

M2K OLIVE GREEN FLOORS – FAQs

Q.1) Please brief me about the Project?

The Project is named “M2K Olive Green Floors”. It is a low-rise residential floor (S+4) Project. The highlights of the Project are:

- a) It is a part of “M2K Olive Greens” Colony under DDJAY scheme
- b) It is located adjacent to Dwarka Expressway at Sector-104, Gurugram
- c) Metro Station is proposed at Sector-101 just 500 meter off the Community
- d) Malls and other daily needs are located very close to the Project.
- e) It is equipped with all modern amenities.

Q.2) What is the USP of the Project?

The USP of the Project is as follows:

- » RERA registered project
- » Freehold Property – Lifetime Ownership
- » Imported Marble Flooring in Drawing & Dining
- » Modular Wardrobes in Bedroom
- » Modular Kitchen with Hob & Chimney
- » One Car Park in Stilt for each Unit
- » Terrace rights for each Unit with common Gazebo
- » Common Staff Toilet in Stilt
- » Nearby School, Colleges and Hospitals
- » 2043 sq. mtr. (22,000 sq. ft. approx.) Clubhouse With Swimming Pool With Cabanas, Banquet Hall With Lawn, Restaurant, Party Terrace, Fully Equipped Gymnasium, Aerobics, & Yoga Room, Home Theatre, Squash Court, Cricket Practice Net, Tennis Court, Half Basketball Court, Pickle Ball, Kids’ Play Area, And Indoor Game Room, etc.
- » Kids Play Area
- » Lush Green Landscape

Other Features:

- » Gated Colony
- » Earthquake Compliant Structure
- » Modern Finishes, Fittings & Fixtures
- » Latest Security systems
- » Modern CCTV & Access Control Systems
- » Branded Elevator
- » Underground Water Tank, Sewage Treatment Plant, Underground cabling & 33KV ESS in the Colony
- » Multi-Tier Security

Specifications and finishing inside the flat and the building:

For complete details, please refer to Brochure.

Q.3) Brief details about the Company?

Ans.) Sadan Realtech Private Limited is a group company of the M2K Group. M2K has diversified business interests spanning Infrastructure, Real Estate, Multiplex, Biotechnology and Organic Farming.

Q.4) What PLC’s will be applicable in each Flat/Floor?

Ans.) We do not levy any separate PLC on any Flat/Floor.

Q.5) What is the payment plan?

Ans.) As per Annexure

Q.6) What are the other allied charges?

Ans.) The EDC and IDC are included presently in the given Basic Sale Price. Additionally, the applicable GST @ 5% only shall be payable over and above the Basic Sale Price.

Q.7) What are the provisions of parking?

Ans.) Covered Car Parking space at Stilt for one car for each floor shall be made available at no extra cost.

Q.8) Whether I get Terrace rights?

Ans.) Yes, each Unit will get identified terrace area for their exclusive use.

Q.9) What is the RERA registration details of the Project?

Ans.) The Project is registered with the Haryana Real Estate Regulatory Authority, Gurugram on 04.03.2025 bearing Registration No. RC/REP/HARERA/GGM/920/652/2025/23.

Q.10) How many units are there on each Plot?

Ans.) Each plot has 4 Units
There are total 32 plots in Phase-1 on which Stilt+4 building are being constructed. Thus, there are total 128 floors in Phase-1.

Q.11) How many units on each floor?

Ans.) There is 1 unit on each floor.

Q.12) What will be the total green development?

Ans.) The Community has more than one Acre of Lush Green Landscaped Area.

Q.13) What is the legal title of the Project?

Ans.) This is a Freehold property and the land is duly registered in the name of the Company.

Q.14) Who is the architect and other consultants of this Project?

Ans.) The Project is designed by architect – M/s. Hometree Projects Pvt. Ltd. headed by Ms. Agrani, The Structural Engineer of Project is M/s. Navya, Consulting Engineers Pvt. Ltd. headed by Mr. Chandan Talukdar.

Q.15) What are the other Projects of the Company?

