



A P R O J E C T B Y T A T H A S T U

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



ARTISTIC IMPRESSION

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



Airia
Mall



MGF/Sahara
Mall



Cyber
city



Ambience
mall



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

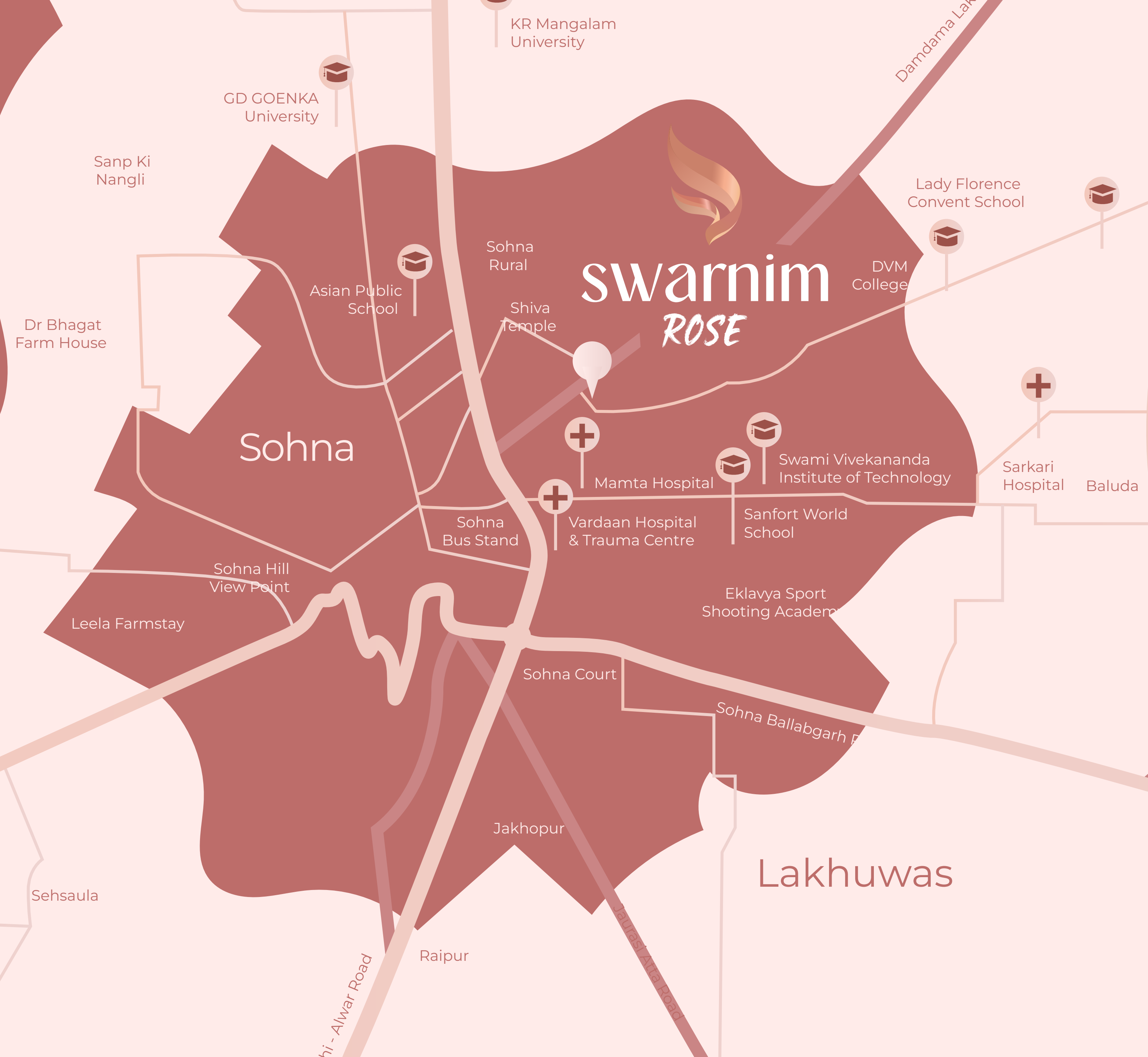
3 Side Access

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



THE HIGH STREET OF SOHNA

SERVING THE
NEXT GENERATION OF
SOHNA RESIDENTS











