

Hum Fauji Initiatives

presents

Project 'Centria' of the famous KOLTE PATIL GROUP

AT PUNE

CENTRIA

LOC : UNDRI

3 BHK HOMES

**IDEAL FOR
SETTLING DOWN**

KOLTE PATIL GROUP

- **LISTED COMPANY WITH OVER 2 CR SQ FT OF LANDMARK DEVELOPMENTS DELIVERED**
- **LARGEST DEVELOPER OF PUNE. OVER 17 ONGOING PROJECTS AT PUNE, MUMBAI AND BANGALORE.**
- **CREATIONS INCLUDE INTEGRATED TOWNSHIPS, LUXURY RESIDENTIAL AND COMMERCIAL PROPERTIES, RETAIL AND IT SPACES**
- **INSIGHTFUL DESIGNS EXECUTED WITH LATEST CONSTRUCTION TECHNOLOGY**

CENTRIA

(IN CLOSE PROXIMITY TO COMMAND HOSPITAL)

**ONE OF THE BEST OPTIONS FOR
SETTLING DOWN AT PUNE**

CENTRIA

LOGIN TO *Life*

3 BHK
APARTMENTS

THE ELEVATION



NIGHT VIEW



SALIENT FEATURES OF CENTRIA

- **PART OF 30+ ACRES, WELL EST ELITE TOWNSHIP - HILLS AND DALES (BUNGALOWS, 3/4 BHK APARTMENTS ONLY)**
- **GREEN ENVIRONMENT WITHIN TOWNSHIP**
- **EXISTING AND FUNCTIONAL AMENITIES**
- **TOWNSHIP OCCUPIED BY 500 HAPPY FAMILIES**
- **TASTEFULLY DESIGNED, SECURITY WITH LATEST LIGHT SENSORS, DIGITAL DOOR LOCKS AND WALK IN WARDROBES**
- **CLOSE PROXIMITY TO DEFENCE ESTABLISHMENTS**
- **WALKING DISTANCE TO MALLS, SCHOOLS, HOSPITAL AND INOX**
- **WELL CONNECTED WITH EASY ACCESS TO TOWNSHIP**

IDEALLY SUITED FOR SETTLING DOWN POST RETIREMENT

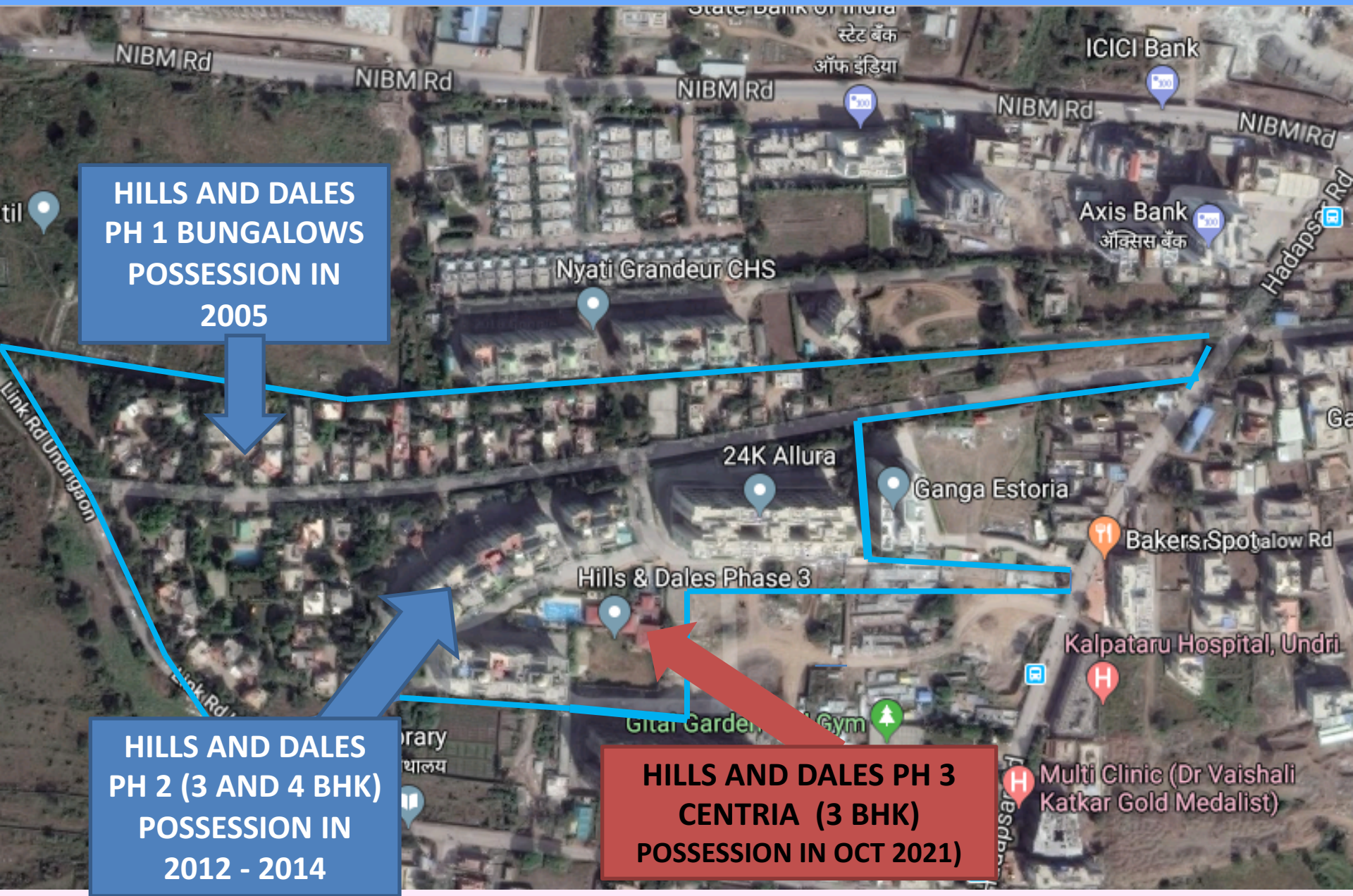
LOCATION OF CENTRIA PROJECT BY KOLTE PATIL



