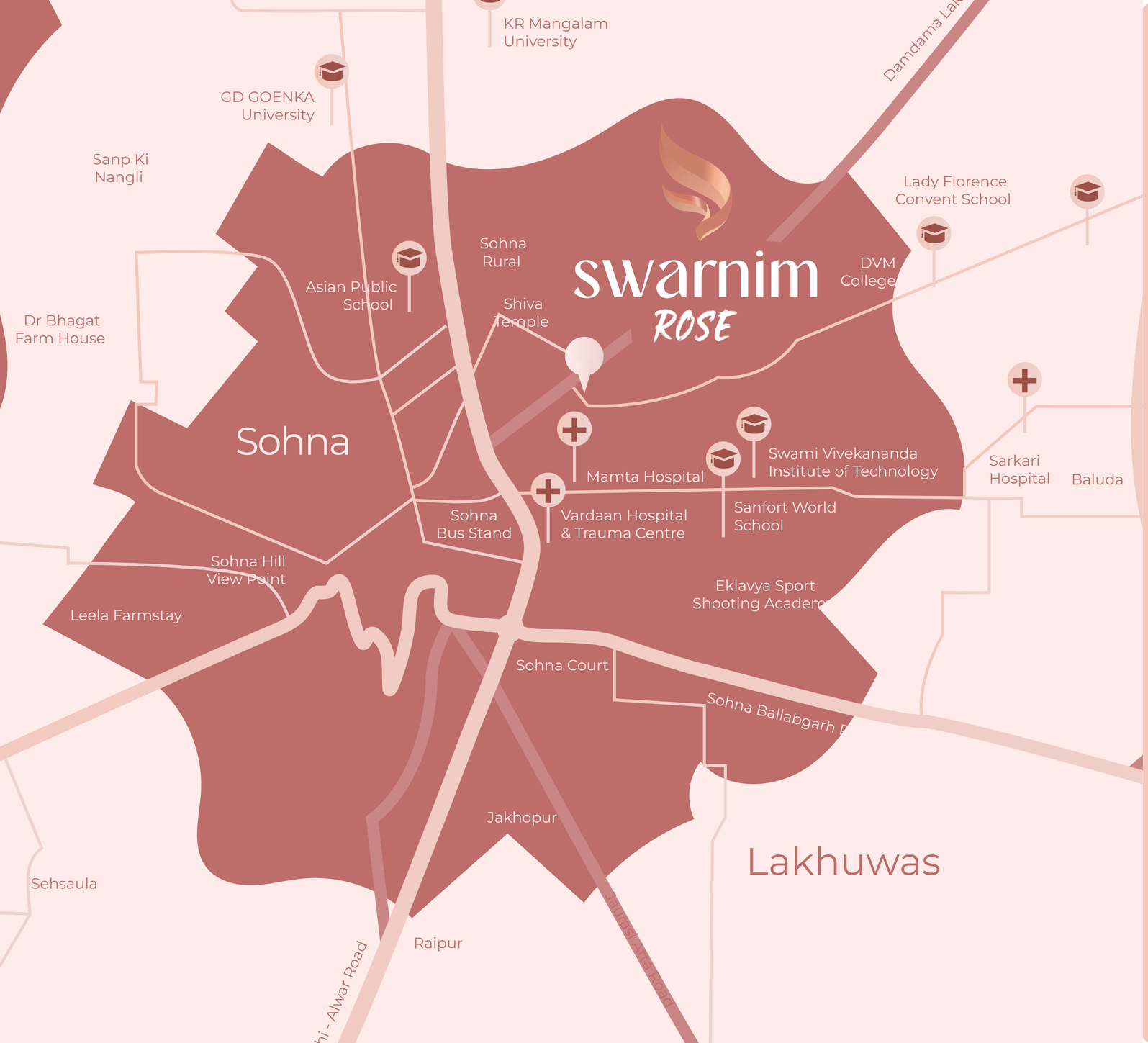




THE LARGEST HIGH STREET RETAIL IN SOHNA

- Double Height Shops
- 24x7 Power Backup
- Drive Through Retail
- Wet Point Provision
- 3 Side Access
- CCTV Surveillance
- 60 Meter Road Frontage
- Ground floor shops

LOCATION ADVANTAGE



CONNECTED TO EVERYTHING THAT MATTERS

- Sohna Elevated Road 3Mins.
- Vatika Chowk 15Mins.
- Delhi-Mumbai Expressway 07Mins.
- KMP Expressway 15Mins.
- IMT Sohna 10Mins.
- Haryana Orbital 10Mins.

SITE PLAN


60 M ROAD
swarnim
ROSE
High Street
(SOLD OUT)
TATHASTU
REALTY
(SOLD OUT)
swarnim
High Street
(SOLD OUT)
60 M ROAD

THE HIGH STREET OF SOHNA

SERVING THE NEXT GENERATION OF SOHNA RESIDENTS



ARTISTIC IMPRESSION



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EXISTING & NEARBY RESIDENTIAL CATCHMENT

PROJECT

TATHASTU SECTOR 5

	UNITS
ESTIMATED FAMILIES	3000
SWARNIM CATCHMENT	10000+

Residential Growth Drivers

- Projects Under Construction
- Projects Launched
- Plotted Developments
- DDJAY Colonies
- Integrated Townships

