

VJ

**S.U.R.E**

SUPER UTILITY REAL ESTATE

VJ

**GRAND  
CENTRAL**

**NR. PHOENIX MALL,  
WAKAD**

VJ

**TOWN  
CENTRE**

**NR. INDIRA SCHOOL & WTC,  
WAKAD**



W

E

VJ  
TOWN  
CENTRE

P

VJ  
GRAND  
CENTRAL

HS

OA

TATHAWADE  
ताथवडे

Shree Moraya Gosavi  
Ganapati Mandir  
मोरया गोसावी  
गणपती मंदिर

Nerhe  
नेऱ्हे

SAFE VISION  
TECHNOLOGIES

Marunji  
मारुंजी

Indira College  
of Commerce &...

Wakad Police Station  
वाकड पोलिस ठाणे

HINJEWADI  
RAJIV GANDHI  
INFOTECH PARK

Lotus Multi-speciality  
Hospital in pimple...  
लोटस...

Mezza9  
मेझा ९

HINJAWADI  
हिनजवडी

WAKAD

SPATE WASTI

हिनजेवाडी  
राजिव गांधी  
इंफोटेक  
पार्क

Allahabad Bank  
अलाहाबाद बँक

BLUE RIDGE  
TOWN PUNE  
ब्लू रिज  
टाउन पुणे

48

BALEWADI  
बालेवाडी

DASAR  
दसर

Maan Rd

Hinjawadi Rd

D Mart Aun...  
डी मार्ट अ...

# WAKAD



- Main Hinjewadi Link Road to **Grand Central** :- 660 meters
  - Datta Mandir to **Grand Central** :- 250 meters



VJ

GRAND  
CENTRAL

YASHONE  
WAKAD CENTRAL

VJ GRAND  
CENTRAL



MahaRERA No.: P52100026304  
www.maharera.mahaonline.gov.in

VJ

GRAND  
CENTRAL

- Rental : Rs. **11,180** /- per month for 3 years
- 15 % RISE AFTER EVERY 3 YRS
- 10 years lease

VJ



Artist's Impression

VJ

GRAND  
CENTRAL

S.U.R.E. FLOORS -: 9<sup>th</sup> to 20<sup>th</sup>

VJ

Artist's Impression.



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- MUMBAI – PUNE HIGHWAY (NH-4) to **TOWN CENTRE** :- 450 Meters
- BHUMKAR CHOWK to **TOWN CENTRE** :- 800 Meters





BALEWADI HS

SAYAJI HOTEL

YASHWIN ENCORE

WAKAD

PHOENIX MALL

BHUMKAR CHOWK

MUMBAI - PUNE HIGHWAY ( NH-4)

450 meters from NH4 highway

VJ TOWN CENTRE



TOWN CENTRE

EON

WTC

VJ TOWN CENTRE



VJ

TOWN  
CENTRE

- Rental : Rs. **11,925 /-** per month for 3 years
- 15 % RISE AFTER EVERY 3 YRS
- 10 years lease

MahaRERA No.: P5210002630L | P52100025592 | P52100000037

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Artist's Impression. For training purpose only.

VJ

TOWN  
CENTRE

# S.U.R.E. FLOORS -: 2<sup>nd</sup> to 13<sup>th</sup>

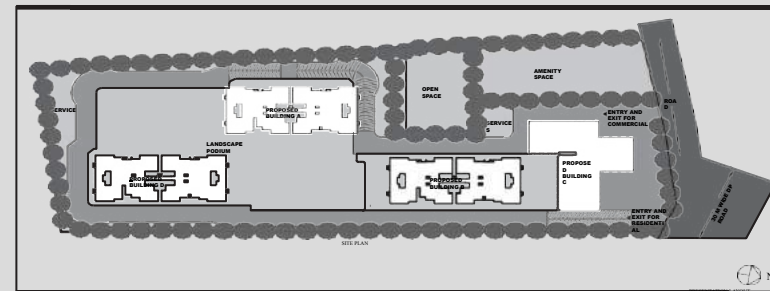
MahaRERA No.: P5210002630L | P52100025592 | P52100000037

