

# 1-BHK ki price mein 2-BHK



14 years' trusted journey... 14000 possession given



"Apne Dam Par"  
1st Allotment Event  
Sept. 2009  
at Shanmukhanand Hall  
for Rashmi's Star City  
@ Naigaon, Mumbai  
Beneficiaries: 1000+ Flats



"Apne Dam Par"  
2nd Allotment Event  
Sept. 2011  
at GCC Club  
for Rashmi's Star City  
and Rashmi's Complex  
@ Vasai, Mumbai  
Beneficiaries: 500+ Flats



"Apne Dam Par"  
3rd Allotment Event  
March 2015  
at Gokhiware, Vasai  
for Rashmi's Star City  
Phase II, III, V  
@ Naigaon, Mumbai  
Beneficiaries: 1200+ Fl

Ab... Flat Kharido



Rashmi's STAR CITY... the journey  
Naigaon, 3rd Mumbai

- Launched 1BHK Unit Cost Rs.8.50 Lacs in 2009
- 6000 Applications received... 1000 Flats allotted
- Possession Date-2012 Unit Cost Rs.18 Lacs
- Ph-II and Ph-III 1800 Flats' work in progress
- Ph-IV and Ph-VI 1700 flats' booking done

Self financing system 'Apne Dam Par' along with 20+ bankers' support has become a strong strength of the company to fulfill its promise even amidst the Global Economic Recession of 2009-10.

With an all round precise planning and an excellent site to office co-ordination Rashmi Group has very comfortably achieved impossible looking task in record time.

Rashmi's  
**STAR CITY**  
MEGA CITY OF 152 BLDG.





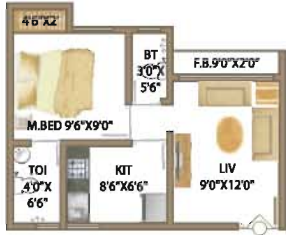
## नगर हो तो ऐशा™

a Smart City supported with "2020 Ready Infrastructure"

- with Excellent Western Rail Connectivity
- Most Convenient Road Connectivity upto Churchgate
- Well connected with Delhi Mumbai Industrial Corridor
- Technologically Advanced for Security purpose
- A Self sustainable city close to Work Place
- A Destination offering all possibilities of recreation and leisure
- A Location promising to provide day to day living facilities
- A Site surrounded by Health and Education institutes

  
**smart**homes™

**Rs.15,000/- Monthly**  
Interest Free 50 Installments

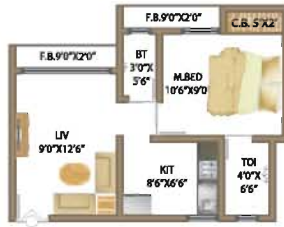


Area Description	475
Agr. Internal Floor Space	= 308.06
Flower Gallery	= 17.43
Actual Useable Space	= 325.49
Wall Area	= 53.71
Stair Case + Lobby + Others	= 64.21
Loft Area (50%)	= 31.59
E Construction Area	= 475.00

Rs. 6.00 Lacs on Booking

**1BHK**

**Rs.18,000/- Monthly**  
Interest Free 50 Installments



Area Description	531
Agr. Internal Floor Space	= 324.53
Flower Gallery	= 34.22
Actual Useable Space	= 358.75
Wall Area	= 55.11
Stair Case + Lobby + Others	= 85.55
Loft Area (50%)	= 31.59
E Construction Area	= 531.00

Rs. 6.50 Lacs on Booking

**1BHK**



**Rs.25,000/- Monthly**  
Interest Free 50 Installments

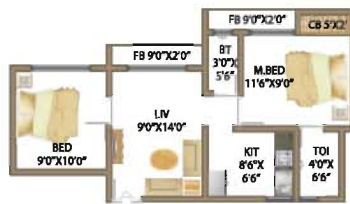


Area Description	675
Agr. Internal Floor Space	= 412.79
Flower Gallery	= 17.43
Actual Useable Space	= 430.22
Wall Area	= 67.71
Stair Case + Lobby + Others	= 145.48
Loft Area (50%)	63.18 sq.ft.
E Construction Area	= 675.00

Rs. 7.50 Lacs on Booking

**2BHK**

**Rs.25,000/- Monthly**  
Interest Free 50 Installments

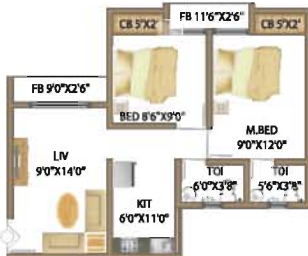


Area Description	720
Agr. Internal Floor Space	= 434.96
Flower Gallery	= 34.22
Actual Useable Space	= 469.18
Wall Area	= 68.90
Stair Case + Lobby + Others	= 150.33
Loft Area (50%)	= 31.59
E Construction Area	= 720.00

