



Citadelle

Architectural and Financial Proposal
for Group Housing Project

Hinjewadi, Pune

HOME BUYERS COMBINE PVT. LTD.

HBC's Group Housing

Home Buyers Combine – HBC, stands for enabling home buyers to own a house in a cost effective and efficient manner with the power of group housing

We have helped hundreds of home buyers to save for buyers to the tune of Rs.30 crores in the period of past two years



Prices of houses are continuously on the rise and common home buyers are the badly affected in the LOOT by real estate developers/financers and marketers.

HOW to STOP this LOOT?

We at HOME BUYERS COMBINE are striving to make a difference by our Group Housing Initiatives.

However this has met with limited success. After doing five projects of group buying with various developers we have noted that in such initiative we still had to work with developers and builders and it brings some amount of uncertainties.

Though we have helped over 400 home buyers in saving substantial money in home buying (ranging from Rs. 5 Lakh to 12 Lakh depending on the size of house), Builders are meant to be into profits and complete transparency is something not easily practicable by them.

HBC's Group Housing

HOW to STOP this LOOT?



We are initiating a housing project for buyers to be done in the West Pune **where buyers will be integral and core part of the project.** We shall facilitate complete housing project without involvement of any conventional builder. As such in most cases the builders do the commercial part of land acquisition and financial management and everything else is outsourced - for activities like legal due diligence, architectural planning, government approvals, project management, construction, liaison etc.