CLOSER VIEW (please don't forget to see scale size at the legend at bottom)



HILLS AND DALES TOWNSHIP BY KOLTE PATIL



**HILLS AND DALES
PH 1 BUNGALOWS
POSSESSION IN
2005**

**HILLS AND DALES
PH 2 (3 AND 4 BHK)
POSSESSION IN
2012 - 2014**

**HILLS AND DALES PH 3
CENTRIA (3 BHK)
POSSESSION IN OCT 2021)**

EXISTING LANDSCAPE (ACTUAL IMAGE)



EXISTING LANDSCAPE (ACTUAL IMAGE)



THE CLUB HOUSE (ACTUAL IMAGE)



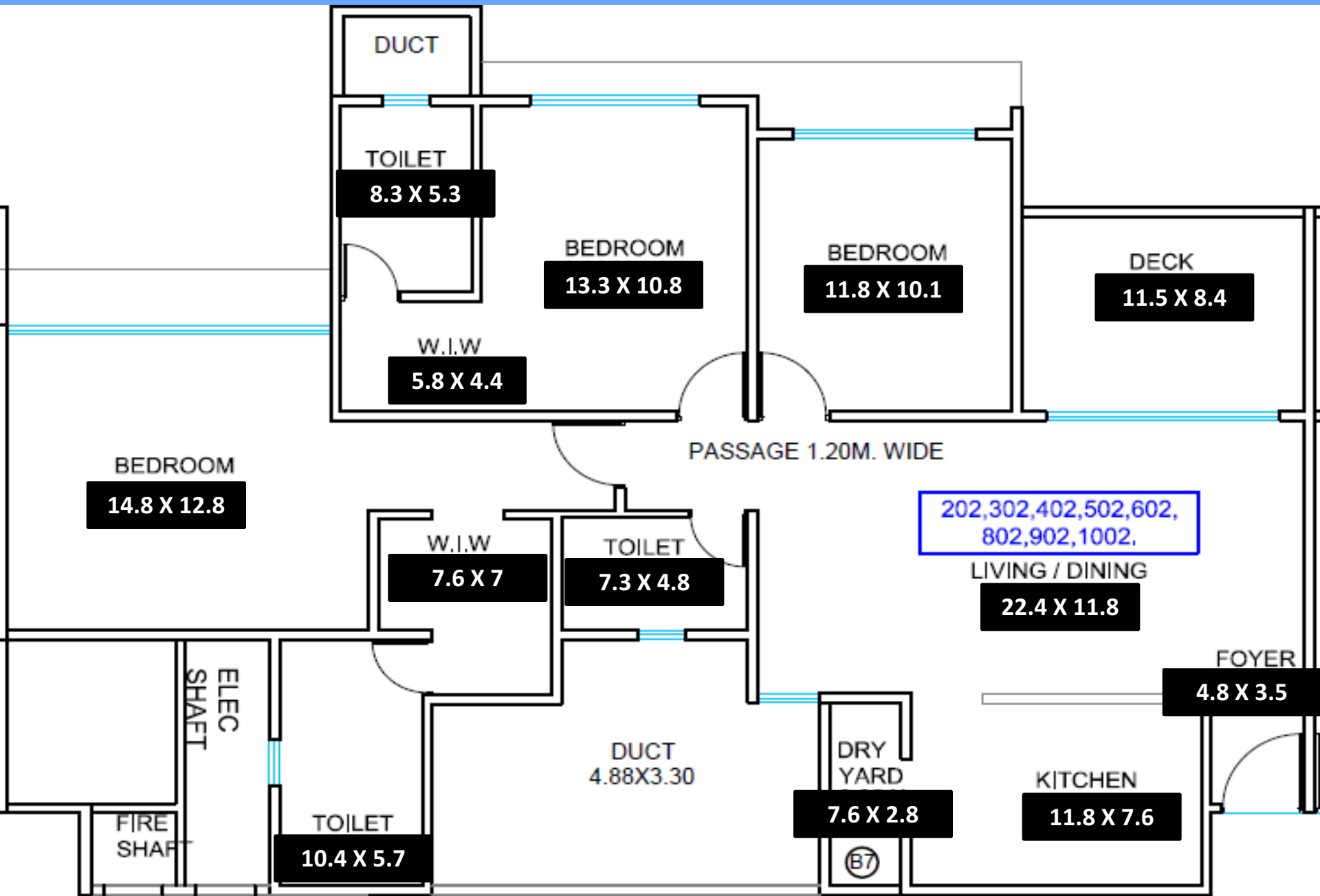
EXISTING AMENITIES (ACTUAL IMAGES)