Ans.) Our Real Estate Projects are:-

- a) Adani M2K Oyster Greens - Plotted Colony located in Sector-102A, Dwarka Expressway Gurugram, Haryana.
- b) Adani M2K Oyster Arcade - Commercial Plots located in Sector-102, Dwarka Expressway

		Gurugram, Haryana.
c) Adani M2K Oyster Grande	-	Residential Group Housing Colony located in Sector-102/102A Dwarka Expressway, Gurugram, Haryana.
d) M2K Victoria Gardens	-	Residential Group Housing Project, located at Azadpur adjoining Model Town, Delhi NCR.
e) M2K Corporate Park	-	Commercial Complex comprising Retail and office spaces at Sector-51, Gurgaon.
f) M2K Dharuhera County	-	Integrated Township located in Sector 5, Dharuhera Delhi NCR
Other multiple residential projects in Gurugram		

Q.16) What is the status of approval and sanctions?

Ans.) Building plans have been sanctioned and the construction will start soon.

Q.17) When will the possession of the Floor be given?

Ans.) Possession of Floor is committed on or before December 2029.

Q.18) Can we visit the site?

Ans.) Yes, you are welcome to visit and our executives are there at site to assist you. The visit can be done in between 10 a.m. to 6.00 p.m. everyday.

Q.19) What are the transfer charges and process for this purpose?

Ans.) The transfer charges are as follows:

- » First transfer is free
- » The admin charges for subsequent transfer shall be as applicable from time to time.

Q.20) What will be the stamp duty applicable in the Flat/Floor which is payable by us?

Ans.) As on date the stamp duty and registration charges payable at the time of execution of Conveyance Deed is 7% of the Sale Price of the Flat/Floor for Males and 5% for Females as applicable as on date in the state of Haryana.

Q.21) Can someone avail home loan to purchase the Flat/Floor?

Ans.) Yes, easy bank finance will be available for purchase of floor in the project. The bankers on panel are ICICI Bank, Yes Bank, State Bank of India, Tata Capital Housing Finance Ltd., Aditya Birla Housing Finance Ltd., HDFC Bank etc.

Q.22) In whose name the Cheque should be written for booking of the Flat/Floor?

Ans.) The Cheque/Pay order/Demand Draft can be made in the name of our Company, M/s. Sadan Realtech Pvt. Ltd., RERA A/c No. 0169102000029740, payable as par at Delhi NCR only. We do not accept outstation cheques.

Q.23) What about the construction quality?

Ans.) We will deliver best of the quality in terms of construction, finishings and over all ambience. We have hired best of the architects and consultants for this purpose. The building is being designed as earthquake resistant structure.

Q.24) What is the connectivity of the site?

Ans.) The site is located at Sector-104, Gurugram connecting to Dwarka Expressway. In addition, Metro Station is proposed at Sector -101 is approx. 500 meters off the Project.

Q.25) What security system will be provided?

Ans.) Ours is a gated community. We are providing CCTV Systems in the common areas. In addition, there are separate video door phone with biometric access for each Unit.

Q.26) What are the provisions of maintenance?

Ans.) A Professional Maintenance Company will be appointed after completion of the Project. Charges shall be on actual cost basis.

Q.27) Is there any school/s nearby?

- Ans.)
1. Delhi Public School – 6.8 K.M.
 2. Gurugram Global Heights School – 6.9 K. M.
 3. Imperial Heritage – 5 K.M.
 4. Prime Scholars – 3.8 K.M.
 5. S N International School – 3 K.M.

Q.28) Is there any good hospital/s nearby?

- Ans.)
1. Sheetla Mata Medical College & Hospital (under construction) – 2 Km Approx.
 2. Civil Hospital – 3 Kms Approx.
 3. ESIC Hospital – 4 Kms Approx.
 4. Rion Multi Speciality Hospital – 6 Kms Approx.
 5. Park Hospital – 9 Kms Approx.
 6. Manipal Hospital – 10 Kms Approx.
 7. Medanta Hospital – 10 Kms Approx.
 8. AIIMS Jhajjar – 14 Kms Approx.

Q.29) What are the shopping convenience/facilities available nearby?

