

Because simplicity is beautiful...



Green County

"Happy Homes"

1 & 2 BHK LUXURIOUS HOMES @ PHURSUNGI

Project By

f5
REALTORS
www.f5realtors.com

A gateway to perfection



Green County



Green County
"Happy Homes"

*Convenience...
at your doorstep*



Green County
"Happy Homes"

Located in the blissful surroundings of Phursungi, **Green County** is set for a simple and beautiful life every family dreams of. The convenience of location on one hand balanced with natural and vibrant surroundings on the other. This project of over 400 warm homes, is located very close to SP Infocity, at the same time close to Solapur Road, Hadapsar and Magarpatta.

The location is extremely convenient due to close proximity to some of the biggest IT Parks in the city like the SP Info City & Magarpatta City, commuting to work is easier and convenient.



Green County

"Happy Homes"

Open the doors to the exceptional life. With ample open space and the buildings being very well spaced out, the project offers you ample ventilation, and natural light and most importantly the desired privacy. Where the fulfilling life begins and indulgences never end.

Discover a whole new level of exquisite living... at Green County

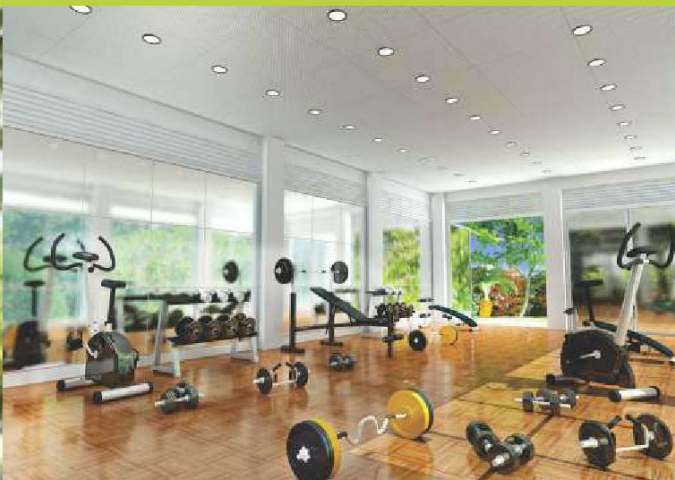
A sense of openness



Green County
"Happy Homes"



The real pleasures of life...



Green County *"Happy Homes"*

Green County gives you exactly what you need. Club house for all your moods, play area for children to have fun, landscaped gardens to experience nature closely, gymnasium to keep you fit... here's a toast to all the simple pleasure of life!

AMENITIES

- * Grand entrance gate with security cabin
- * Community hall / Meditation room
- * Swimming pool
- * Toddler's pool
- * Club house
- * Intercom facility
- * Ample Covered and open parking
- * Internal roads / trimix / Block finish / asphalt
- * Provision of servants toilet
- * Solid waste management system
- * Nameplate and letter box
- * Secured compound wall all around the complex
- * Power backup for lifts, pumps and common areas

- * Automatic water pumping system
- * Water purification system
- * Sufficient capacity underground and overhead water tank, separate compartments for drinking and domestic water
- * Special waiting area for school children and senior citizen near entrance gate
- * Rain water harvesting system
- * Fire fighting system

SPORTS

- * Carrom
- * Chess
- * Jogging track
- * Well equipped Gymnasium



Green County
"Happy Homes"

A complete recreation

A complete recreation



Green County
"Happy Homes"



*A thoughtful
planning*



Green County
"Happy Homes"



Added Value...


Green County
"Happy Homes"

1 BHK




Green County
"Happy Homes"

Added Value...

2 BHK



Green County
"Happy Homes"

Specifications


Green County
"Happy Homes"



STRUCTURE

- * RCC framed Earthquake Resistant Structure

BRICKWORK

- * 6" thick External & Internal Fly Ash Bricks

FLOORING

- * Vitrified flooring

DADO

- * Glazed Tile Dado upto lintel level for Toilets
- * Glazed Tile above the Kitchen platform

KITCHEN

- * Granite top kitchen platform with stainless steel sink
- * Provision for microwave & mixer grinder
- * Provision for exhaust fan & water purifier

DOOR & WINDOWS

- * Decorative main door
- * Flush doors
- * Good quality fittings for main door with Europa locks
- * Granite Window sills
- * Aluminum powder coated sliding window

WALL FINISHES & PAINTS

- * Sand finished plaster for external wall with cement paint
- * Roller finished oil bond distemper to internal walls

