



# CIRIL

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## REAL ESTATE SOLUTIONS 16 – MARCH - 2022



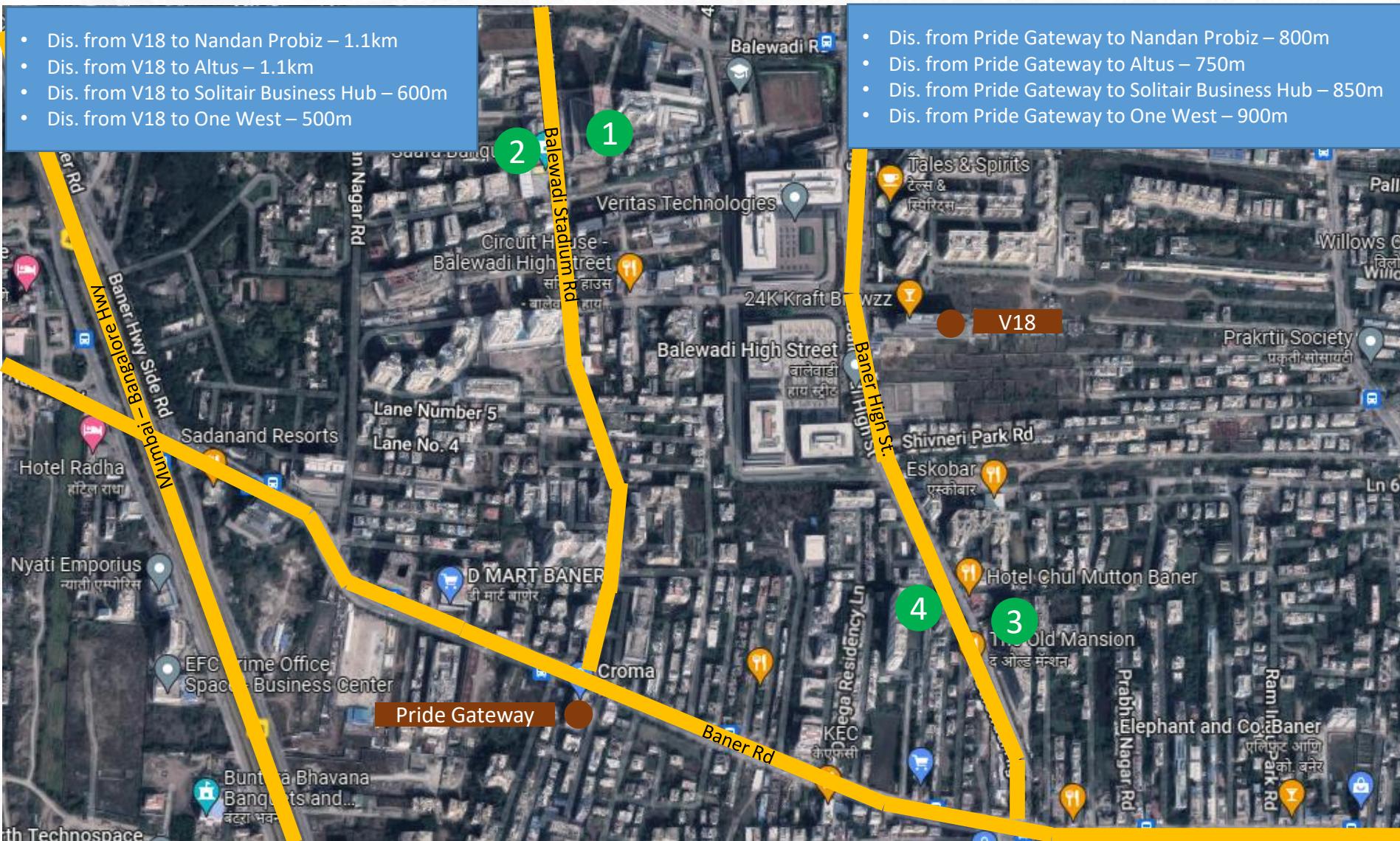
## OUTRIGHT PROPOSAL



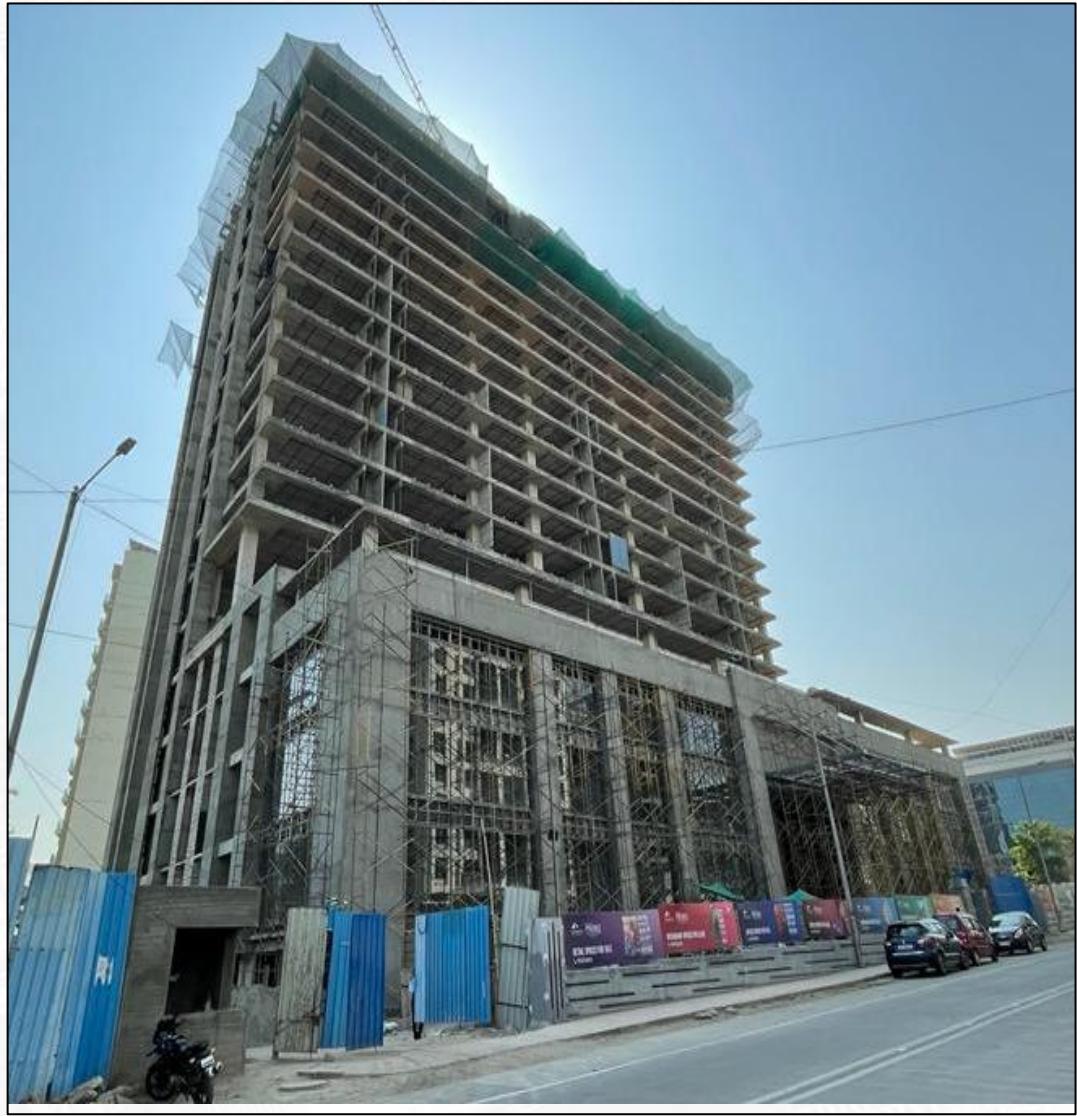
PUNE



# GOOGLE LOCATION



## OPTION 1 – NANDAN PROBIZ



## OPTION 1 - INTERNAL PICTURES



## OPTION 1 - INFORMATION MEMORANDUM

Project Name	Nandan Probiz
Location	Baner – Balewadi
Offered Floor No.	4 <sup>th</sup>
Offered Built Up Area in (sq.ft.)	15,400
Offered Carpet Area in ( sq.ft. )	11,000
Efficiency	71% (+-2%)
Status	Under-construction
Quoted Rate(INR /sq.ft.)	12,000++
Maintenance (INR /sq.ft./month)	8
Ready Reckoner Rate (INR/sq mt.)	81,000
Ready Reckoner Rate (INR/sq ft.)	7500
Lease rent in (INR/sq.ft/month)	75-85
Road Width (in ft.)	60

Internal Height (in ft.)	12
Natural Light	Yes
No. of Lifts	4
Service Lift	2
AC Provision Area (Outdoor or Indoor)	Yes
Common Cafeteria	Yes
Parking ratio	1:1000 (in Built-up sft)
Car Parks & Two Wheeler	15 Car / 30 Two Wheeler (Stack)
Power Back-Up System	100% (common area)
Possession for Fit-outs	July 2022
OC Expected	September 2022
Negotiation Expected in (%)	5%