CENTRIA OVERVIEW

- **THREE TOWERS OF 13 FLOORS EACH (ALL 3 BHKs)**
- **TWO LEVEL CAR PARKING - TWO PARKINGS ALLOTTED TO EACH HOUSE**
- **SALEABLE AREA FROM 1500 – 1800 SQ FT**
- **APPROVED BY ALL LEADING BANKS TO INCLUDE HDFC, SBI AND ICICI**
- **BRANDED FITTINGS AND FIXTURES**
- **FIRST FLOOR FLATS HAVE PRIVATE GARDENS**
- **POSSESSION OCT 2021**
- **PROJECT RERA NO P52100016567. CAN BE SEARCHED ON MAHARASHTRA RERA WEBSITE**

TYPICAL FLOOR PLAN

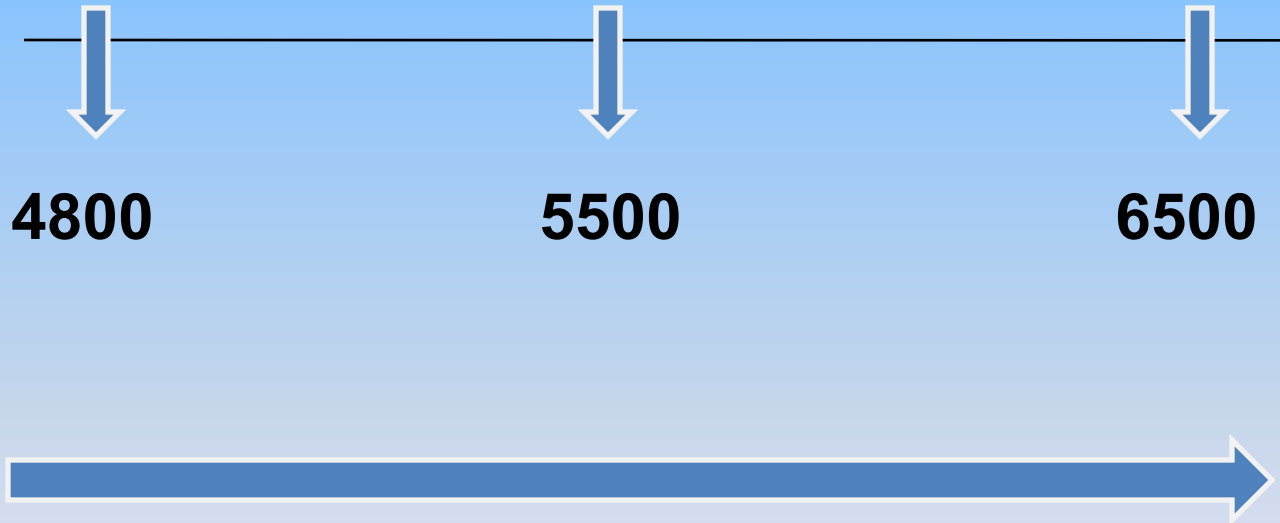


COMMERCIALS

FACTORS INFLUENCING THE PRICE OF VARIOUS HOUSING PROJECTS

- ☐ **LOCATION**
- ☐ **GENERAL SURROUNDINGS**
- ☐ **BUILDERS REPUTATION**
- ☐ **AMENITIES**
- ☐ **FIXTURES**
- ☐ **CONSTRUCTION QUALITY (TYPE OF MATERIAL USED)**
- ☐ **TIMELY COMPLETION OF PROJECT**
- ☐ **OVERVIEW OF PROJECT**
- ☐ **COHESIVENESS OF INHABITANTS**
- ☐ **ACCESSIBILITY**
- ☐ **POST SALES MANAGEMENT AND MAINTENANCE**