TOILET & BATHROOM

- * Antiskid Flooring for Toilet
- * Powder coated aluminum louvers with frosted glass and provision for exhaust fan
- * Concealed plumbing with hot / cold water mixer
- * Provision for Boiler/ Geyser point

SANITARY

- * Standard quality CP fitting & sanitary wares for all toilets and bathrooms
- * CERA or equivalent sanitary wares

TERRACES

- * Antiskid ceramic flooring
- * MS railings for all terraces

SAFETY & SECURITY

- * MS safety grills for windows
- * Concealed fire retardant copper wiring with good quality modular switches
- * Miniature circuit breaker (MCB)

CONVENIENCE & COMFORT

- * Common satellite cable tv wiring in all living rooms
- * A/C points in master bedrooms
- * TV point in the living room
- * Telephone point in living room

BLDG TYPE - B3 & B4

TYPICAL ODD FLOOR PLAN



Green County
"Happy Homes"



FLAT NO.	CARPET AREA SQ.FT.	TERRACE CARPET SQ.FT.	DRY BALCONY CARPET SQ.FT.	TOTAL CARPET SQ.FT.	SALAEBLE SQ.FT.
101,301,501,701	615.25	67.38	18.00	700.63	911.00
102,302,502,702	615.25	67.38	22.50	705.13	917.00
103,303,503,703	615.25	56.25	22.50	694.00	902.00
104,304,504,704	615.25	56.25	18.00	689.50	896.00



BLDG TYPE - B3 & B4

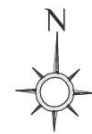
TYPICAL EVEN FLOOR PLAN



Green County
"Happy Homes"



FLAT NO.	CARPET AREA SQ.FT.	TERRACE CARPET SQ.FT.	DRY BALCONY CARPET SQ.FT.	TOTAL CARPET SQ.FT.	SALAEBLE SQ.FT.
201,401,601,801	615.25	67.38	18.00	700.63	911.00
202,402,602,802	615.25	67.38	22.50	705.13	917.00
203,403,603,803	615.25	56.25	22.50	694.00	902.00
204,404,604,804	615.25	56.25	18.00	689.50	896.00



BLDG TYPE - C1

TYPICAL ODD FLOOR PLAN



Green County
"Happy Homes"



FLAT NO.	CARPET AREA SQ.FT.	TERRACE CARPET SQ.FT.	DRY BALCONY CARPET SQ.FT.	TOTAL CARPET SQ.FT.	SALAEBLE SQ.FT.
101,301,501,701	464.87	47.25	16.50	528.62	687.00
102,302,502,702	449.13	47.25	16.50	512.88	667.00
103,303,503,703	449.13	47.25	16.50	512.88	667.00

FLAT NO.	CARPET AREA SQ.FT.	TERRACE CARPET SQ.FT.	DRY BALCONY CARPET SQ.FT.	TOTAL CARPET SQ.FT.	SALAEBLE SQ.FT.
104,304,504,704	449.13	47.25	16.50	512.88	667.00
105,305,505,705	449.13	47.25	16.50	512.88	667.00
106,306,506,706	485.11	47.25	16.50	548.86	714.00