## OPTION 1 - FLOOR PLAN



Nandan Probiz 4th Floor Area Statement..... R2\_01.12.2021

Type	Floor	No.	Carpet Area	Carpet Area	Carpet Area	Saleable Area
			Sqm	Sqm	Sqft	Sqft
			A	B	C(A+B)*10.764	D(C*1.40)
Office	4TH	401	76.08	0	818.93	1146.50
Office	4TH	402	75.99	0	817.96	1145.14
Office	4TH	403	78.62	0	846.27	1184.77
Office	4TH	404	76.77	0	826.35	1156.89
Office	4TH	404A	12.92	0	139.07	194.70
Office	4TH	405	190.16	49.90	2584.01	3617.61
Office	4TH	406	122.83	0	1322.14	1851.00
Office	4TH	407	133.21	0	1433.87	2007.42
Office	4TH	408	133.12	0	1432.90	2006.07
Office	4TH	409	133.12	0	1432.90	2006.07
Office	4TH	410	133.21	0	1433.87	2007.42
Office	4TH	411	130.68	0	1406.64	1969.30
Office	4TH	412	182.11	49.80	2496.28	3494.79
			<b>1478.82</b>	<b>99.70</b>	<b>16991.19</b>	<b>23877.66</b>

# NANDAN PROBIZ FOURTH FLOOR PLAN



NANDAN ASSOCIATES

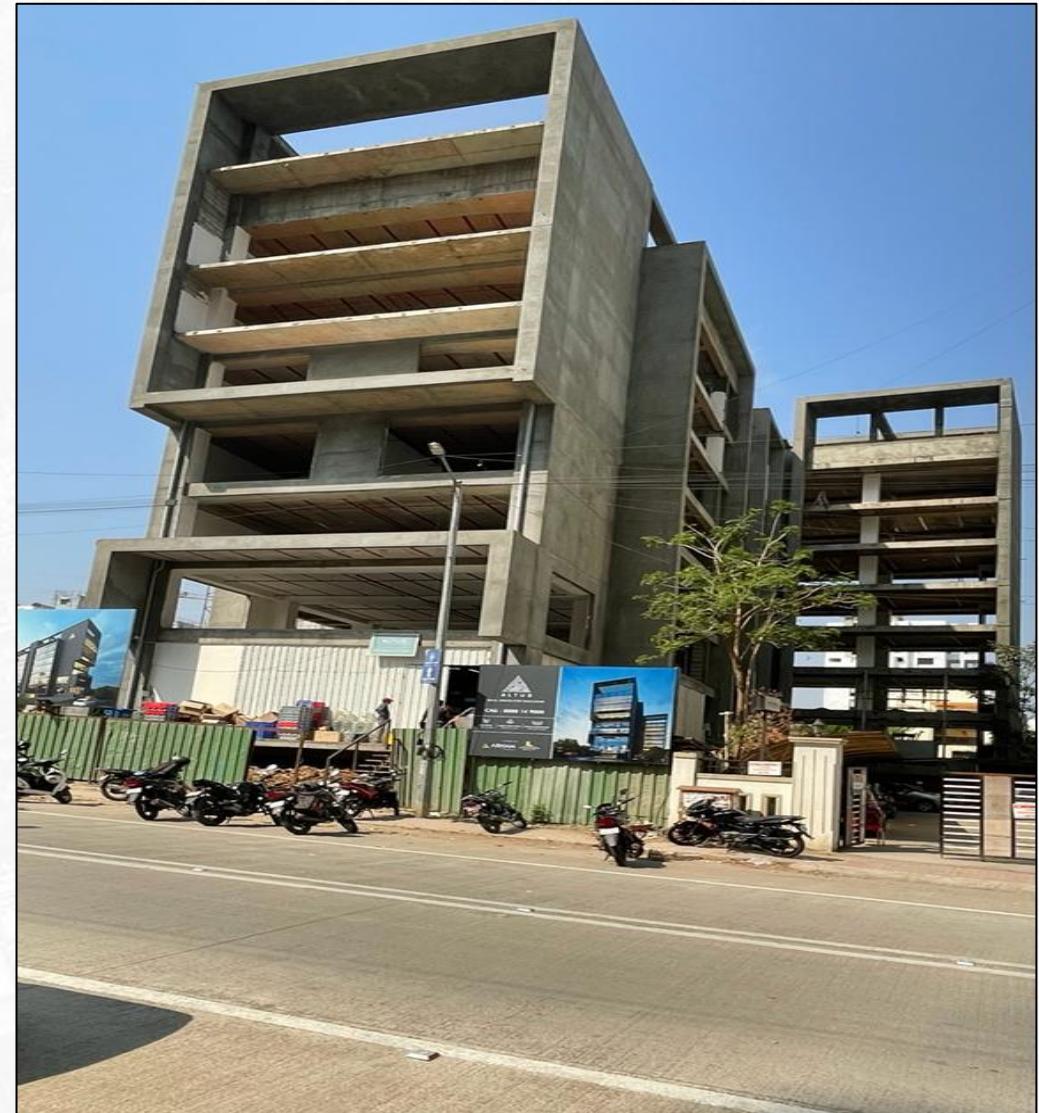
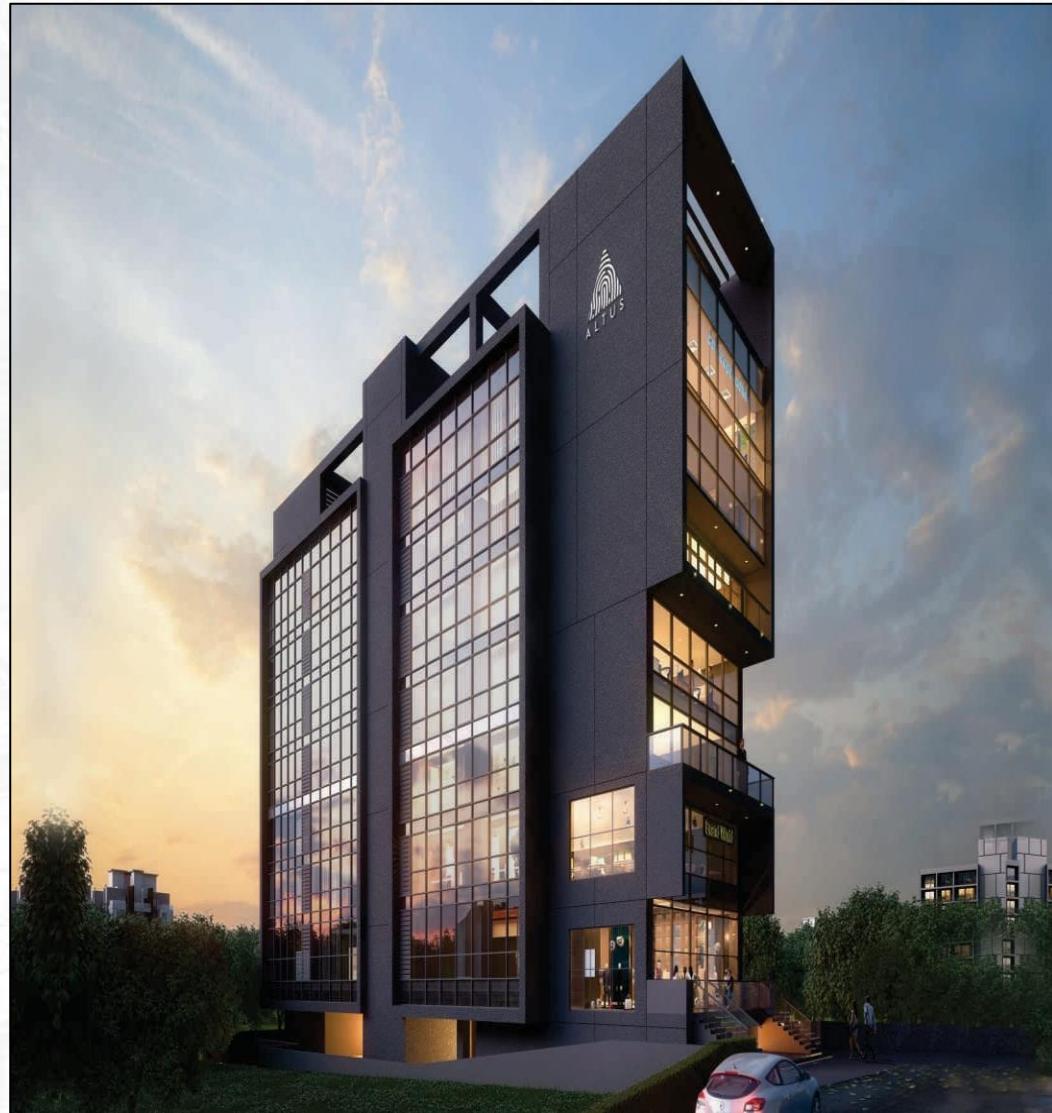
INHOUSE WORKING