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# FLOOR PLAN

Town Centre – Floor Plan

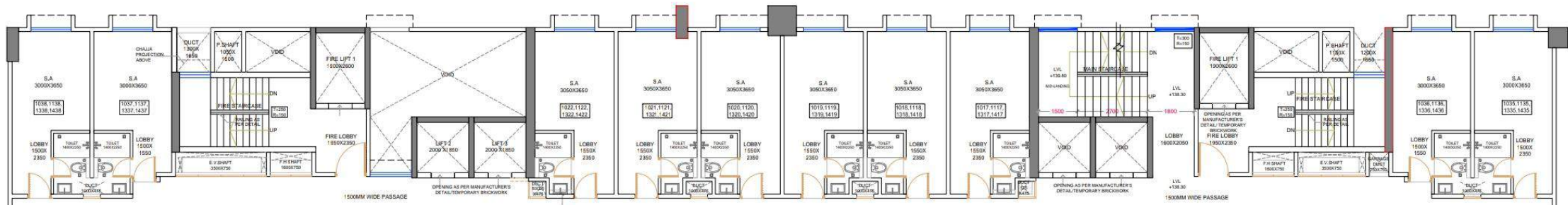


For training purpose only.

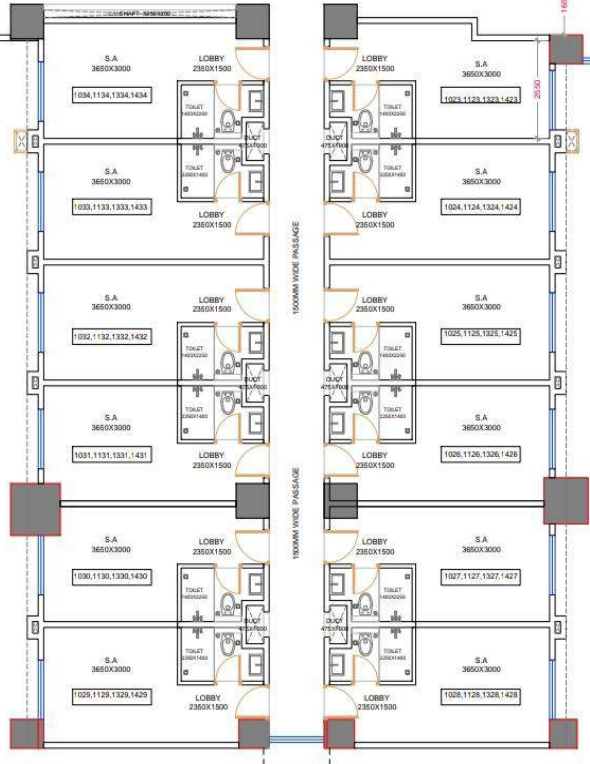
FLOOR PLAN

Grand Central – Floor Plan

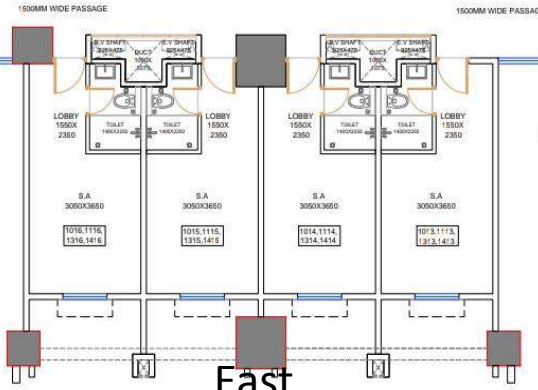