EXISTING & NEARBY RESIDENTIAL CATCHMENT

PROJECT

TATHASTU SECTOR 5

ESTIMATED FAMILIES

UNITS

3000

SWARNIM CATCHMENT

10000+

Residential Growth Drivers

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

Residential Catchment Snapshot

25+

Residential
Projects

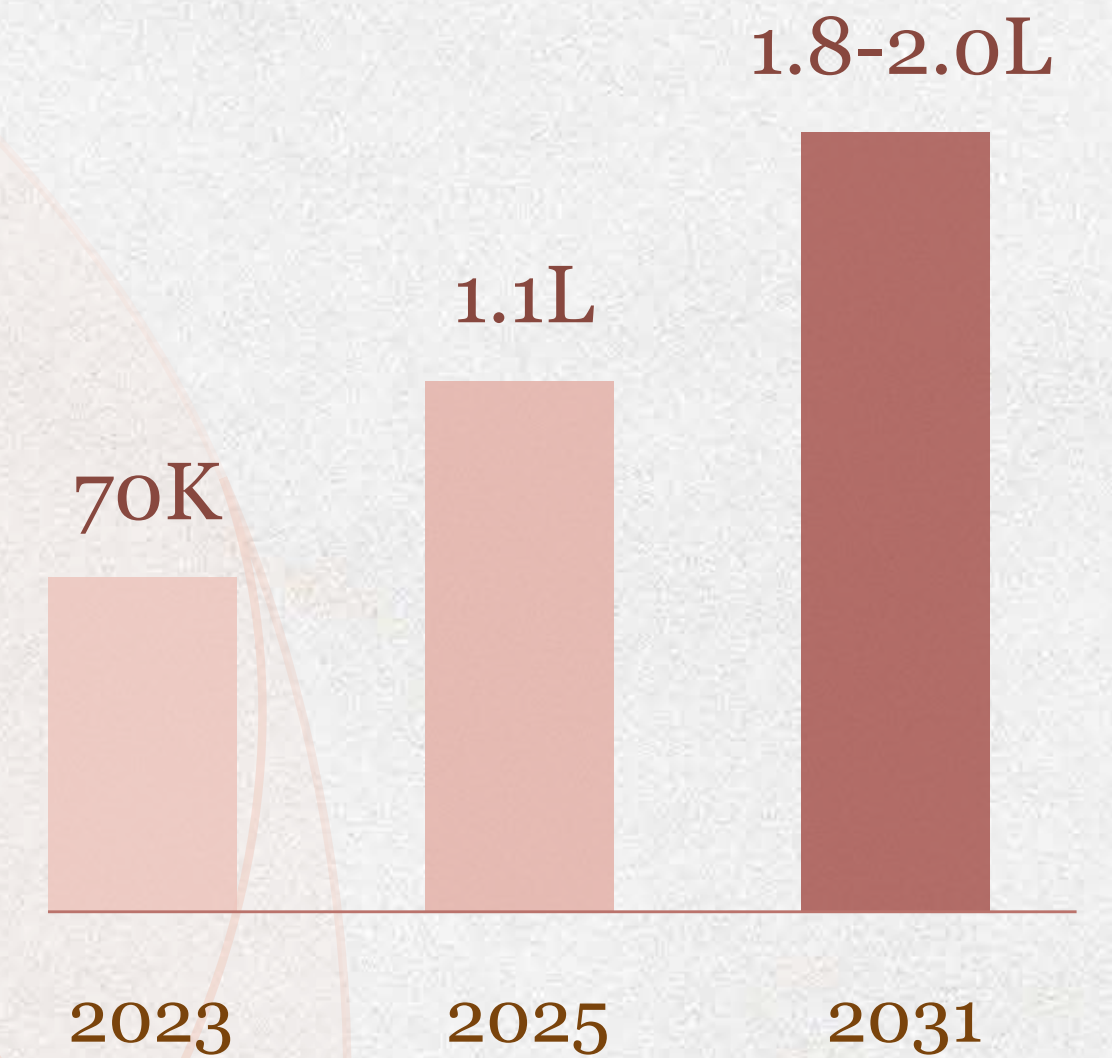
25K+

Estimated Families

1.2L+

Estimated
Population

Population Growth



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

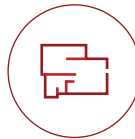
Consistent Growth. Strong Demand.