REV. NO. R2-01.12.2021 DWG. NO. 04-01/01-12-21 DATE 01.12.2021

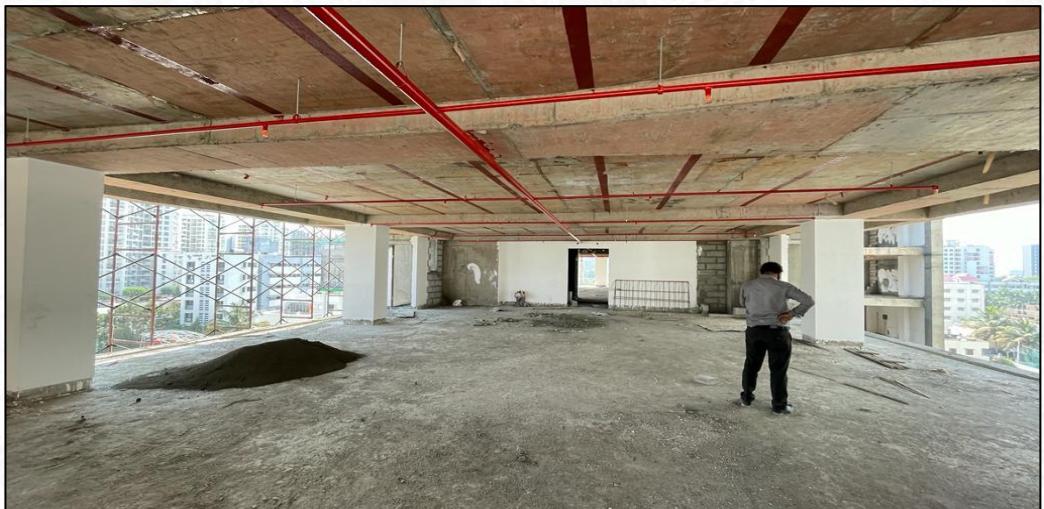
# OPTION 1 - COST SHEET

Office	<b>406 to 412</b>	Type Floor :	<b>Office 4th</b>	Parking Stack	<b>8</b>	
				Parking Single	<b>0</b>	
Carpet Area	<b>10959 sq. ft.</b>					
Salable						
Rate :						
Shop/ Office VALUE :	<b>184116000</b>					
Infrastructure	<b>11200000</b>					
SUB TOTAL	<b>195316000</b>					
STAMP DUTY	<b>11719000</b>					
REGN AMOUNT	<b>35000</b>					
TOTAL	<b>11754000</b>					
TOTAL AMOUNT	<b>207070000</b>					
<b>PAYMENT SCHEDULE</b>						
Sr.No.	%	CUM-%	AMOUNT	CUM-AMT	GST	DETAILS
1	10%	10%	<b>19531600</b>	<b>19531600</b>	<b>2343792</b>	On Booking
2	20%	30%	<b>39063200</b>	<b>58594800</b>	<b>4687584</b>	On Agreement to Sale
3	15%	45%	<b>29297400</b>	<b>87892200</b>	<b>3515688</b>	On Completion of Plinth
4	5%	50%	<b>9765800</b>	<b>97658000</b>	<b>1171896</b>	On Completion of First Slab
5	5%	55%	<b>9765800</b>	<b>107423800</b>	<b>1171896</b>	On Completion of Fifth Slab
6	5%	60%	<b>9765800</b>	<b>117189600</b>	<b>1171896</b>	On Completion of Tenth Slab
7	5%	65%	<b>9765800</b>	<b>126955400</b>	<b>1171896</b>	On Completion of Fifteenth Slab
8	5%	70%	<b>9765800</b>	<b>136721200</b>	<b>1171896</b>	On Completion of Nineteenth Slab
9	5%	75%	<b>9765800</b>	<b>146487000</b>	<b>1171896</b>	On Completion of Walls & Internal Plaster
10	5%	80%	<b>9765800</b>	<b>156252800</b>	<b>1171896</b>	On Completion of External Plaster Elevation
11	5%	85%	<b>9765800</b>	<b>166018600</b>	<b>1171896</b>	On Completion of External Facade
12	5%	90%	<b>9765800</b>	<b>175784400</b>	<b>1171896</b>	On Completion of Sanitary Fittings, Doors & Windows
13	5%	95%	<b>9765800</b>	<b>185550200</b>	<b>1171896</b>	On Completion of Lifts & Water Pumps
14	5%	100%	<b>9765800</b>	<b>195316000</b>	<b>1171896</b>	On Possession
		<b>100%</b>	<b>195316000</b>			
Current Stage:						
Stage No:	<b>9</b>					
Cumu %	<b>75%</b>					
Now Amount due :	<b>164065440</b>		GST Total		<b>23437920</b>	
+ Stamp + Regn	<b>11754000</b>					
Total	<b>175819440</b>					
This is not an offer and rates subject to change w/o notice & E & O.E. All figures are in INR						

## OPTION 2 – ALTUS



## OPTION 2 - INTERNAL PICTURES



## OPTION 2 - INFORMATION MEMORANDUM

Project Name	ALTUS
Location	Baner
Offered Floor No.	6 <sup>th</sup> / 7 <sup>th</sup> (601,602,702 & Terrace)
Offered Built Up Area in (sq.ft.)	3759+4738+ (4738+823) = 14,058
Offered Carpet Area in ( sq.ft. )	2592+3267+4915 = 10,774
Efficiency	70% (+-2%)
Status	Under-construction
Quoted Rate(INR /sq.ft.)	11,000++
Maintenance (INR /sq.ft./month)	4
Ready Reckoner Rate (INR/sq mt.)	81,000
Ready Reckoner Rate (INR/sq ft.)	7500
Lease rent in (INR/sq.ft/month)	70-75
Road Width (in ft.)	60