West



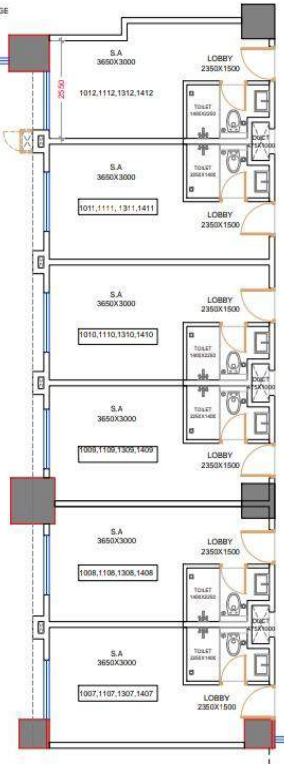
South



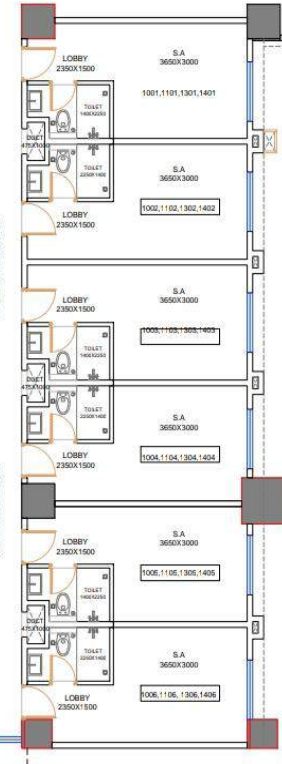
East



Road Facing



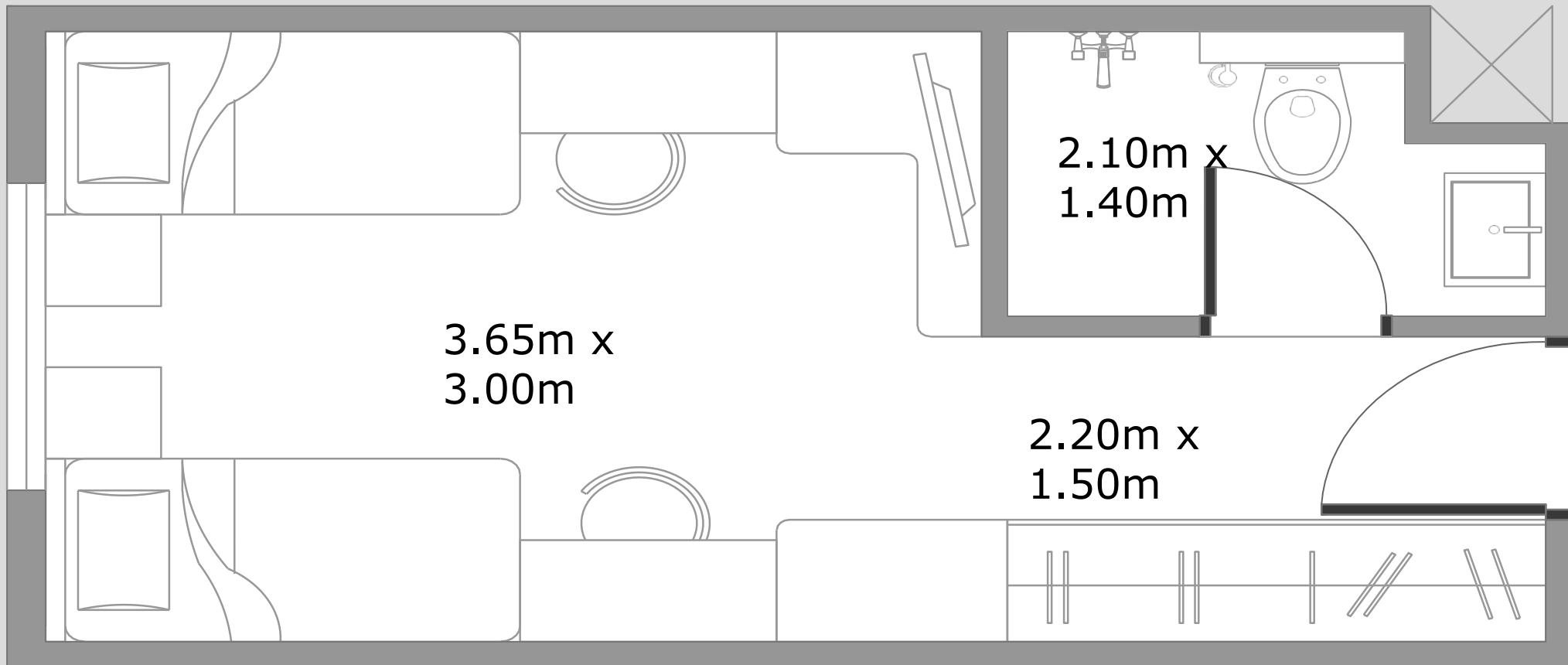
North



[www.stanzaliving.com](http://www.stanzaliving.com)



# UNIT PLAN







For training purpose only.



