

DEFENCE COLONY PUNE

PHASE IV



Chief Promoter

Mr. Narayan P Ankushe, MD
Supertech and Kibish
Constructions Pvt Ltd
Flt Lt Mihir Kumar (Retd)

Managing Committee

Col BP Mittal (Retd)
Flt Lt Mihir Kumar (Retd)
Narayan P Ankushe

Civil Engineer

Sambhaji Y Dongare, BE(Civil)

Architect

Ar.Atit Admulwar
(150ongoing projects in Pune)

Legal Advisor

Adv. Sancheti NR,
Adv. BC Bidwe &
Adv Rupali Gaikwad
(20 years of legal expertise in
construction and land related issues)

A Venture of

Defence Colony Co-operative Housing Society, Pune

Site: Gat 63, Bawadi Road, Behind Wagheshwar Temple, Behind Amrut Palace, Wagholi. Pune.
Regd. Office : 8, Army Welfare Hsg. Org., Tucker Enclave, Gondhale Nagar, Hadapsar.
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AIM OF DEVELOPING DEFENCE COLONY

In the ever rising real estate market it is becoming increasingly difficult for not only our soldiers but also common citizens to purchase housing. More so for our soldiers since they are always on the move during the entire tenure. Even at a peace locations, it takes time to get the family accommodation and just as they settle down with their families, they are once again ready for another field posting. This not only affects their family life but also their children's education and career. Post retirement, when our soldiers go back to their hometowns, they once again face a lot of difficulties in settling down in terms of their own re-employment, children's settlement and their career.

In spite of sacrificing so much for the nation, very little has been done in consideration of the welfare of our soldiers in terms of housing which happens to be the prime requirement of all. Somewhat same is the saga of other armed forces such as paramilitary and police. For the welfare of our armed forces, **Supertech Construction** and **Kibish Constructions Pvt Ltd** have come up with a plan to construct quality houses in prime locations of the city in phases at a price which is affordable by all.

LOCATION

Supertech constructions and Kibish Constructions Pvt Ltd intend on doing many such projects in phases all across the country for the welfare of our armed forces. After successful launch of Phase I, II and III, Phase IV is scheduled to be launched at Bawadi Road, Behind Wagheshwar Temple, Wagholi, Pune.

Wagholi – located on the Nagar highway has close proximity to all the important landmarks in the city. With most prominent builders joining hands in developing this suburb, Wagholi not only promises a handsome return on investments but also a vibrant locality with all the facilities like connectivity, shopping malls, theatres, restaurants and top quality educational institutes.

DISTANCE FROM IMPORTANT LOCATIONS

- Hospital 1 km
- Airport 6 kms
- AWHO Wagholi project 1 km
- Air force station and CSD canteen 6 kms
- City centre 10 kms
- Railway station 15 kms
- Engineering college 1km
- International school 1 km
- IT park Kharadi 3.5 Kms

AMENITIES AND FACILITIES

Large greenscape at the centre housing a fully equipped clubhouse & gymnasium, nothing is left upto the imagination. Defence Colony Pune Phase IV delivers a perfect combination of modern living and ethnic values. Each unit has been specifically designed to be *vastu* compliant yet state of the art modern amenities and specifications.

- Fully Equipped Gymnasium
- Recreation room with Pool Table / Table Tennis / Carom
- Community / Multipurpose Hall
- Tennis / Basketball Court
- Jogging Track
- Children's Play Area
- Party Lawn
- Peace Zone for senior citizens
- Tree Lined Internal Roads
- Swimming Pool
- Adequate Parking for Visitors
- Designer Entrance Gate

ECO FRIENDLY AMENITIES

- Rain water harvesting for domestic water usage.
- Vermiculture for efficient garbage disposal.
- Solar energy for street light.
- Traditional tree plantations for long lasting and ecological green cover.
- Recyclable contraction material to reduce carbon footprint.

SPECIFICATIONS

Structure

- Seismic force resistant RCC structure
- 4" thick internal walls & 5" external walls

Plaster

- Internal – Neeru finish plaster
- External – Sand faced plaster

Kitchen

- Granite counter with stainless steel sink
- Glazed tiles dado upto 2 feet above the counter
- Provision for exhaust fan and water purifier
- Provision for washing machine

Bathroom

- Decorative glazed tiles upto lintel level
- Provision for boiler and exhaust fan
- Sanitary ware of reputed make
- Fittings of Jaguar or equivalent
- Designer wash basins in all toilets
- Hot & cold mixer unit

Electrical

- Adequate electrical points
- Concealed fire resistant copper wiring with circuit breaker
- TV points in master bedroom and living room
- AC point in master bedroom
- Inverter ready homes with wiring and space

Painting

- Internal : Oil bound distemper
- External : Exterior semi acrylic / cement paint

Windows

- Aluminum, powder coated, sliding three track (2 glass + 1 stainless steel mosquito mesh)
- Marble / granite sills to all windows
- MS safety grills to all windows

Door

- Decorative main door with security night latch and fittings
- Internal flush doors with cylindrical locks
- Powder coated aluminum sliding 3 track (2 glass + 1 stainless steel mosquito mesh) doors for terraces

Flooring

- 24" vitrified tiles in all rooms
- 12" anti-skid / rustic finish tiles in bathrooms and terraces

BENEFITS OF DEFENCE COLONY

- Quality apartment in a well-developed society.
- Approximately 25 to 35% lower than current market price.
- No charges for floor rise.
- No Extra charges for garden facing flats.
- No hidden cost.