Internal Height (in ft.)	6 <sup>th</sup> Floor – 10.5 7 <sup>th</sup> Floor – 11.5
Natural Light	Yes
No. of Lifts	2 (8X5)
Service Lift	No
AC Provision Area (Outdoor or Indoor)	Yes
Common Cafeteria	Yes
Parking ratio	1:1500 (in Built-up sft)
Car Parks & Two Wheeler	8 Car / Common Two Wheeler (Stack)
Power Back-Up System	100% (Common area)
Possession for Fit-outs	July 2022
OC Expected	September 2022
Negotiation Expected in (%)	5-10%

# OPTION 2 - FLOOR PLAN



## OPTION 2 - COST SHEET

	9-Mar-22	MahaRera Regi. No- P52100020726			
		ALTUS			
<b>Site Address- S. No. 23, Near Balewadi High Street, Pune-45</b>					
#	Types of Premises	Office	Office	Office with terrace	Total
#	Unit No	602	601	702+terrace	
#	Carpet Area	3267	2592	4915	10774
#	Chargeable Area	4738	3759	5561	14058
#	Rate per sqft	10,000.00	11,000.00	10,000.00	
#	Basic Amount	47,380,000.00	41,349,000.00	55,610,000.00	
#	Infrastructure Charges	1,000,000.00	1,350,000.00	1,500,000.00	
#	MSEDCL & GENSET CHARGES	1,250,000.00	1,000,000.00	1,500,000.00	
#	Agreement value	49,630,000.00	43,699,000.00	58,610,000.00	151,939,000.00
#	Stamp Duty @6%	2,977,800.00	2,621,940.00	3,516,600.00	9,116,340.00
#	Registration	30,000.00	30,000.00	30,000.00	90,000.00
#	GST	5,955,600.00	5,243,880.00	7,033,200.00	18,232,680.00
#	Total cost	58,593,400.00	51,594,820.00	69,189,800.00	179,378,020.00
<b>NOTE</b>					
Rates & availability of the said Premises is subject to change without prior notice					
<b>BOOKING AMOUNT-RS. 500000</b>					
<b>Maintenance cost @ Rs.4/- per sq ft per month to be paid for first two years, payable at the time of possession</b>					
Cheque/D.D Should be drawn in favour of "ARHAM LIFE SPACE REALITY "					
<b>Legal Charges Rs. 15000</b>					
If there is changes in taxes, client has to bear the same.					
if there is a change in payment terms there will be 24% interest charge					
Stamp duty & Registration payment through Online banking is must.					

## OPTION 3 - SOLITAIRE BUSINESS HUB



## OPTION 3 - INTERNAL PICTURES



## OPTION 3 - INFORMATION MEMORANDUM

Project Name	Solitaire Business Hub
Location	Baner
Offered Floor No.	4 <sup>th</sup>
Offered Built Up Area in (sq.ft.)	11,214 + 4,931 (terrace & exclusive area) = 16,145
Offered Carpet Area in ( sq.ft. )	7,734 + 3,401 =11,135
Efficiency	69%(+/-2%)
Status	Under-construction
Quoted Rate(INR /sq.ft.)	12,500++
Maintenance (INR /sq.ft./month)	9
Ready Reckoner Rate (INR/sq mt.)	90,960
Ready Reckoner Rate (INR/sq ft.)	8,450
Lease rent in (INR/sq.ft/month)	70-80
Road Width (in ft.)	60

Internal Height (in ft.)	11
Natural Light	Yes
No. of Lifts	5
Service Lift	1
AC Provision Area (Outdoor or Indoor)	Yes
Common Cafeteria	Yes
Parking ratio	1:1000 (in Built-up sq.ft.)
Car Parks & Two Wheeler	15 Cars / Common Two Wheeler (Stack)
Power Back-Up System	100% (Common area)
Possession for Fit-outs	July 2022
OC Expected	September 2022
Negotiation Expected in (%)	5-10%