PRICE VARIANCE IN ADJACENT AREA **PRESENT STATUS**

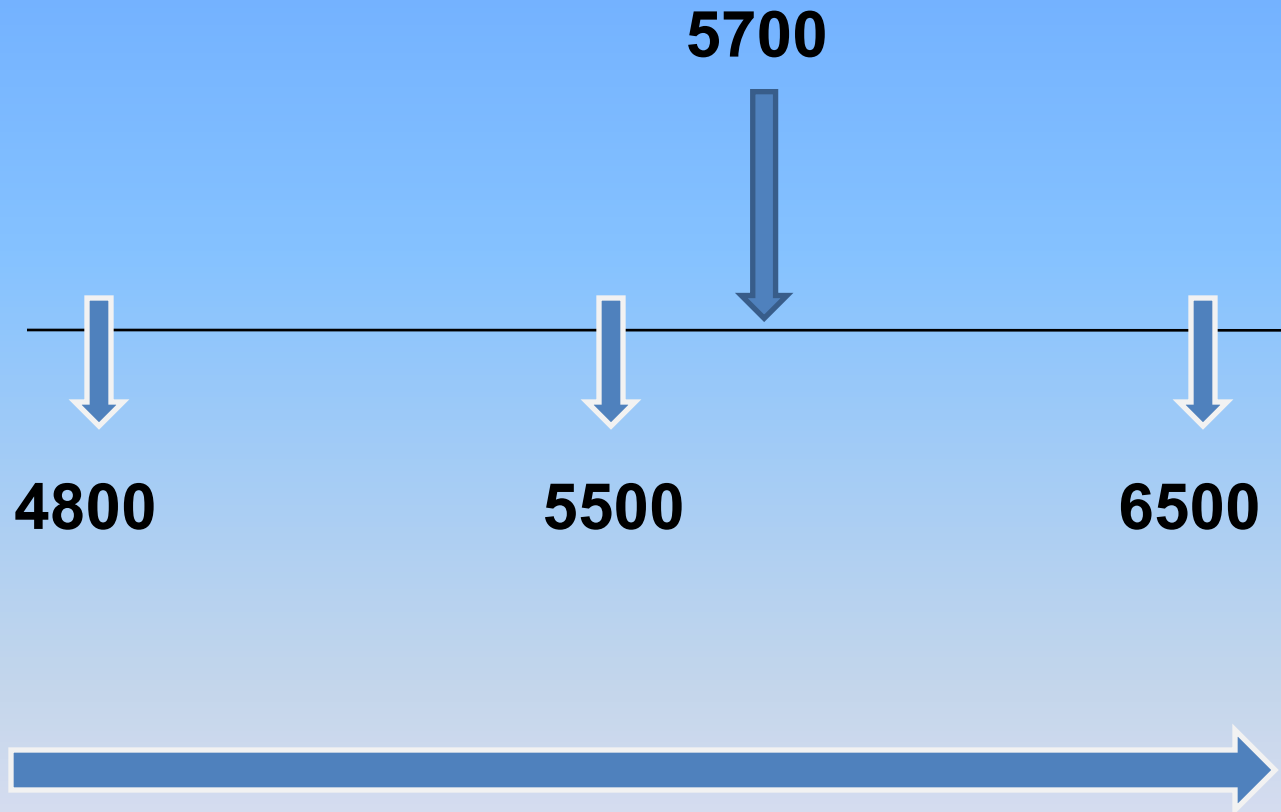


BASED ON VARIOUS FACTORS
PRICE VARIES FROM 4800 TO 6500 PER SQ FT OF SALEABLE AREA

GRADINGS OF CENTRIA ON A GRADE OF 10

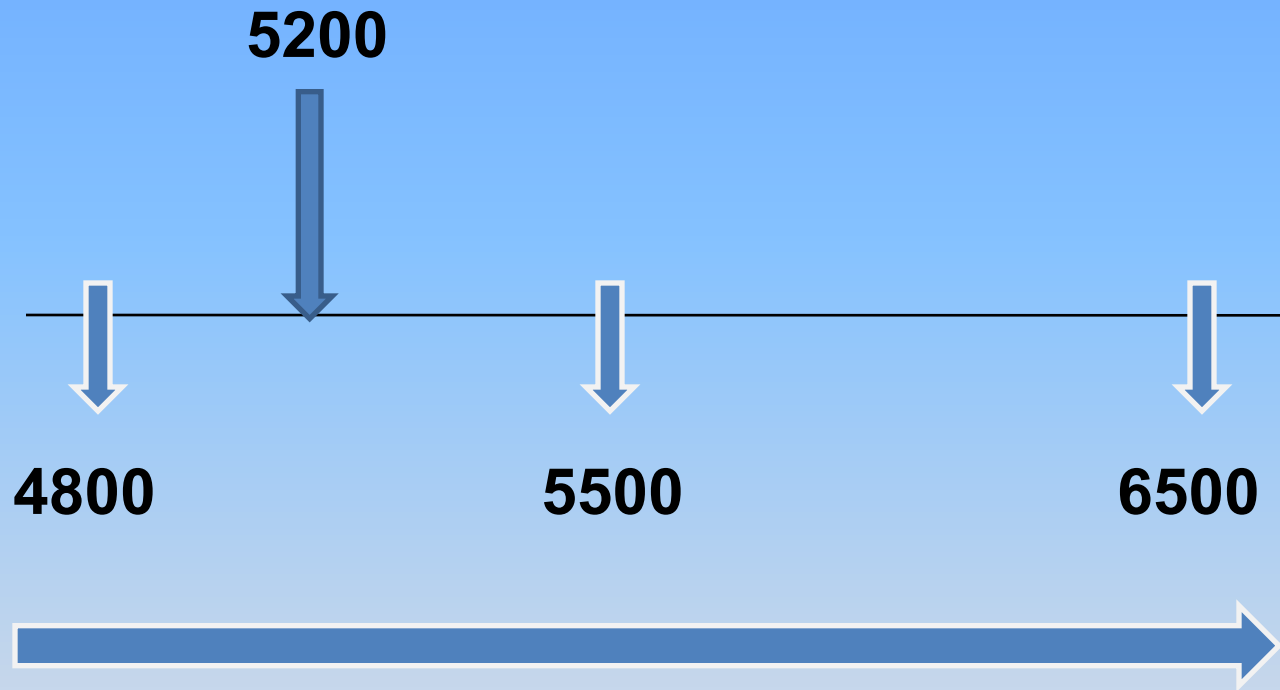
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<input type="checkbox"/>	OVERVIEW OF PROJECT	8-9
<input type="checkbox"/>	COHESIVENESS OF INHABITANTS	10
<input type="checkbox"/>	ACCESSIBILITY	8
<input type="checkbox"/>	POST SALES MAINTENANCE	9

BASED ON GRADINGS PRICE OF CENTRIA



**BASED ON GRADINGS IDEAL PRICE SHOULD BE
5700 PER SQ FT OF SALEABLE AREA**

OFFER PRICE TO DEFENCE PERSONNEL RATE PER SQ FT ON SALEABLE AREA



ABOVE PRICE HAS BEEN FINALISED AFTER PROTRACTED DISCUSSIONS WITH KOLTE PATIL TOP BRASS. IT IS INCLUSIVE OF EVERYTHING EXCEPT GOVERNMENT TAXES.

RECOMMENDATIONS OF HUM FAUJI INITIATIVES

- **STRONGLY RECOMMENDED FOR SETTLING DOWN AT PUNE.**
 - **DO NOT MISS THE GRAND OFFER – YOU MAY NOT GET IT AGAIN**
 - **PRICE VALID TILL 31 DEC 18**
- **Caution: We are not recommending this property for investment purposes due to prevailing market conditions. We strongly recommend you to take it for the purpose of own high-quality Home in a beautiful environment at reasonable prices.**

Wish to visit the project site or wish to go ahead?

Mail to: services@humfauji.in along with your contact number and preferred time to contact you. We will take it ahead from there.

Alternately you can SMS or whatsapp the same details on phone number **9999 053 522** mentioning **‘Project Centria’** in the subject matter and we will connect with you.