

MANEKSHAW ENCLAVE, WAGHOLI, PUNE

1. **Location**. Location of the project is next to AWHO Wagholi Project. Wagholi is in east of Pune and its proximity to Kharadi that has multiple IT Parks including 2 SEZs makes it a great location. Pl find distance of Manekshaw Enclave from imp places:

Location	Distance (in KMs)	Time Taken (in Mins)
Air Force Station	5.5 Kms	13 Mins
Airport	8.8 Kms	18 Mins
CSD Canteen, AFS, Lohegaon	6.0 Kms	15 Mins
ECHS	9.9 Kms	21 Mins
Kendriya Vidyalaya, AFS	5.8 Kms	14 Mins
Vikhe Patil Memorial School	2.3 Kms	05 Mins
Imax Multispeciality Hospital	2.6 Kms	07 Mins

2. **Price Comparison**. The project costing is of 48.47 Lacs all-inclusive for 2 BHK flats of size 730 sqft (total carpet area). All flats are of same size and cost without any floor escalation. Price point is kept comparable to AWHO Wagholi to keep project affordable.

Description	AWHO Wagholi (794 sqft)	Manekshaw Enclave (730 sqft)
Agreement value**	₹ 46,21,000	₹ 44,79,667
Stamp Duty + Regd	₹ 3,07,260	₹ 2,98,890
GST	₹ 2,31,050*	₹ 44,797
Parking Fees** + Infra	₹ 4,00,000	₹ 23,656
Total	₹ 55,59,310	₹ 48,47,010

(*GST only applicable on under construction property and as per Govt norms. Current rates shown as per GST norms applicable on 30th June 2020)
 (**Agreement value and Parking fees are taken from AWHO website and taxes as per government laid taxation clauses)

3. **Salient Features**.

Features	Description
Direction	East to West and West to East
Size	730 sqft (total carpet area) ; 985 sqft (saleable area)
Common Amenities in Society (Ready and in use)	24X 7 river water supply, Backup for 1 light & 1 fan point in each flat, Car wash area and Sanitation facilities for drivers and servants, Badminton, Squash, Cricket Net, Club House, Basketball, Lawn tennis, Swimming Pool & others.
Exclusive Amenities for Manekshaw residents	2 Guest rooms, 1 Mess for Social evening at first floor of the building

4. **Financing Option**.

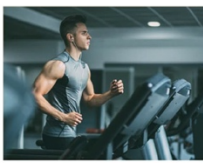
- Banks offering loans at as low as 6.85% rate of interest. For 40 lacs loan amount, EMI comes at Rs 26,210/-
- Property once ready can yield a rental income of approx. 15,000/- lowering your EMI burden.
- In case of your first home, benefit of ₹ 2.67 lacs can be considered as additional discount under PMAY. Please check your eligibility at pmaymis.gov.in

5. **Taxation Benefits.** Once you buy your first home, you may get tax benefit of up to 5 lacs in a year that practically save all your tax without any other investment.

Tax Benefits	Exemption	Manekshaw Enclave	AWHO Wagholi
U/S 24	2,00,000	Applicable	Applicable
U/S 80C	1,50,000	Applicable	Applicable
U/S 80EEA	1,50,000	Applicable	Not Applicable

6. **Floor Plan:** Please visit our website www.township.com for more details or WhatsApp at +91 78878 20000.

7. **SITE Images.** For more images, please visit website



Gymnasium



Swimming Pool



Lawn Tennis



Badminton Court



Indoor Games



Guest Rooms



Children Play Area



Basket Ball Court



Net Cricket