## OPTION 3 - FLOOR PLAN



Proposed Area



4<sup>th</sup> Floor Plan

## OPTION 3 - COST SHEET

SOLITAIRE BUSINESS HUB BANER 1		
Floor & Unit No.	2ND FLOOR	201 TO 106 & 219 TO222
Total No. Unit	10	
Carpet	7734	
Terrace & Exclusive area	3401	
Proportionate common area	5011	
Car Park	5	STACK OF 3 TOTAL 15 CARS
Unit Value		₹ 20,18,25,000
MSEB		₹ 56,51,100
Infrastructure		₹ 75,00,000
Ammenities		₹ 50,00,000
Legal		₹ 2,00,000
Premium		₹ 0
<b>Agreement Value</b>		<b>₹ 22,01,76,100</b>
GST ( 12%)		₹ 2,64,21,132
SDR ( 6% )		₹ 1,32,11,000
Registration Charges		₹ 3,00,000
<b>Total consideration Value</b>		<b>₹ 26,01,08,232</b>
<b>TERMS AND CONDITIONS:</b>		
1) The above is an indicative cost estimate sheet. Any prices, unit numbers or availability indicated above does not constitute an offer for sale made by the Company. Prices above are subject to change at the sole discretion of the Company and the Company may refuse to sell any unit without assigning any reason for		
2) In the event, an Applicant(s) intends to make an offer, the Applicant(s) shall be required to submit the duly filled-in Application Form for allotment of Unit which envisages the Company's broader terms and conditions of inter-alia allotment, payment schedule, and agreement for sale for the Unit.		
3) Stamp Duty & Registration Charges are payable at rates applicable as on the date of agreement for sale. Corpus Fund & Maintenance with GST shall be payable at the time of possession at actuals. Government charges/ taxes/ duties/ premium are subject to change and would be applicable at actuals.		
4) In case of cancellation After Booking 3% of Total consideration value Will Be Forfeited Immediately Against Inventory Holding Cost.		
5) Maintenance _ 15 rs per sq.ft. at actuals in advance on or before possession. For 24 months. Corpus fund as per RERA.		

## OPTION 4 – ONE WEST



## OPTION 4 - INTERNAL PICTURES

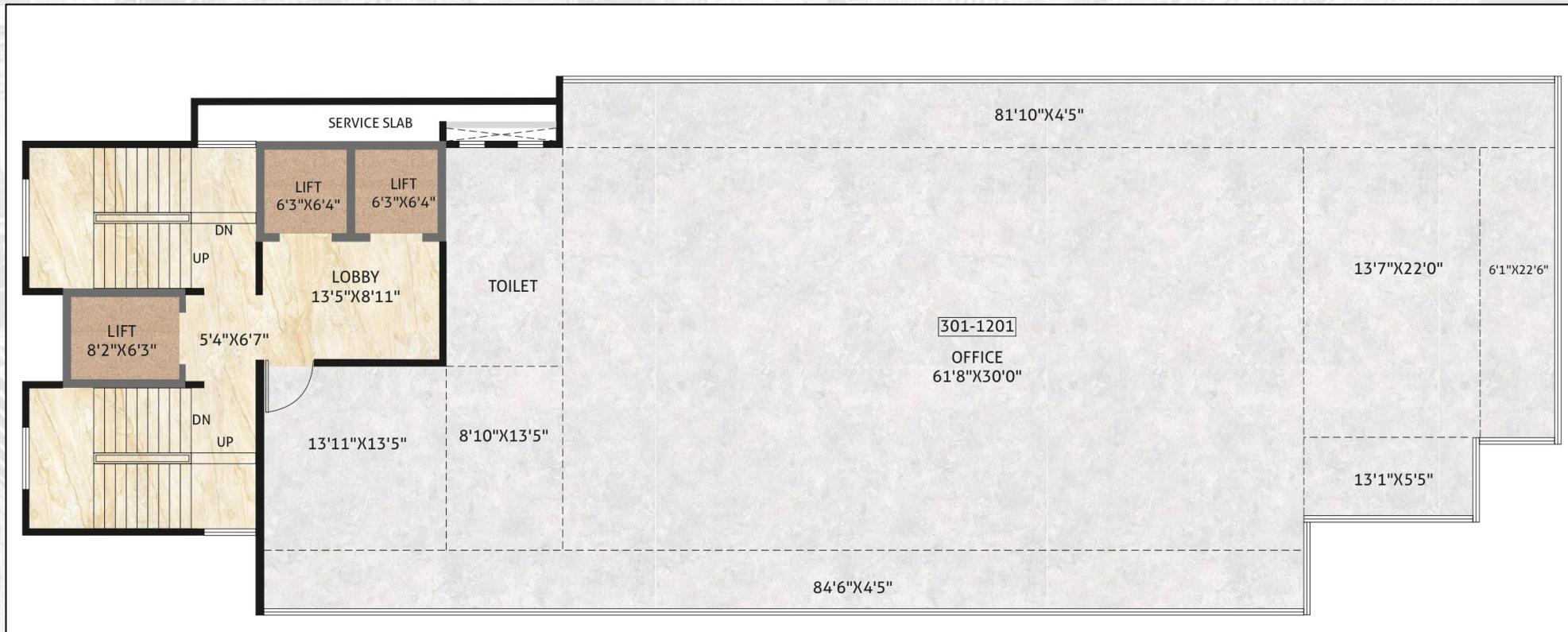


## OPTION 4 - INFORMATION MEMORANDUM

Project Name	One West
Location	Balewadi
Offered Floor No.	10 <sup>th</sup> + 11 <sup>th</sup> + 12 <sup>th</sup>
Offered Built Up Area in (sq.ft.)	5,110 + 5,110 + 5,110 = 15,330
Offered Carpet Area in ( sq.ft. )	3,650 + 3,650 + 3,650 = 10,950
Efficiency	71% (+-2%)
Status	Under-construction
Quoted Rate(INR /sq.ft.)	12,500++
Maintenance (INR /sq.ft./month)	At actuals
Ready Reckoner Rate (INR/sq mt.)	95,510 & 97,340
Ready Reckoner Rate (INR/sq ft.)	8,873 & 9,043
Lease rent in (INR/sq.ft/month)	75-80
Road Width (in ft.)	60