BLDG TYPE - C1

TYPICAL EVEN FLOOR PLAN

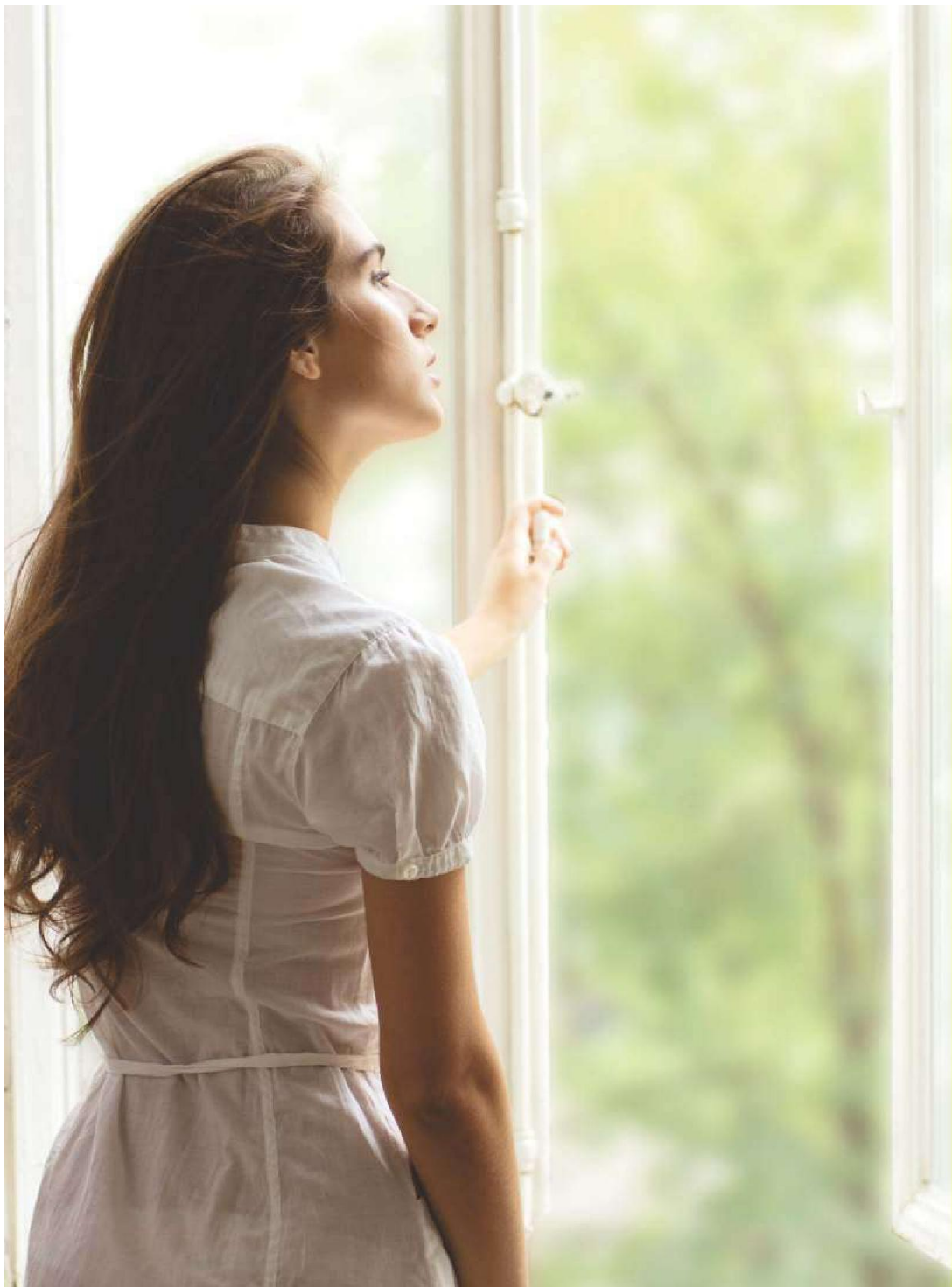


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205,405,605,805	449.13	47.25	16.50	512.88	667.00
206,406,606,806	485.11	47.25	16.50	548.86	714.00



Introducing elegant homes at **Green County** Phase - II, Phursungi, that will fulfill your long standing desire for a home that's ahead of its time in form, features, and facilities. 4G defines the life with

GRAND LAYOUT
GLORIOUS LOCATION
GRACIOUS LIFESTYLE
GOOD AMBIENCE



Green County
"Happy Homes"

PHASE - II

Come celebrate good life with, 4G living experience,
exclusively at **Green County** Phase - II





GOOD AMBIENCE

Open the doors to the exceptional life. With ample open space and the buildings being very well spaced out, the project offers you ample ventilation, natural light and most importantly the desired privacy. Where the fulfilling life begins and indulgences never end.

Discover a whole new level of exquisite living ... at **Green County** Phase -II





CONVENIENCE... AT YOUR DOORSTEP

Located in the blissful surroundings of Phursungi, **Green County** Phase-II is set for a simple and beautiful life every family dreams of. The convenience of location on one hand balanced with natural and vibrant surroundings on the other. This project of over 400 warm homes, is located very close to SP Infocity, at the same time close to Solapur Road, Hadapsar and Magarpatta.

Apart from IT Parks, the location is the epicenter of social life with the city's shopping centers, entertainment, education center & food junctions around it, all in just 15 to 20 minutes.