Rs. 9.00 Lacs on Booking

**2BHK**

**Rs.25,000/- Monthly**  
Interest Free 50 Installments

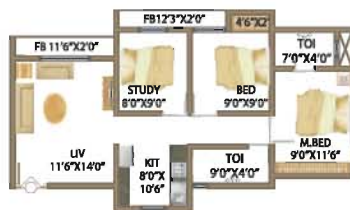


Area Description	750
Agr. Internal Floor Space	= 458.22
Flower Gallery	= 32.93
Actual Useable Space	= 491.15
Wall Area	= 72.33
Stair Case + Lobby + Others	= 152.94
Loft Area (50%)	= 33.58
E Construction Area	= 750.00

Rs. 9.50 Lacs on Booking

**2BHK**

**Rs.35,000/- Monthly**  
Interest Free 50 Installments



Area Description	999
Agr. Internal Floor Space	= 605.47
Flower Gallery	= 49.19
Actual Useable Space	= 654.66
Wall Area	= 90.53
Stair Case + Lobby + Others	= 206.45
Loft Area (50%)	= 47.36
E Construction Area	= 999.00

Rs. 12.00 Lacs on Booking

**3BHK**

Confirm Bookings

with Flat Number: Rs.1 lac Extra

Floor Rise:

2nd-3rd-4th Floor : Rs.25,000/-

5th-6th-7th Floor : Rs.50,000/-

8th-9th-10th Floor : Rs.75,000/-

11th-12th-13th Floor : Rs.1,00,000/-

14th-15th Floor : Rs.1,25,000/-

Possession Time: 40 Months

Bank Loans Also Available

Flat Allotment function  
before possession

Min. Rs.50/- per sq.ft.  
increase from 15th Oct. '15

## Plan Your Home Loan... Smartly

**SAVE...**  
Minimum  
**Rs.19**  
**L a c s**  
*On Interest Cost*

### How property buyer can save on huge interest cost for a property costing

Unit Cost: 30Lacs + Govt. Chrgs: 3.5 Lacs + other One Time Exp.: 1 Lacs = Total Rs.56 lacs

	Home Loan Plan	ADP Payment Plan
Total cost	: Rs. 34.5 Lacs	: Rs. 34.5 Lacs
Own contribution (11.6+5)	: Rs. 10 Lacs	: Rs. 9 Lacs
Interest Free Installments	:	: Rs. 10 Lacs (Rs.25,000x40)
Balance Loan amount	: Rs. 25 Lacs	: Rs. 16 Lacs
Loan Repayment Tenure	: 15 Yrs. / 180 Months	: 5 Yrs. / 60 Months
EMI @ 10%	: Rs. 27,000/-	: Rs. 34,000/-
Total Repayment	: Rs. 48 Lacs	: Rs. 20 Lacs
Interest Paid	: Rs. 23 Lacs	: Rs. 4 Lacs
Effective property cost	: Rs. 57.5 Lacs	: Rs. 38.5 Lacs

**Rs.19 Lacs**  
Huge Savings on Interest Cost



Only  
5 Years' Loan

Huge Savings  
on Interest Cost

**0%**  
INTEREST

More than 30%  
Bal. on Possn.

Monthly Easy  
Installments

आम तौर पर रु.60 लाख की प्रॉपर्टी (+6 लाख गवर्नमेंट चार्जिस + 5 लाख अन्य चार्जिस, यानी सब मिलाकर रु.71 लाख) खरीदते वक्त परंपरागत 20:80 पेमेन्ट प्लान के अन्तर्गत प्रॉपर्टी खरीददार को रु.18 लाख (12+6) अपनी और से जोड़ने के उपरांत 15 वर्ष के लिए रु.53 लाख की होम लोन लेनी होती है। यह लोन रु.57,000 के इ.एम.आय. द्वारा 180 महिनों में री-पे कीया जाता है।

इस तरह से प्रॉपर्टी की कोस्ट रु.60 लाख में रु.49 लाख ब्याज के जोड़कर इफेक्टिव कोस्ट रु.120 लाख हो जाती है।

इसी प्रॉपर्टी को “अपने दम पर” मनी सेवर टूल से खरीदते वक्त रु.18 लाख बुकींग अमाउन्ट देने के बाद प्रॉपर्टी खरीददार को रु.54,000 के 50 इन्टरेस्ट फ्री इन्स्टॉलमेन्ट देने होते हैं जिस में से रु.21.60 लाख पड़ेशन मिलने तक 40 महिनों में ही दे दिये जाते हैं।

बेलेन्स रु.31.4 लाख (15 वर्ष के जगह सिर्फ 5 वर्ष) की बैंक लोन के रु.63,585 के 60 इ.एम.आय. द्वारा चूका दिया जाता है। इसका नतीजा यह होता है की कुल री-पेमेन्ट रु.38.15 लाख होता है, यानी के सिर्फ रु.6.75 लाख ब्याज में जाते हैं।

इस तरह से “अपने दम पर” इस सत् प्रतीशत कस्टमर फ्रेन्डली पेमेन्ट प्लान की वजह से प्रॉपर्टी खरीददार के निश्चित तौर पर रु.42 लाख बच जाते हैं और कर्ज अवधि भी 15 लम्बे वर्ष से कम हो कर सिर्फ 5 वर्ष हो जाती है।

Ab... Flat Kharido



*planning makes... everything possible*

OUR BANKERS



Central Bank of India



Indian Overseas Bank



Union Bank of India



Bank of India



Oriental Bank of Commerce



HDFC Corp. Ltd.