# FLEXI PAYMENT PLANS

CHOOSE A CONVENIENT PLANS AS PER YOUR BUDGETS

| DOWN PAYMENT   | SELF FINANCE  | NO PRE EMI                                       |
|--|---|--|
| PAY 90% TODAY  | PAY 5 L TODAY   | PAY Rs.2L + SDR TODAY                            |
| BALANCE AT POSSESSION  | PAY RS.50,000 MONTHLY TILL POSSESSION   | PAY NO PRE EMI TILL POSSESSION (LOANS AVAILABLE) |
| RENT START AT THE TIME OF AGREEMENT  | RENT START AFTER POSSESSION   | RENT START AFTER POSSESSION                      |
|  <b>22.95 L - 21.95 L</b>    | <b>23.95 L - 22.95 L</b>  | <b>24.95 L - 23.95 L</b>                         |
|  |  <b>RENT 11180 PER MONTH</b>  |  |
|  <b>24.95 L - 23.38 L</b> | <b>25.95 L - 24.42 L</b>  | <b>26.95 L - 25.42 L</b>                         |
|  |  <b>RENT 11925 PER MONTH</b> |  |



# S.UR.E UNITS at WAKAD - 275 SFT



NO PRE EMI TILL POSSESSION

90% DOWN PAYMENT

24.95 L - UNIT 1-9, 13-16, 26-34

22.95 L - UNIT 1-9, 13-16, 26-34

23.95 L - UNIT 10-12, 17-25, 35-38

21.95 L - UNIT 10-12, 17-25, 35-38

11180 PER MONTH for 3 YRS

11180 PER MONTH for 3 YRS

5.6% ROI

15% RISE  
EVERY 3 YRS

6.12% ROI 

15% RISE  
EVERY 3 YRS

10 YRS LEASE, 3 YRS LOCK-IN

10 YRS LEASE, 3 YRS LOCK-IN



# S.UR.E UNITS at WAKAD - 275 SFT



NO PRE EMI TILL POSSESSION

90% DOWN PAYMENT

26.95 L - FRONT UNIT NO.1-15, 34

24.95 L - FRONT UNIT NO.1-15, 34

25.42 L - REAR UNIT NO. 16 - 33

23.38 L - REAR UNIT NO. 16 - 33

11925 PER MONTH for 3 YRS

11925 PER MONTH for 3 YRS

5.63% ROI

15% RISE  
EVERY 3 YRS

6.12% ROI 

15% RISE  
EVERY 3 YRS

10 YRS LEASE, 3 YRS LOCK-IN

10 YRS LEASE, 3 YRS LOCK-IN

# PAYMENT PLAN

| Percentage | Stage Of Completion                           |
|------------|---|
| 10%        | Before Agreement                              |
| 20%        | Completion of building excavation             |
| 10%        | Completion of building basement foundation    |
| 10%        | Completion of ground floor slab               |
| 5%         | Completion of 1st floor slab                  |
| 5%         | Completion of 2nd floor slab                  |
| 5%         | Completion of 4th floor slab                  |
| 5%         | Completion of 6th floor slab                  |
| 4%         | Completion of 8th floor slab                  |
| 4%         | Completion of 10th floor slab                 |
| 4%         | Completion of 12th floor slab                 |
| 4%         | Completion of Brick work                      |
| 4%         | Completion of unit External Plaster / Texture |
| 5%         | Completion of 1st coat internal painting      |
| 3%         | Architect & Civil Completion of Apartment     |
| 2%         | Occupancy certificate of the unit by PCMC     |
| 100%       | <b>Total</b>                                  |