RESERVATION

60% for Defence, 20% for Paramilitary and Police and 20% for Common Citizen

SCHEDULE OF WORK

- | | | |
|----|---------------------------|--------------------|
| 1. | Beginning of Construction | : 01Dec2015 |
| 2. | Tentative Possession | : Jul, 2020 |

GUIDELINES

- a) Agreement should be registered as per schedule given above.
- b) Cheques / Demand Draft should be drawn in favor of 'Defence Colony Pune Co-operative Housing Society' payable at Pune.
- c) Parking will be allotted after completion of project and cost for the same will be additional.
- d) The buyer will not be entitled to sale /his/her own flat until the possession is handed over. Such transfer/sell will tantamount to cancellation of the booking.
- e) If an allottee makes outright /full payment then he / she will be given a 2% overall discount at final registration stage.
- f) Allottee has the make the payment as per payment schedule agreed, failing which interest will be charged for delayed payment period.
- g) Stamp duty, Registration charges and MSEB charge would be applicable at actual as per government notification to member.
- h) In case of cancellation after agreement, Rs. 25000 (Rupees Twenty five thousand only) or 2% of the sum of the total amount paid whichever is higher on the date of cancellation, would be taken as cancellation charges.

- i) Though every effort has been made to indicate the price of flats as accurately as possible but due to market trends and general escalation in the prices, the final cost may vary. In that case, the difference may be recovered / refunded through a separate intimation. Adjustment in payment schedule may be necessitated to commensurate with the progress of construction.
- j) No compensation will be paid by society in case hand over of flats is delayed due to the reasons beyond the control of society.
- k) Management reserve the right to amend reservation given above if the required number of applications not received for a particular category.

REGISTRATION PROCESS

- a) Fill up the registration form at site office.
- b) Pay the membership fee of Rs 26000 for 1BHK and 2BHK and 41000 for 3BHK and 4BHK by cheque/DD drawn in favor of "Defence Colony Co-operative Housing Society" payable at Pune.
- c) Pay the first installment, at the time of signing society membership form, within 30 days from the date of registration.
- d) The rate is valid only if first installment within given time of 30 days.

TERMINATION OF REGISTRATION /ALLOTMENT

The management reserves the right to terminate the registration of allottee and cancel their booking /allotment for any of the following reasons.

- In case of default in schedule of payment beyond 30 days.
- In case of non completion of legal document i.e mutual agreement within 30 days from the scheduled date.

POSSESSION OF FLAT

An allottee shall be given possession of his/her flats given in the registration form only on completion of the following:

- Has paid all dues.
- Has completed the registration of flat in their name.

Cost Sheet		
Type	Carpet Area	Price
2 BHK	787	65L
3 BHK	1200	95L
4BHK	1451	1.10 CR

COST BREAK UP

Type	1BHK	2BHK		3 BHK			
Carpet Area (Sq. mtrs.)	42.57	58.18	60.97	90.71	92.94	105.67	105.67
Terrace Area (Sq. Mtrs.)	4.65	9.39	10.32	11.71	11.71	13.38	13.38
Agreement Value (in INR)	24,30,400	33,45,149	35,25,074	50,31,952	51,39,907	58,37,119	59,45,119
Stamp Duty (6%) (In INR)	164,500	215,200	225,500	328,900	336,800	379,800	387,000
Registration (In INR)	27,800	30,000	30,000	30,000	30,000	30,000	30,000
Total Cost (In INR)	26,22,700	35,90,349	37,80,574	53,90,852	55,06,707	62,46,919	63,62,119
Society Registration (In INR)	26,000	26,000	26,000	41,000	41,000	41,000	41,000
Legal Fee (In INR)	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total Cost (In INR)	26,58,700	36,26,349	38,16,574	54,41,852	55,57,707	62,97,919	64,13,119

PAYMENT SCHEDULE

Milestone Description/ Stage	%	1BHK	2BHK		3 BHK		
At the time of membership	20%	486,080	669,030	705,015	1,006,390	1,027,981	1,167,422
On completion of Plinth	20%	486,080	669,030	705,015	1,006,390	1,027,981	1,167,422
On completion of 1st floor slab	20%	486,080	669,030	705,015	1,006,390	1,027,981	1,167,422
On completion of 3rd floor slab	10%	243,040	334,515	352,507	503,195	513,991	583,711
On completion of 5th floor slab	5%	121,520	167,257	176,254	251,598	256,995	291,855
On completion of 7th floor slab	5%	121,520	167,257	176,254	251,598	256,995	291,855
On completion of 9th floor slab	5%	121,520	167,257	176,254	251,598	256,995	291,855

On completion of Plaster	5%	121,520	167,257	176,254	251,598	256,995	291,85
On Plumbing & Tiling	5%	121,520	167,257	176,254	251,598	256,995	291,85
At the time of Possession	5%	121,520	167,257	176,254	251,598	256,995	291,85
Total Payable	100	2430400	3345149	3525074	5031952	5139907	583711