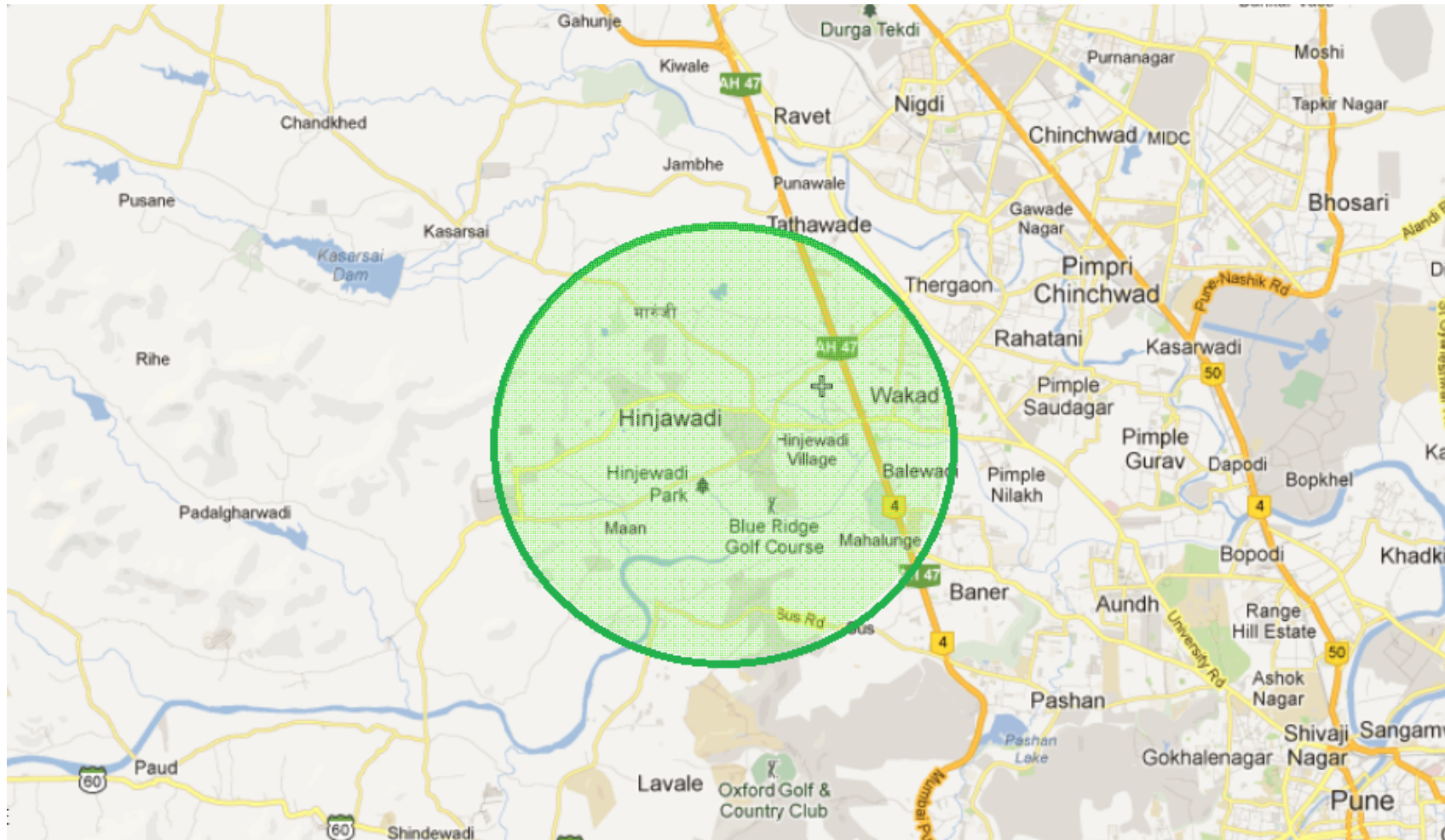
HBC's New Group Housing Project

HBC invites membership from interested prospective home buyers for group housing project in West Pune. We are doing a project of 200 nos. of 2 BHK + 3 BHK flats in the vicinity of Hinjewadi IT Park. We have identified few sites for this purpose and will be finalizing one of the sites. The options identified by us are convenient locations where at present project from various developers have been launched

One has to choose about the size / type of house that he / she is looking to buy. The typical market price in the West Pune identified area is minimum Rs.4500 per sq ft. we expect that we can offer a minimum of 15% cost benefit to 200 buyers in following manner.

Type	Std. Area	Avg. Market Price		HBC Target Costing		Market Price	HBC Target Cost	Target Savings
		Rate / Sq ft	Other Charges	Rate / Sq ft	Other Charges			
2BHK	1000	4500	400000	3750	325000	4900000	4075000	825000
3BHK	1400	4500	400000	3750	350000	6700000	5600000	1100000
NO floor rise or funny premiums for garden facing etc are applicable in the project. Buyers rank in participation will determine his choice.								

LOCATION



Near Hinjewadi IT Park – within 5 km radius; max. 15 min drive

Project Details

- Housing project consisting of 200 flats –
- 150 nos of 2 bedroom flats (approx. 1000 sq ft each) and 50 nos. of 3 BHK flats (approx- 1400 sq ft each)
- Suitably located with quick and easy accessibility to the Mumbai-Bangalore highway and Hinjewadi IT Park
- Convenience of access to major work places and other significant places of importance like -schools, hospitals, shopping centers and other institutions

Illustrative Plan – 2 BHK



(Illustrative design)

2 BHK – 1000 sq ft flat

Illustrative Plan – 3 BHK



3 BHK – 1400 sq ft flat

(Illustrative design)

Internal Specifications & Common Amenities

Structure & Architecture

- **IS-code** designed **Earthquake resistant** RCC structure
- Use of **Ready-mix concrete** for better structural strength
- Use of **Designed mix, including Fly-ash** for **added Structural Life**
- **Anti-termite treatment** to entire building foundation

Walls & Ceiling

- 6" & 4" external & internal brick /block walls
- Edges between walls and ceilings are reinforced with expandable material to minimize cracks due to seasonal temperature variations.
- 20mm thick double coated external plaster for increased protection against weathering and fungal formations.
- Internal walls smooth finished in superior grade Neeru (Sunla).