GRACIOUS LIFESTYLE

- Grand entrance gate with security cabin
- Community hall / Meditation room
- Club house
- Intercom facility
- Common DTH connection
- Solar system
- Ample Covered and open parking
- Internal roads / trimix / Block finish / asphalt
- Provision of servants toilet
- Nameplate and letter box
- Secured compound wall all around the complex
- Power backup for lifts, pumps and common areas
- Automatic water pumping system

- Water purification system
- Sufficient capacity underground and overhead water tank, separate compartments for drinking and domestic water
- Special waiting area for school children and senior citizen near entrance gate
- Rain water harvesting system
- Fire fighting system

SPORTS

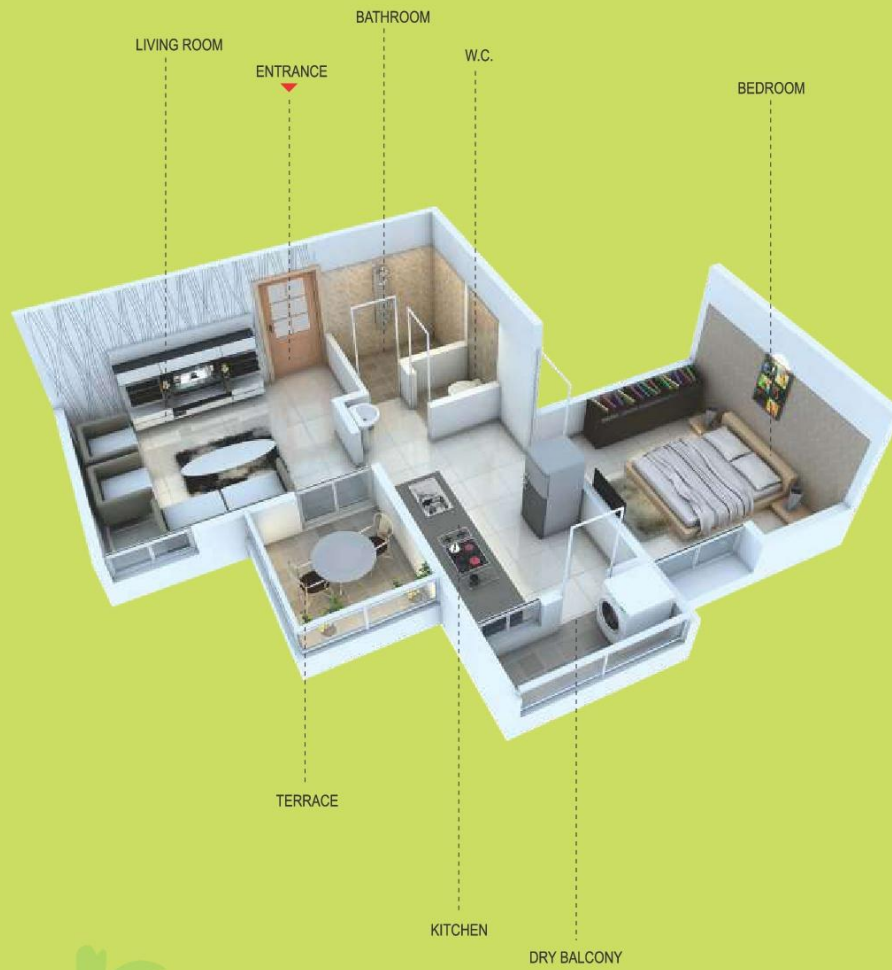
- Carrom
- Chess
- Jogging track
- Well equipped Gymnasium





1 BHK

ODD FLOOR



1 BHK

EVEN FLOOR



2 BHK

ODD FLOOR



2 BHK

EVEN FLOOR



Frequently Asked Questions



Q1. What is the proposed development and where is it located?

Ans: The project consists of over 460 flats and has 4 wings namely A1, A2, A3, B1, B2, B3, B4, C1, C2 & C3. Nestled in the prosperous Industrial town of PUNE "Green County," is part of f5 Realtors Modern Integrated residential cum commercial complex which offers a complete lifestyle to its residents. The scheme boasts of a club house, gym, shopping arcades etc. It is a complete project which cares for you, your requirements as well as nature.

It is located at on Pune-Saswad Road, at Phursungi, Hadasar, Pune.

It is just 1 km from S.P Infocity, and 4 km from Magarpatta. Open your doors to the good life at Green County It's a beautiful world.

Site Area : 274475 sq ft.

Green Space : 29492 sq ft.

Club House Area : 4400 sq ft.

Kindly refer the location map for direction details.

Q2. Is there any differential pricing on floors?

Ans: Please contact our sales team for the details.

Q3. What are the facilities in the Club House?

Ans: Club house would contain a health club, table tennis, carrom, and indoor games along with a multipurpose hall.

Q4. Is the title of the property clear?

Ans: The title of the property is absolutely clear and marketable & the company has already received required sanction from the town planning authorities, and also the required N.A sanctions from the competent authority.

Q5. When can I expect to move into my new home?

