



BHAIRAV PROMOTERS

Promoters | Builders | Developers

Ref. No.:

DATE: 16/01/2023

COMMERCIALS PROPOSED FOR DHANLAXMI HOUSING SOCIETY SENAPATI BAPAT ROAD, PUNE

Information Provided by Society

1. Total plot area: **20688 Sq. Ft.**
2. Number of Members: **26 Units**
3. Area Consumed: **20908 Sq. Ft Rera Carpet plus top Terrace of 1800 sq. ft. AS per data provided. Actual will be measured.**
4. Conveyance is in the name of the society.
5. Consent of all the members of the society for redevelopment.
6. Road Considered: 12 Mts.

PROPOSAL

Sr no	Description	Offer from Developer
1	The flat area allotted to each of the existing member free of cost will be (in percentage)	37% increase in carpet area including proportionate Balconies will be provided. Top Terrace will be given 25% of their area added in the flat carpet area.
2	Betterment charges to each existing members	Rs.500/- per sq.ft per member will be provided at the time of possession
3	Bank Guarantee	Rs. 1, 50,00,000/- (OneCrore fifty lacs) on reducing balance.
4	Covered car parking per member (Nos. and size)	One car parking per unit (Approx 120 Sq ft) and Common two wheeler parking EXTRA parking will be charged at Rs.7,00,000/- per parking if available.
5	Project completion period (in months)	30 Months Plus 6 months grace for unforeseen circumstances vacation of flats.
6	Rent for alternate stay (per month)	Rs. 35/- sq. ft on carpet for residential units Rs. 100/- sq.ft on carpet for shops Deposit Will be given to members @ 3 months rent on a refundable basis.
7	To and fro shifting charges (per flat)	Shifting charges of total Rs.30,000/- per member will be paid one time for to and fro shifting.

For Bhairav Promoters

501 A & B, S. No. 109/7, Plot No. 57, 5th Floor, Shree Vidyanand Terrace,
Dr. Ketkar Road, Off. Prabhat Road, Next to Kalmadi School, Pune - 4

M. : 9822799934 / 9604666990

Partner



BHAIRAV PROMOTERS

Promoters | Builders | Developers

Ref. No.:		Date: / /
8	Corpus fund per member	Rs. 1,50,000/- per member will be provided at the time of possession for new and old members.
9	Additional Area purchase rate per sq ft	Excess area will be given at Rs. 11,000/- Sqft on saleable.
10	Area surrendered by members	Rate for purchase will be at Rs. 11,000/sq.ft on carpet
11	Sanctioning	Entire Sanctioning including TDR Paid FSI will be taken before Vacating premises.
12	Taxes	All government taxes only for the existing additional area proposed will be borne by the Developer ?

Note:

- The actual area and the proposed area is subject to planning proposed as per market demand and there is a possibility of about 2 to 4% variation when it is actually planned.
- The current project will be carried out in a company formed specially for this project.
- The said plot shall not be mortgaged to Banks/Financial Institutions or to anyone ever by the us i.e the developer.. The flats which the developer is going to get however can be mortgaged.

As a company we strive hard to offer the best planning and specification for the projects we work on. Our dedication and hard work acts as a bond and commitment ensuring we bring value and happiness to all our members.

We look forward to your esteemed association.
Regards,

FOR BHAIRAV PROMOTERS and MAAVI SPACES

For Bhairav Promoters

ROHAN DUDHEDIA
PARTNER

Partner



BHAIRAV PROMOTERS

Promoters | Builders | Developers

DATE: 16/01/2023

Ref. No.:

Amenities & Specifications

Date : / /

1	RCC	Earthquake resistant structure with Anti Termite Treatment up to the plinth level
2	Brickwork	Standar55d AAC blocks
3	Plaster	External machine plaster finished & Internal Gypsum FINISH
4	Doors	Decorative Main door with laminate finish with standard fittings and fixtures.
		Good quality internal doors with standard fittings and fixtures.
		3 - Track Aluminium with mosquito mesh door for terrace
		Granite door frames to toilet / bathrooms.
		Cylindrical Locks (Godrej or Equivalent quality)
5	Flooring Living Kitchen Dining	800mmX800mm
	Master Bedroom	High Quality Wooden flooring
6	Other Bedrooms	800mm x 800 mm vitrified tiles flooring with 3 inch skirting for all areas.
	Flooring washrooms and balconies	600x 600 mm Anti-skid tiles
7	Dado : washrooms and kitchen	Good quality designer ceramic/vitrified tiles up to the ceiling.

For Bhairav Promoters

Partner

501 A & B, S. No. 109/7, Plot No. 57, 5th Floor, Shree Vidyanand Terrace,
Dr. Ketkar Road, Off. Prabhat Road, Next to Kalmadi School, Pune - 4
M. : 9822799934 / 9604666990

8	Window	3 - Track ALuminiumwindow with mosquito mesh
		Polished Granite window frames to all windows
9	Kitchen	Kitchen GRANITE platform
		Stainless steel sink of good quality
		Exhaust fan provision
		Water purifier provision

		Dry balcony with Electrical points for washing machine
10	Toilets	One common toilet, common bathroom, one basin common.
		All standard sanitary fittings. (hind ware or equivalent)
		Solar water heating System
		Toilet window with exhaust fan provision
11	Plumbing(interna l & external)	Concealed plumbing work of UPVC
		External lines of 80 mm & 110 mm CPVC (BIS STANDARD) LINES
		JAGUAR / BATHSENSE / C.P. fittings, counter wash hand basin to toilets.

For Bhairav Promoters



Partner

12	Electrification	<p>Concealed copper wiring (Anchor / Polycab) with MCB & ELCB.A.C. Inlets / points Living Room + Bed Rooms. Adequate electrical points in the entire flat. Provision for inverter</p> <p>3x 5 amps switch in each room</p> <p>ADDITIONALLY 15 AMP POINT IN EACH ROOM</p>
13	Electrification	<p>ROMA or LEGRAND Brand make switches T.V. & Telephone point in living and master bedroom</p> <p><u>COMMON DISH (Tata-sky) FOR BUILDING</u></p> <p>Cable/DTH point in hall as well as in MASTER bedroom</p> <p>Inverter backup for for common area lightening</p>
14	Painting	OBD paint to internal walls
		Apex ultima or equivalent on external WALLS
15	Lifts	KONE/ OTIS or equivalent

For Bhairav Promoters

 **Part**

	Lifestyle Amenities	Kids Play Zone
		Tubelights Fans in all Rooms
		Maliciously Planned & Landscaped Terrace with Machan & Star Gazing Plaza
		Social Katta's
		Green pockets
		Fitness & Stretch Zone
		Grand Entrance
		Selfie Lobby
		Eye Dropping Elevation
		Sufficient Electrical Charging Point

	We Care	Grab bar in bathroom
		Panic button in bathroom
		Stretcher lift for unforeseen circumstances
		Pigeon net to keep the balconies free of bird menace
		Ramp for wheelchair and stretcher

FOR BHAIRAV PROMOTERS & MAAVI SPACES
For Bhairav Promoters

ROHAN DUDHEDIA 
PARTNER ***Partner***