33 CENTRAL AVENUE

Cost Sheet Tower F3

Valid From 01st Jan 2025

Website: 33centralavenue.com
Email: salessupport@33centralavenue.com
Phone: Virendra Patel | 83499 44542
Site Address: 33 Central Avenue, Indira College Road, next to Akshara International school, Tathawade, Pimpri-Chinchwad, Pune, Maharashtra 411033.

WAKAD'S Centre of Attention

1st to 5th Floor

Apartment Type	2 BHK			
Total Carpet Area (Sq. mt.)	69.85	71.62	72.35	72.71
Total Carpet Area (Sq. ft.)	752	771	779	783
Agreement Cost	₹80,13,532	₹81,96,088	₹82,73,087	₹83,15,348
Stamp Duty (7%)	₹5,61,000	₹5,73,800	₹5,79,200	₹5,82,100
Registration Charge	₹30,000	₹30,000	₹30,000	₹30,000
GST (5%)	₹4,00,677	₹4,09,804	₹4,13,654	₹4,15,767
Total Cost	**₹90,05,208**	**₹92,09,693**	**₹92,95,941**	**₹93,43,215**

6th to 10th Floor

Apartment Type	2 BHK			
Total Carpet Area (Sq. mt.)	69.85	71.62	72.35	72.71
Total Carpet Area (Sq. ft.)	752	771	779	783
Agreement Cost	₹81,18,793	₹83,04,017	₹83,82,115	₹84,24,919
Stamp Duty (7%)	₹5,68,400	₹5,81,300	₹5,86,800	₹5,89,800
Registration Charge	₹30,000	₹30,000	₹30,000	₹30,000
GST (5%)	₹4,05,940	₹4,15,201	₹4,19,106	₹4,21,246
Total Cost	**₹91,23,133**	**₹93,30,518**	**₹94,18,021**	**₹94,65,965**

11th to 15th Floor

Apartment Type	2 BHK			
Total Carpet Area (Sq. mt.)	69.85	71.62	72.35	72.71
Total Carpet Area (Sq. ft.)	752	771	779	783
Agreement Cost	₹82,24,054	₹84,11,945	₹84,91,144	₹85,34,490
Stamp Duty (7%)	₹5,75,700	₹5,88,900	₹5,94,400	₹5,97,500
Registration Charge	₹30,000	₹30,000	₹30,000	₹30,000
GST (5%)	₹4,11,203	₹4,20,597	₹4,24,557	₹4,26,724
Total Cost	**₹92,40,957**	**₹94,51,443**	**₹95,40,101**	**₹95,88,714**

The project has been registered via MahaRERA registration number: P52100056399, 33 Central Avenue, and the details are available on the website under registered projects https://maharera.mahaonline.gov.in

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Enriching Lifestyles

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WAKAD'S Centre of Attention

16th to 20th Floor

Apartment Type	2 BHK			
Total Carpet Area (Sq. mt.)	69.85	71.62	72.35	72.71
Total Carpet Area (Sq. ft.)	752	771	779	783
Agreement Cost	₹83,29,315	₹85,19,874	₹86,00,172	₹86,44,061
Stamp Duty (7%)	₹5,83,100	₹5,96,400	₹6,02,100	₹6,05,100
Registration Charge	₹30,000	₹30,000	₹30,000	₹30,000
GST (5%)	₹4,16,466	₹4,25,994	₹4,30,009	₹4,32,203
Total Cost	**₹93,58,881**	**₹95,72,268**	**₹96,62,281**	**₹97,11,364**

21st to 25th Floor

Apartment Type	2 BHK			
Total Carpet Area (Sq. mt.)	69.85	71.62	72.35	72.71
Total Carpet Area (Sq. ft.)	752	771	779	783
Agreement Cost	₹84,34,576	₹86,27,802	₹87,09,201	₹87,53,632
Stamp Duty (7%)	₹5,90,500	₹6,04,000	₹6,09,700	₹6,12,800
Registration Charge	₹30,000	₹30,000	₹30,000	₹30,000
GST (5%)	₹4,21,729	₹4,31,390	₹4,35,460	₹4,37,682
Total Cost	**₹94,76,805**	**₹96,93,192**	**₹97,84,361**	**₹98,34,114**

26th to 28th Floor

Apartment Type	2 BHK			
Total Carpet Area (Sq. mt.)	69.85	71.62	72.35	72.71
Total Carpet Area (Sq. ft.)	752	771	779	783
Agreement Cost	₹85,39,838	₹87,35,731	₹88,18,230	₹88,63,203
Stamp Duty (7%)	₹5,97,800	₹6,11,600	₹6,17,300	₹6,20,500
Registration Charge	₹30,000	₹30,000	₹30,000	₹30,000
GST (5%)	₹4,26,992	₹4,36,787	₹4,40,911	₹4,43,160
Total Cost	**₹95,94,629**	**₹98,14,117**	**₹99,06,441**	**₹99,56,863**