Kitchen & Dry Terrace

- **Jet black Granite Kitchen otta with SS sink**
- **Provision for Water Purifier System.**
- **Wall Tiling up to 2 Feet ht above Kitchen platform**
- **Ample Power Points for Kitchen appliances like Microwave and Refrigerator**
- **Exhaust Fan Provision.**

Flooring & Painting

- **24" x 24" Vitrified flooring** in entire apartment.
- **Glazed tile Dado** in all Toilet Walls up to 7 Feet ht.
- **12" x 12" Anti-skid Flooring** in Terrace, Dry terrace and Toilets.
- Superior **Oil Bond Distemper paint** in all rooms
- **External Cement Paint**

Electrification

- **Shock Proof** Concealed electrification.
- **Fire-retardant** Good quality Copper wiring of reputed make
- **Modular switches** with colour switch plates to suit the ambience of the room
- **Cable T.V. & Tel points** in Living & Bedrooms.
- **AC Point Provision** in all Bedrooms.
- **Exhaust fan** provision in **Kitchen** and all **Toilets**
- **Earth Leak circuit breaker** for every apartment

Bathrooms & Accessories

- **'Pressure tested'** Concealed rust-free (UPVC) plumbing for long life
- **Double coat water proofing** with chemical treatment to all toilets and terraces
- **Attractive Chrome Plated (CP)** Bathroom fittings of Jaguar make
- **Wash Basin with Granite Counter** and Premium sanitary fittings
- **Glazed** Wall tiles up to 7 feet ht.
- **Cockroach Preventive** Traps

Doors & Windows

- **Wooden Main Door Frame** with Paneled Door
- **Premium quality Door Fixtures & Door Fittings**
- **Door Frames with Flush shutters** for all internal doors
- **Aluminum windows** with **Mosquito mesh** having Superior Quality Powder Coating.
- **Box type Natural Stone** window sill to all windows.
- **M.S. Safety Window Grills** with **attractive oil paint**.

Common Amenities

- Proper **Motorable approach** road 30 feet wide
- **Well Designed Landscape garden** with jogging track
- Well appointed **Club House** with Community Hall
- **Fully Equipped Fitness Station**
- **Power Back up** for Parking areas, Lifts, water pumps and common lobbies, stair cases etc.
- **Swimming Pool** with Kids Splash Pool
- **Children's Play area** with Toddler zone
- **Internal Concrete Tremix Roads.**
- **Amphitheatre**
- Office for **Society**, Utility space for **all Daily needs.**
- **Adequate Lights** for Parking Area

PRICING / PAYMENT TERMSies

Price of Rs. 3750* per sq ft with no floor rise and no premiums for early buyers (for limited no. of units up to 100)

This price is applicable with terms of advance payment as under –

2 BHK 1000 sq ft – Rs.7,00,000/-

3 BHK 1400 sq ft – Rs.10,00,000/-

TIMELINES/PAYMENT SCHEDULE

■ On confirmation	→	20%
■ Agreement	→	St. duty + taxes*
■ At the time of Plinth level,	→	20%
■ At the time of First slab,	→	10%
■ At the time of Second slab ,	→	10%
■ At the time of Third slab	→	10%
■ At the time of Fourth slab ,	→	10%
■ At the time of Fifth slab	→	10%
■ At the time of Brick Work of unit	→	5%
■ At the time of Possession of your unit	→	5%

*as applicable

Total

100 %

Completion by December 2015

How to secure a unit...

Contact Mrs. Dipti Dixit at HBC office –

Phone nos. +91 9767243300 / +91 7588276093

Email : c.care@homebuyerscombine.com

Initial payment – Rs.50,000 by cheque along with self attested photocopy of your PAN Card

Outstation buyers can secure unit / early ranking by making net transfer – details and procedure available on request.



HBCTM

Together makes the difference!

Home Buyers Combine Pvt. Ltd
101, Sigma House,
Senapati Bapat Road, Pune 411016

Phone +91 20 2566 6849

Email: info@homebuyerscombine.com

Website: www.homebuyerscombine.com