



BHAIRAV PROMOTERS

Promoters | Builders | Developers

Ref. No.:

Date: 26/07/2023 Date : / /

COMMERCIALS PROPOSED FOR SHREE DHANALAXMI CO-OPERATIVE HOUSING SOCIETY SENAPATI BAPAT ROAD PUNE

Information Provided by Society

1. Total plot area: 20688 SQ. FT.
2. Number of Members: 27 Units
3. Conveyance is in the name of the society.
4. Consent of all the members of the society for redevelopment.
5. Road Considered: 15 mtrs. And above.

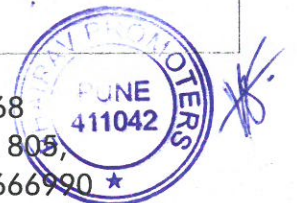
PROPOSAL

Sr. no	Description	Offer from Developer
1	The flat area allotted to each of the existing member free of cost will be (in percentage)	We will offer extra 51% RERA carpet area including proportionate balconies. Terrace owners will get 25% added in their carpet areas.
2	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.6,00,000/- per parking
3	Project completion period (in months)	30 Months Plus 6 months grace for unforeseen circumstances vacation of flats.
4	Rent for alternate stay (per month)	Rs. 35/- sqft on existing carpet area to all members will be given till possession for residential units. Rs. 100/- sqft on existing carpet area to all members will be given till possession for commercial units. Deposit Will be given to members @ 3 months rent on a refundable basis.
5	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.
6	Corpus fund per member	Rs. 2,00,000/- per member will be provided at the time of possession for new and old members.

Regd. Office : 64-65, Guruwar Peth, Pune - 411042. M.: 94220 25368

Admin Office : Unit B-3, Apt. No. 09, 3rd Floor, The Reverie Apt., Sr. No. 805,

Bhandarkar Institute Rd., Shivaji Nagar, Pune - 04. M.: 9822799934, 9604666990





BHAIRAV PROMOTERS

Promoters | Builders | Developers

Ref. No.:		Date:
7	Betterment Charges	Rs. 500/- sqft on existing carpet per member will be provided at the time of possession for every member
8	Additional Area purchase rate per sq ft	Rs. 11500/- Sq.Ft for the first 200 sq.Ft RERA Saleable. Then on it will be as per market rate currently considered at Rs.13500/ Sq. Ft.
9	Area surrendered by members	Rate for purchase will be at Rs. 10,500/sq.ft on carpet area
10	Sanctioning	Sanction will be taken before Vacating premises.
11	Taxes	All government taxes including GST and Stamp duty only for the existing and 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.

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

ROHAN DUDHEDIA
PARTNER



Regd. Office : 64-65, Guruwar Peth, Pune - 411042. M.: 94220 25368
Admin Office : Unit B-3, Apt. No. 09, 3rd Floor, The Reverie Apt., Sr. No. 805,
Bhandarkar Institute Rd., Shivaji Nagar, Pune - 04. M.: 9822799934, 9604666990



BHAIRAV PROMOTERS

Promoters | Builders | Developers

Amenities & Specifications

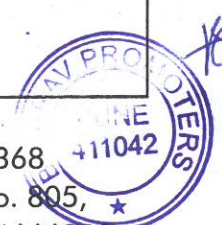
Ref. No.:

1	RCC	Earthquake resistant structure with Anti Termite Treatment up to the ^{Date :} plinth level / /
2	Walls	Standard AAC blocks
3	Plaster	External 2 coat machine plaster finished & Internal single coat plaster with Gypsum FINISH in all rooms.
4	Door	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 Balconies
		Granite door frames to toilet / bathrooms.
		Cylindrical Locks (Godrej or Equivalent quality) Digital Main door lock (Godrej or Yale or equivalent
5	Flooring Living Kitchen Dining	800mm X 800mm. Kitchen DADO upto Ceiling.
	Master Bedroom	High Quality Wooden flooring
6	Other Bedrooms	800mm x 800 mm designer 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 vitrified tiles up to the ceiling.
8	Window	3 - Track Aluminium window with mosquito mesh..
		Polished Black/ Steel Grey Granite window frames to all windows
9	Kitchen	Kitchen Black/ Steel Grey GRANITE platform
		Stainless steel sink of good quality
		Exhaust fan will be provided
		Water Purifier Provision

Regd. Office : 64-65, Guruwar Peth, Pune - 411042. M.: 94220 25368

Admin Office : Unit B-3, Apt. No. 09, 3rd Floor, The Reverie Apt., Sr. No. 805,

Bhandarkar Institute Rd., Shivaji Nagar, Pune - 04. M.: 9822799934, 9604666990



		Dry balcony with Electrical points, plumbing lines and drain lines for washing machines. Tiling up to Sill level in Dry Balcony
10	Toilets	One common toilet, common bathroom, one basin common. All standard sanitary fittings. (Hindware , Parryware or equivalent) Solar water heating System For Master Bedroom Toilet windows with exhaust fans will be provided.
11	Plumbing and Fittings	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.
12	Electrification	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. Power points for electrical equipments in Kitchen to be provided. 3x 5 amps switch in each room ADDITIONALLY 15 AMP POINT IN EACH ROOM
13	Electrification	ROMA or LEGRAND Brand make switches T.V. & Telephone point in living and master bedroom <u>COMMON DISH (Tata-sky) FOR BUILDING</u> Cable/DTH point in hall as well as in MASTER bedroom Backup for for common area lightening
14	Painting	OBD paint to internal walls Apex ultima or equivalent on external WALLS
15	Lifts	2 High Speed KONE/ OTIS or equivalent with one Strecher lift will be provided.



AMENITIES:

Lounge
Indoor Games
Green Areas
Safety and Security Video Door Phone.
Safety grills with mosquito net to windows.
Gas pipeline and leak detectors.
Firefighting Equipment as per Corporation norms.
Seismic resistance design.
CCTV surveillance system.
Apartment system with Access Control

Features and Amenities:

1. Power backup for all Essential Common facilities.
2. Impressive main entrance and lobbies.
3. Fire Fighting System
4. Letter Boxes, Decorative name plates.
5. Wash Basin on terrace.
6. Society office
7. Refreshment Area for Service Staff

Lifestyle Amenities

1. Tube Lights Fans in all Rooms
2. Maliciously Planned & Landscaped Terrace with Gazebo
3. Star Gazing Plaza
4. Social Katta's
5. Fitness & Stretch Zone
6. Selfie Lobby
7. Eye Dropping Elevation
8. Grand entrance and Compound Wall.

Green Building Concept:

1. GBC GREEN BUILDING MINIMUM GOLD STAR RATING
2. SOLAR PANELING FOR ELECTRICITY
3. GREEN POCKETS AS AND WHERE POSSIBLE FOR CLEANER AIR
4. SCREENING FOR ALL DUCTS
5. GREEN BUILDING MATERIALS TO BE USED AS SPECIFIED BY GRIHA
6. RAIN WATER HARVESTING AND WASTE MANAGEMENT SYSTEM.

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

ROHAN DUDHEDIA
PARTNER