Ans.) Conscient Mall at Sector 109 and Elan Miracle Mall at Sector 84 are located close to the Project.

Q.30) How many Lifts do you have in each Building?

Ans.) We have one Elevator in each Building.

Q.31) Does the M2K facilitate customization of our Flat?

Ans.) We are providing the Units as per our standard specification, interior and design. However, after taking possession, you can change it to your taste.

Q.32) What are club facilities?

Ans.) » The project will have 2043 sq. mtr. (22,000 sq.ft. approx..) Clubhouse spread over 6,843 Sq.yd. (1.4138 Acres) Plot. Club104 facilities include:

- » Swimming Pool with Cabanas
- » Kids Pool
- » Changing Room with Steam & Shower
- » Gymnasium, Aerobics and Yoga Room
- » Squash Court
- » Indoor Games Room with Table Tennis
- » Tennis Court
- » Half Basketball Court
- » Cricket Practice Net
- » Pickle Ball Court
- » Banquet Hall with Lawn
- » Café/Restaurant
- » Meeting and Conference Rooms
- » Salon
- » Creche
- » Home Theatre
- » Party Terrace
- » Medical Room
- » Card Room
- » Club and Facility Office etc.

Q.33) I cannot pay entire amount in cheque. Could you please take part payment in cash?

Ans.) Sir, we don't accept any money in cash whatsoever. You are advised not to indulge in any cash transaction with any officer, employee or brokers of this Project. Nonetheless, you can avail bank loan on a flat in this Project to accommodate your fund flow requirement.

Q.34) Is this Project charged/mortgaged by you to any bank?

Ans.) There is no lien/charge on this Project.

Q.35) What are the Government clearances and NOC have you received?

Ans.)

License No. 174 of 2022 dated 21.10.2022 from the Director Town & Country Planning, Chandigarh
Zoning Plan vide Memo No. ZP-1710/JD(NK)/2023/7202 dated 10.03.2023 vide Drawing No. DG.TCP/9050 dated 09.03.2023
Sanction of layout Plan vide Drawing No. 8705 dated 28.10.2022
Forest NOC dated 26.04.2013 issued by Dy. Conservator of Forest, Gurgaon
CTE / NOC issued by Haryana State Pollution Control Board vide HSPCB Letter No. HSPCB/Consent/:3299623324GUNOCTE71486200 dated 23.07.2024
Revised Service Plan & Estimate Approval bearing Memo No. LC-4227/JE(AK)-2024/39056 dated 10.12.2024

Q.36) What is your promised possession date?

Ans.) It will be delivered latest by 31.12.2029

Q.37) What are Google co-ordinates of this Project?

Ans.) 28.471877, 76.989370

Q.38) Are you selling bare-shell or finished Flat/Floor?

Ans.) Each Flat will be delivered as per given specifications and finishes. The detailed list of amenities and finishes are duly mentioned in our Brochure and Agreement-for-Sale.

Q.39) What is the delay compensation payable by you to us in case of your delay in delivery of Possession?

Ans.) If we delay the delivery of possession beyond the Promised date or extended date as permitted by RERA, we will pay the delay compensation as per RERA rules.

Q.40) When my Agreement-for-Sale will be registered and what are the expenses payable?

Ans.) The Agreement-for-Sale will be registered immediately after your payment of booking amount. It will be registered at the office of Sub-Registrar, Kadipur, Gurgaon. That mere 100 rupees stamp is required at this time of registration of Agreement-for-Sale. The out-of-pocket expenses at Sub-Registrar office, if any, will be directly payable by you.

Q.41) Please share brochure of the Project?

Ans.) Yes Sir, Please share your Whatsapp number. I will share QR code for you to instantly access and download the brochure.

Q.42) What documents do I need to share for booking?

Ans.) Sir, we need your KYC documents alongwith account payee cheque of the booking amount. Please be informed that we do not accept any third party cheque.

Q.43) Am I subjected to pay the escalation in case of inflation in construction costs over the period of construction?

Ans.) Sir, our offer price is entirely escalation free. If there is any inflation whatsoever in construction costs after signing of the Agreement-for-Sale, you are not subjected to bear it at all.