Bank of Baroda



DHFL Corp. Ltd.



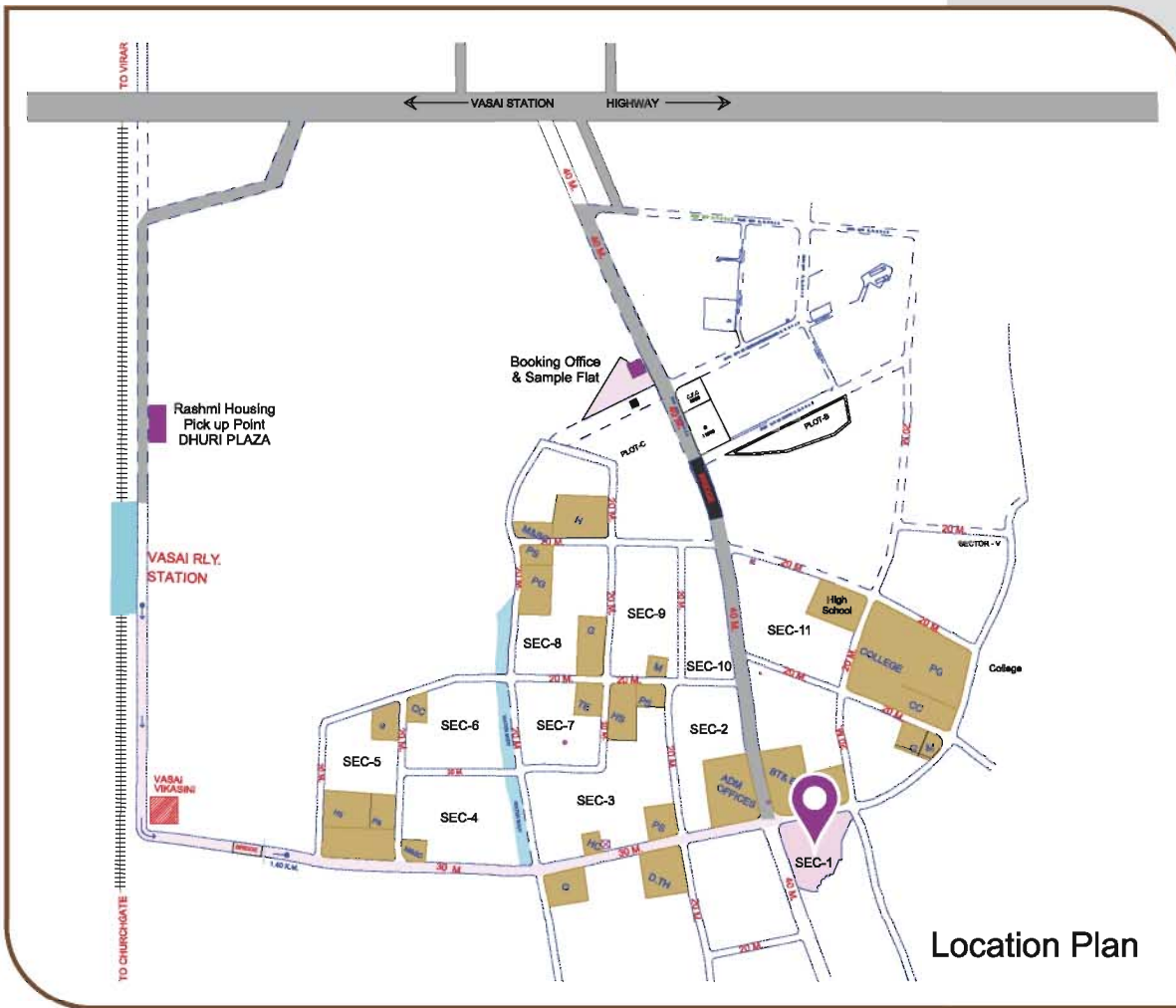
Punjab National Bank



State Bank of India



GIC HOME FIN



Location Plan

Ab... Flat Kharido



A Unique Concept By

घर हो तो ऐसा®

Excellent Creation By Heart



**Rashmi Realty Builders Pvt. Ltd.**

Booking Office / Site: Behind Madhuban Society, Gokhiware Road, Vasai (E).

Redg. Office: B-215, Shanti Shopping Center, Nr. Railway Station, Mira Road (E) - 401107.

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