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WAKAD'S Centre of Attention

3 BHK

Floor No.	1st to 5th Floor		6th to 10th Floor	
Parking Type	**Single**	**Double**	**Single**	**Double**
Total Carpet Area (Sq. mt.)	101.64	101.64	101.64	101.64
Total Carpet Area (Sq. ft.)	1094	1094	1094	1094
Agreement Cost	₹1,15,06,702	₹1,18,13,037	₹1,16,59,869	₹1,19,66,204
Stamp Duty (7%)	₹8,05,500	₹8,27,000	₹8,16,200	₹8,37,700
Registration Charge	₹30,000	₹30,000	₹30,000	₹30,000
GST (5%)	₹5,75,335	₹5,90,652	₹5,82,993	₹5,98,310
Total Cost	**₹1,29,17,537**	**₹1,32,60,689**	**₹1,30,89,063**	**₹1,34,32,214**

Floor No.	11th to 15th Floor		16th to 20th Floor	
Parking Type	**Single**	**Double**	**Single**	**Double**
Total Carpet Area (Sq. mt.)	101.64	101.64	101.64	101.64
Total Carpet Area	1094	1094	1094	1094
Agreement Cost	₹1,18,13,037	₹1,21,19,372	₹1,19,66,204	₹1,22,72,539
Stamp Duty (7%)	₹8,27,000	₹8,48,400	₹8,37,700	₹8,59,100
Registration Charge	₹30,000	₹30,000	₹30,000	₹30,000
GST (5%)	₹5,90,652	₹6,05,969	₹5,98,310	₹6,13,627
Total Cost	**₹1,32,60,689**	**₹1,36,03,740**	**₹1,34,32,214**	**₹1,37,75,266**

Floor No.	21st to 25th Floor		26th to 28th Floor	
Parking Type	**Single**	**Double**	**Single**	**Double**
Total Carpet Area (Sq. mt.)	101.64	101.64	101.64	101.64
Total Carpet Area	1094	1094	1094	1094
Agreement Cost	₹1,21,19,372	₹1,24,25,706	₹1,22,72,539	₹1,25,78,874
Stamp Duty (7%)	₹8,48,400	₹8,69,800	₹8,59,100	₹8,80,600
Registration Charge	₹30,000	₹30,000	₹30,000	₹30,000
GST (5%)	₹6,05,969	₹6,21,285	₹6,13,627	₹6,28,944
Total Cost	**₹1,36,03,740**	**₹1,39,46,792**	**₹1,37,75,266**	**₹1,41,18,418**

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WAKAD'S Centre of Attention

BANK DETAILS

33 Central Avenue Master Collection Amount

Cheque Favoring Name: Eisha Pro U 5 33 Cent Avenu F3 Wing Mast	
Bank Name: HDFC	**A/C Number:** 50200095499511
IFSC Code: HDFC0000900	**Branch:** Sangavi

33 Central Avenue Stamp Duty & Registration

Cheque Favoring Name: Eisha Properties Unit 5	
Bank Name: HDFC	**A/C Number:** 50200095415051
IFSC Code: HDFC0000900	**Branch:** Sangavi

Terms & Condition

Agreement to be executed & registered within 20 days from the date of booking otherwise booking will be treated as a cancelled one. The entire amount of Stamp duty & Registration is to be paid before the agreement.

The booking amount is ₹2,00,000/-

₹1,00,000/- cancellation charges applicable if the booking gets cancelled.

Floor rise of ₹100/- applicable for every 5 floors starting from the 6th floor and onward till the 28th floor.

The total cost mentioned here is all inclusive of GST, Registration, and Stamp Duty.

Subject to PCMC jurisdiction.

GST, Stamp duty, Registration charges, and all applicable government charges are as per the current rates, and in future, they may change as per government notification which would be borne by the customer. Also, any other taxes not mentioned herein if levied later would be payable at actuals by the purchaser.

The above areas are shown in square feet only to make it easy for the purchaser to understand. The sale of the said unit is on the basis of the RERA carpet area and all legal documents will be executed in square meters only.

Legal charges ₹10,000/- to be paid by the customer at the time of agreement.

The society maintenance charge will be ₹ 5/- per square foot of carpet area, plus applicable taxes. This amount will be payable at the time of possession for one year.

Outside bankers are not allowed, loan facility available from in house banker's team only.

The promoters reserve the right to change the above prices and the offer given at any time without prior notice. The information on this paper is provided in good faith and does not constitute part of the contract.

Booking is non-transferable.

Documents required: PAN Card, Adhar Card, Photocopy.

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