# SURE YEARLY SAVING

| <b>YEARLY EXPENSES</b>                  | <b>COST</b>     |
|---|-----------------|
| <b>NO MAINTENANCE</b>                   | <b>36000</b>    |
| <b>NO ELECTRICITY BILL</b>              | <b>24000</b>    |
| <b>NO FURNITURE COST</b>                | <b>150000</b>   |
| <b>NO TENANT HEADACHE AND BROKERAGE</b> | <b>15000</b>    |
| <b>NO PRE EMI TILL POSSESSION</b>       | <b>120000</b>   |
| <b>TOTAL SAVINGS</b>                    | <b>345000/-</b> |

# S.U.R.E COMPARISON WITH OTHER INVESTMENT PORTFOLIO

**INVESTMENT**

**OUTCOME**

**SURE**

**FD**

**ROI 4 % and Principal never grow**

**ROI 6% and Yearly Asset Appreciation**

**STOCKS**

**YOU COULD LOSE YOUR ENTIRE INVESTMENT**

**HARD ASSET AND SAFEST INVESTMENT**

**GOLD**

**UNSAFE TO HOLD AND  
LOW RESALE VALUE**

**HIGHER RESALE IN LONG  
TERM HOLDING**

**RESIDENTIAL  
1&2 BHK**

**HEAVY MONTHLY MAINTENANCE**

**ZERO MAINTENANCE**

**COMMERCIAL  
SHOPS &  
OFFICES**

**HEAVY OWNERSHIP COST & MAINTENANCE**

**POCKET FRIENDLY**

**“ COMPARISON with Residential rentals”****S.U.R.E – TWO UNITS**

Carpet Area - 370 sq. ft.

Ticket Size - ₹ 50,00,000 /-

Rentals - ₹ 24,000 /-

Maintenance - 0

**Final Earning - ₹ 24,000 /-**

**RENTAL YIELD - 6.12 %**

**1 BHK FLAT IN WAKAD**

Carpet Area - 410 sq. ft.

Ticket Size - ₹ 45,00,000 /-

Rentals - ₹ 13,000 /-

Maintenance - ₹ 3000

**Final Earning - ₹ 10,000 /-**

**RENTAL YIELD – 2.6 %**

## **SURE Positives**

## **BHK Negatives**

**Assured Rentals**

**Fluctuating Rentals**

**One Time Agreement**

**Agreement after every 11 months**

**NO Tenant Hunting Headache**

**Self Tenant Hunting**

**Easy to Re-Sale & Pre Leased**

**Re-Sales & Renting Issues**

**Price Protection**

**No Price Protection**

**Zero Investment in furniture**

**Investment in furniture**

**NO MAINTENANCE**

**HEAVY MAINTENANCE**



# BOOK VIA ONLINE TRANSFER

| <b>BANK A/C<br/>DETAILS FOR GRAND CENTRAL</b> |  | <b>BANK A/C DETAILS FOR TOWN<br/>CENTRE</b> |  |
|---|--|---|--|
| <b>A/C NAME</b>                               | <b>VILAS JAVDEKAR ECO<br/>SHELTERS PVT LTD</b> | <b>A/C NAME</b>                             | <b>VILAS JAVDEKAR ECO<br/>SHELTERS PVT LTD</b> |
| <b>KOTAK MAHINDRA<br/>BANK A/C NO.</b>        | <b>2714060516</b>                              | <b>ICICI BANK A/C NO.</b>                   | <b>33805008035</b>                             |
| <b>IFSC CODE</b>                              | <b>KKBK0001751</b>                             | <b>IFSC CODE</b>                            | <b>ICIC0000338</b>                             |

WE THINK. **WE ACT.** WE LEARN.

**WE BELIEVE.** WE CONNECT. **WE EMPOWER.** WE EXPLORE.

WE CHALLENGE. **WE LOVE WHAT WE DO.** WE CREATE.

WE UNDERSTAND. WE BUILD. WE CELEBRATE. **WE DREAM.** WE INNOVATE.

**WE SUPPORT.** WE EXPRESS.