



· POLARIS ·

BAVDHAN



OUR LEGACY

**50+** LAKH SQ. FT. OF  
AREA TRANSFORMED

**4500+** FAMILIES  
DELIGHTED

**33+** YEARS OF  
LEGACY

**10+** PRESTIGIOUS  
AWARDS

**22+** SUCCESSFUL  
PROJECTS

EXPERIENCE THE  
EXCELLENCE

THE  
*Autograph*  
COLLECTION

PRIMARC

BAVDHAN



· POLARIS ·  
BAVDHAN

BAVDHAN

THE  
PLATINA  
COLLECTION

EXCELLAA  
TREMONT  
Rise Up and Above

KESHAV NAGAR

CODENAME  
TOTT  
*Talk of the Town!*  
AT HINJAWADI-MAAN

HINJAWADI MAAN

THE  
GOLD  
COLLECTION

VIRTU

PIMPLE NILAKH

EXCELLAA  
FLORENCE  
NXT

PIRANGUT PRIME



SLAB-TO-SLAB HEIGHT - 3.3 METERS



IMPORTED MARBLE FLOORING



CEILING WITH SPOT LIGHTS IN  
BALCONY & RESTROOMS



MODULAR KITCHEN WITH  
HOB & CHIMNEY



FULL-HEIGHT WINDOWS



IMPORTED GOLD-PLATED SANITARY FIXTURES



MULTI-UTILITY SERVICE DECK



SYSTEM WINDOWS



SMART APARTMENT MANAGEMENT SYSTEM



BIOMETRIC DIGITAL LOCK



VENEER MAIN DOOR



WELL-EQUIPPED DRY BALCONY  
WITH ADDITIONAL PLATFORM & SINK



## GROUND AMENITIES

- STEP PATHWAY
- DROP-OFF POINT
- CHILDREN'S PLAY AREA
- MULTIPURPOSE LAWN
- TEMPLE
- OPEN-AIR GYM
- FOREST TRAIL
- ALCOVE SEATING
- SLAM DUNK
- GEN-Z ZONE
- PET PARK
- DAY CARE
- RENDEZVOUS CAFÉ
- LOUNGE
- INDOOR GAMES
- CLUBHOUSE
- PANTRY
- BUSINESS CENTRE / LIBRARY
- SQUASH COURT
- GYMNASIUM / AEROBICS
- PARTY LAWN



PET PARK



SQUASH COURT



GEN-Z ZONE



OPEN AIR GYM



ALCOVE SEATING



GYMNASIUM / AEROBICS



RENDEZVOUS CAFÉ



LIBRARY

## TERRACE AMENITIES



24M INFINITY POOL



CABANA



SUNKEN BAR



MULTIPURPOSE LAWN



VIEWING DECK



PUTTING GOLF



FUTSAL / M. LAWN



SKATING RINK



By



## COST SHEET

UNIT TYPE	A1	A2	A3
TOTAL CARPET (SQ.FT.)	1887	1946	1781
BUILT UP AREA (FOR REFERENCE ONLY)	2642	2724	2493
BASIC VALUE	21376200	22119600	20040600
INFRA & DEVELOPMENT CHARGES	1500000	1500000	1500000
COVERED CAR PARKING	900000	900000	900000
AGREEMENT VALUE	23776200	24519600	22440600
STAMP DUTY @7%	1664400	1716400	1570900
REGISTRATION	30000	30000	30000
GST @5%	1188810	1225980	1122030
TOTAL COST	26659410	27491980	25163530

### TERMS & CONDITIONS:

- Booking Amount of Rs 11,00,000/- Cheques to be drawn in the favour of "The Ex Re De Coll A/C for Polaris".
- Registration to be done within 15 days from the date of booking the unit.
- Floor Rise would be charged @ 100/sq.ft. for every floor from the 4th floor onwards.
- Stamp duty & Registration Charges to be paid in E- franking (Charges applicable at actuals.)
- TDS @1% to be paid by the customer within 7days from registration.
- Execution of agreement will be subject to clearance of the payment made by the client.
- Cancellation Charges of 1,00,000/-would be applicable after 15 days of booking/allotment of the unit.
- No Cash Transactions allowed and company will not be liable for the same.
- Costing Includes One dependent Mechanical Stack.
- No civil changes in the unit would be allowed.
- Maintenance Deposit/Corpus Fund of Rs. 2,50,000 /- & Provisional Maintenance Charges of Rs. 5/sq. ft per year + taxes will be payable for initial 2 years at the time of possession, thereafter as demanded by the Promoter/Organization.
- The Excellaa Realty is associated with all banking partners providing exclusive offers for our clients. Clients opting for bank loan must go via trusted Excellaa bank associates to ensure a seamless transition till possession of the unit.
- Any change in the charges put forth by State Government or Central Government will be borne by the Purchaser/s.
- Developer reserves the right to change the above mentioned figures / rates without prior notice.
- No confirmation shall be presumed or inferred unless a signed Agreement to Sale is executed upon payment of due consideration.



· POLARIS ·  
BAVDHAN

## COST SHEET

UNIT TYPE	B1	B2	B3
TOTAL CARPET (SQ.FT.)	1935	1889	1800
BUILT UP AREA (FOR REFERENCE ONLY)	2709	2645	2520
BASIC VALUE	21981000	21401400	20280000
INFRA & DEVELOPMENT CHARGES	1500000	1500000	1500000
COVERED CAR PARKING	900000	900000	900000
AGREEMENT VALUE	24381000	23801400	22680000
STAMP DUTY @7%	1706700	1666100	1587600
REGISTRATION	30000	30000	30000
GST @5%	1219050	1190070	1134000
TOTAL COST	27336750	26687570	25431600

### TERMS & CONDITIONS:

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- Registration to be done within 15 days from the date of booking the unit.
- Floor Rise would be charged @ 100/sq.ft. for every floor from the 4th floor onwards.
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THE  
*Autograph*  
COLLECTION

By



EXCELLAA<sup>®</sup>  
REALTY



 MahaRERA Number:  
**P52100080233**  
<http://maharera.mahaonline.gov.in>

Survey No: 38 / 1 / A / 1, Near Ambrosia Resort,  
Bavdhan Khurd, Pune - 411021 ☎ 93737 87076