Internal Height (in ft.)	10
Natural Light	Yes
No. of Lifts	2
Service Lift	1
AC Provision Area (Outdoor or Indoor)	Yes
Common Cafeteria	No (they may plan on 12 <sup>th</sup> floor)
Parking ratio	1:1250 (in Built-up sft)
Car Parks & Two Wheeler	12 Cars / Common Two Wheeler (Stack)
Power Back-Up System	100% (Common area)
Possession for Fit-outs	31 <sup>st</sup> May 2022
OC Expected	August 2022
Negotiation Expected in (%)	5-10%

## OPTION 4 - FLOOR PLAN



## OPTION 4 - COST SHEET

ONEWEST - BANER	
Total Carpet (Sq.Ft.)	Agreement Cost
3650	66875000
3650	66875000
3650	66875000

\*Stamp duty, Registration, Legal, GST extra to be paid atleast 7 days before agreement date by Purchaser  
\* Four Car parking slots included in the above mentioned Price  
\* Corpus and Monthly charges to be paid at the time of possession by Purchaser  
\* Govt Taxes and levies to be paid at actuals as applicable  
\* TDS of 1% is applicable for the flats / units which is included in the Agreement Value

**8698905828      Email: sales@panditjavdekar.com**

# Our Reach



coordinator@cirl.in



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**City Estate Management**  
F/F,101,Sankalp  
Square,Drive-Road,  
Memnagar,  
Ahmedabad-380052.

**Synergy Realtors**  
108, Renga villas,  
New Damu Nagar,  
Coimbatore – 641037

**Click4Flats .**  
406, Lakshmi Complex,  
M.I.Road,  
Jaipur - 302019

**Tanvi Real Advisory**  
Ground Floor, Plot No. 276,  
Behind IDBI Bank, Wardhman,  
Nagar Nagpur-440008

**Samruddhi Realtors**  
304, Anupam Arcade,  
Canal – BRTS Road, Opp.  
Amazia Water Park,  
Surat – 395010

**Silverline Realty**  
201,Barton Centre,  
84, M.G .Road,  
Bengaluru - 560001

**Guptasons**  
209B,Pal Mohan  
Plaza,11/56,D.B.Gupta  
Road, Karol Bagh,New  
Delhi - 110005

**NK Realtors**  
DN-52,PS Srijan Tech Park  
9th Floor, Sec- V, Salt Lake,  
Kolkata – 700091

**Anchit Space Solutions.**  
74/75, P.P,chambers, Shahid  
Bhagat Singh Road,  
Nr.KDMC office, Dombivili(E)  
Maharashtra - 421201

**V Realty**  
3rd floor, Manan Complex,  
Opp. IndusInd Bank , Nr.  
Natubhai Center, Gotri  
Road, Vadodara-390015

**Orimark Properties**  
Plot -2,Saheed Nagar, Odhisa  
Bhubaneswar-751007.

**Trinity Partners**  
E Floor, Taj Deccan,  
Banjara Hills,  
Hyderabad – 500034.

**Prop Solutions**  
CC 29/254 B, 52/878 A, Near  
Tiny Club, Lane no 36,  
Vyttila Janatha road, Vyttila  
Kochi – 682019.

**Property Terminus**  
Mezzanine Floor, A Wing,  
MCCIA Tower, Senapati  
Bapat Road, Pune-411016.

**Raheja Associates**  
Woodhead Centre, 1st Floor,  
No :23/6, Siva Ganga Road,  
Nungambakkam,  
Chennai - 600034

**Asha Realty**  
121,First Floor, D.M.Tower,  
Racecourse Road,  
Indore-452001

**Sure Shot Suggestions**  
No. 2A, Gomes Society,  
Ground Floor, 4th Lane,  
T.P.S III, Santacruz (E),  
Mumbai - 400 055

**Shakti Property**  
67,Alkapuri,  
Ratu Road,  
Ranchi, Jharkhand - 834001



**LEAD LOCALLY ! ACT NATIONALLY !**  
**T H A N K Y O U !!**

Property Terminus CIRIL  
Mezzanine Floor | A Wing | MCCIA Tower  
Senapati Bapat Road | Pune – 411016  
Maharashtra

Raju Mahtani

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raju@propertyterminusindia.com

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