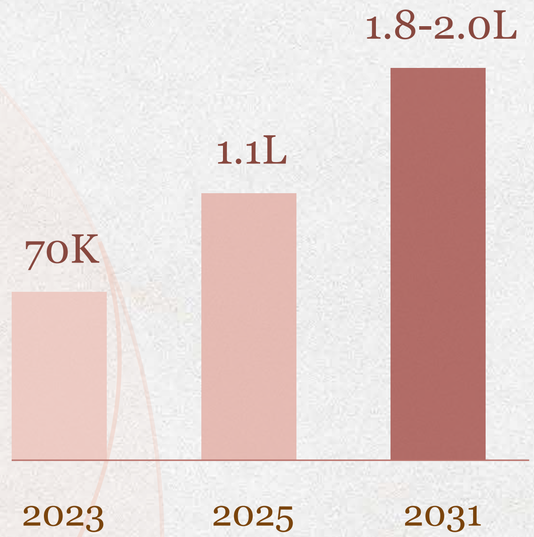
Residential Catchment Snapshot

25+ Residential Projects

25K+ Estimated Families

1.2L+ Estimated Population

Population Growth



*Indicative vicinity data reflecting nearby residential growth and future catchment potential.

Consistent Growth. Strong Demand.

Sohna continues to attract major township developers and residential expansion because of infrastructure and affordability advantages.

Source: The Economic Times

- Located within established residential ecosystem
- First organised retail destination
- Thousands of families already living nearby
- Ready customer base
- Main access road visibility
- Upcoming possession and occupancy

Existing Tathastu Catchment **3,000+ families**	Bang on **60 m road**	Road access **3-side**
Shop Front **Double-heighted**	Retail Shops **Ground Floor**	Every shop **Drive-through**
Suitable for **Retail & f&b stores**	Land Parcel **6 Acres**	24X7 **Power Backup**

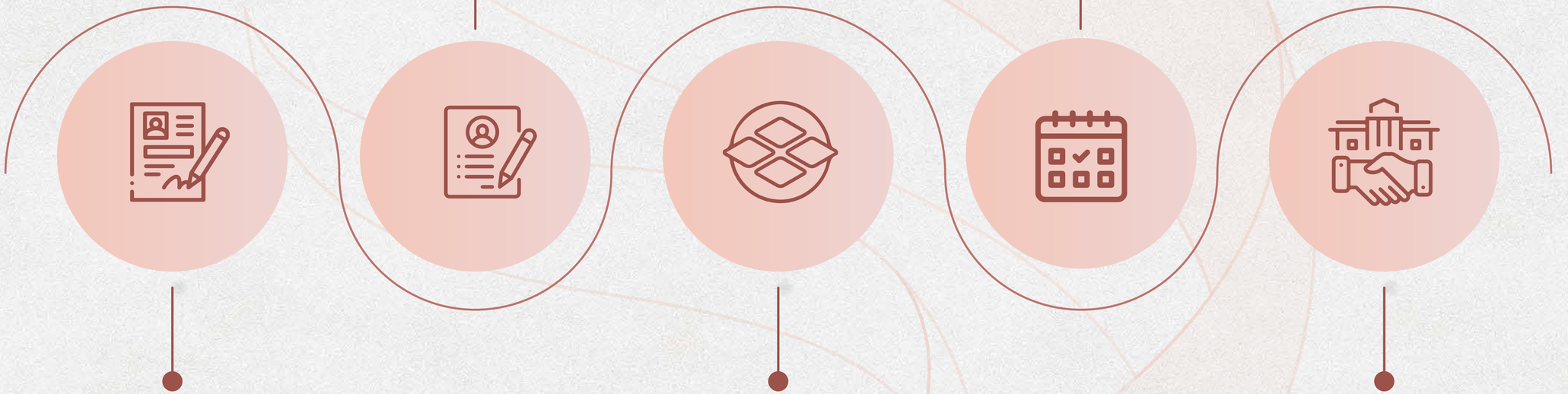


ARTISTIC IMPRESSI

REGISTRATION PROCESS

APPLICATION WINDOW

BOOKING



₹49,000 REGISTRATION

ALLOTMENT

POSSESSION

PAYMENT PLAN

Unit Size (Sq.ft.)	Unit Size (Sq. mtr.)	At the time of registration	BSP (Psqft.)	At Allotment (Booking Amount)	Within 30 days of allotment (remaining of 40% BSP+EDC/IDC 40% + GST + 100% PLC IF Applicable)	On apply of OC 50% of BSP + 60 % of EDC / IDC	On offer of possession 10% of BSP + Other charges	Total
384.921	**35.76**	**49,000**	**18,250**	**9,51,000**	**20,16,379.53**	**37,86,964.43**	**7,37,604.87**	**75,40,948.82***

LOCKABLE RETAIL SPACES

40:60 PAYMENT PLAN

HDFC BANK APPROVED

Note

1. PLC according to Unit.
2. EDC/IDC @408 Per Sqft.
3. GST @5% as applicable.
4. The payment shall be made in favour of
"DCPL TATHASTU I COLLECTION". Bank Name: ICICI Bank Ltd Account No: 739005000400 IFSC Code: ICIC0007390

*T&C APPLY

REGISTRATION OPENS:

18TH NOVEMBER

REGISTRATION CLOSES:

13TH DECEMBER

ALLOTMENT:

19TH DECEMBER

LIMITED WINDOW

REGISTER NOW

SWARNIMSOHNA.ORG