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

Source: The Economic Times

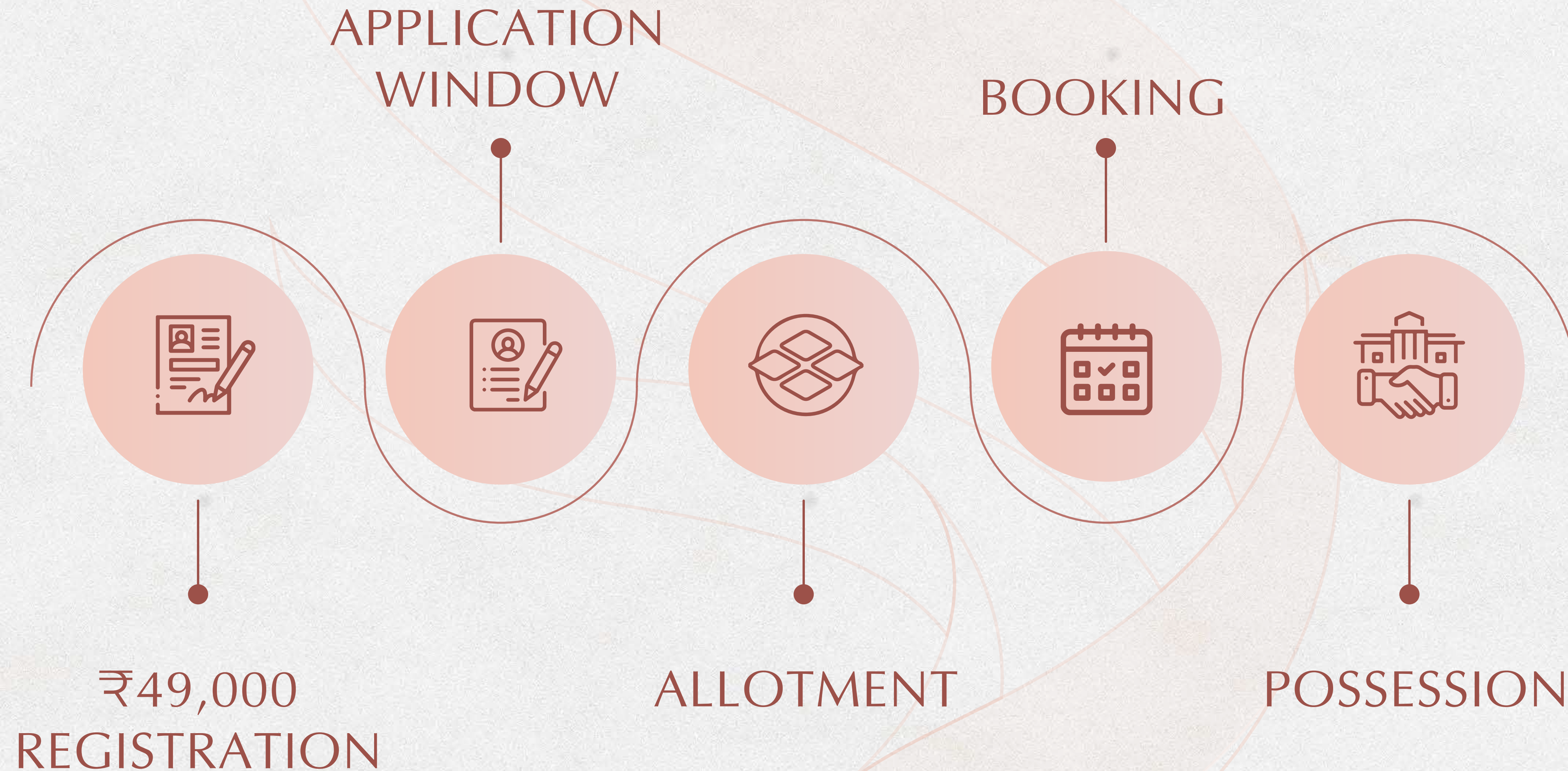
WHAT MAKES SWARNIM EASY TO SELL?

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



REGISTRATION PROCESS



PAYMENT PLAN

Unit Size (Sq.ft.)	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	49,000	17,500	9,51,000	18,95,129.41	36,35,401.78	7,07,292.34	72,37,823.53*

LOCKABLE RETAIL SPACES

40:60 PAYMENT PLAN

HDFC BANK APPROVED

Note

- 1. PLC according to Unit.
- 2. EDC/IDC @408 Per Saft.
- 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

REGISTRATION
OPENS:

3RD JULY

REGISTRATION
CLOSES:

26TH JULY

ALLOTMENT:

1ST AUGUST



LIMITED WINDOW

REGISTER NOW
SWARNIMSOHNA.ORG