Ans: Although we are targeting the project within 18 months, however if there is a delay due to some unforeseen reason we would be committed to give the possession in 24 months of starting of the construction. (Only for wing A2, B2, B3, B4 & C1).

Q6. So now that I have learnt all about the property, tell me how much is it going to cost me?

Ans: Every flat has the following cost break up:

Flat cost (Base cost) +

MSEB charges +

legal charges & Infrastructure charges.

For a personalized cost statement please call us on 09850712000 / 09850912000 or write to us at info@f5realtors.com

Q7. What are the different types and sizes of Flats?

Ans: ■ We offer 1 BHK Flats in different sizes from 667 to 714 sq ft.

■ We offer 2 BHK Flats of 902 to 917 sq ft.

Q8. Will there be validity for the Price List?

Ans: Yes, the price is subject to your confirmation of purchase, in the absence of which it is valid up to 7 days.

Q9. Can I buy the property from the brokers at a discounted price? Is there any difference of pricing between brokers quoted and company quoted?

Ans: As of now we are not open to brokers.

Q10. Are there any hidden charges beyond the charges already explained?

Ans: No hidden charges. However Stamp Duty, Registration Charges and other Government Levies, like Service Tax, Vat Tax and any other which may be applicable will be payable by the purchaser as and when demanded by Anand Developers.

Q11. Has the project been approved by HFIs for loan?

Ans: We are already discussing with number of leadings HFCs & Banks. At the time of allotment you will be informed of the same, alternately you could also call upon our sales team for assistance, if you want to arrange a loan from your Bank of your convenience.

Frequently Asked Questions



Q22. What are the types of Agreements to be signed by the Purchaser?

Ans : Post allotment the Sales Agreement has to be duly signed and registered between the purchaser(s) and ANAND DEVELOPERS, within 30 days of booking the flat.

Q23. Can I buy the property under joint name between me and my company?

Ans : Property can not be bought under your joint name and the company's name.

Q24. If a property owner's details change, how can they be updated?

Ans : Any change in details have to be given in writing to ANAND DEVELOPERS along with appropriate proof.

Kindly mark such letter to : Sales and Admin, at
ANAND DEVELOPERS
801, City Square Bhamburda Behind Rahul Talkies
Shivajinagar Pune - 411 005.
Tel : 91-20-24487 386
Email: info@f5reators.com

Q25. Can I know the process for NRI transaction?

Ans : For any Non Residential India (NRI) to book a place in Green County, they have to follow the same process of Application and Allotment as prescribed for Indian client. The transfer of money towards booking and other payments can be done through two modes:

1. Direct bank transfer between account to account via swift code.
2. Transfer of funds through an NRE / FCNR (B) / NRO account maintained in India to ANAND DEVELOPERS Bank account, if the client wishes to repatriate the money.
No payment can be made either by traveler's cheque or by foreign currency notes. No payment can be made outside India.

- Kindly refer Reserve Bank of India guidelines on the same

Q26. Who bears the exchange rate gains or losses on transfer of funds?

Ans: The customer, as we only credit the value that is actually received.
Any discrepancy will be carried over onto the next installment due.

Q27. What can be done if the property documents are lost?

Ans : In case the registered property documents are lost then a copy of the same can be obtained from the office of the Registrar by paying some pre-requisite fee.
f5 Realtors will guide you on the procedures and requisites. Kindly get in touch with us on 020-24487286 or write to us at info@f5realtors.com in such case the copy of payment receipt towards the stamp duty/ registration would still be required.

Q28. What happens if I have any more questions / clarifications?

Ans : Please feel free to call upon our sales and administration office at
ANAND DEVELOPERS
801, City Square Bhamburda Behind Rahul Talkies
Shivajinagar Pune - 411 005.
Tel : 91-20-24487 386
Email: info@f5reators.com

Frequently Asked Questions



Q12. What is my responsibility for disbursement of Installments through HFCs / Banks?

Ans : Once the HFCs / Banks approve your loan, the disbursement is directly done to the company how ever you need to process the same with the HFCs / Banks

Q13. How do I book my home at Green County?

Ans : Booking can be done by submitting an application form along with a Demand Draft/ Cheque in favour of "ANAND DEVELOPERS ". We need the following at the time of booking

1. Booking Money draft /cheque @ 5% .
2. Buyers and Co Buyers details in the form duly filled and signed.
3. PAN No. & attested copy of PAN Card / Undertaking.
4. For Companies: Memorandum & Articles of Association and certified copy of Board Resolution.
5. For Foreign Nationals of Indian Origin: Passport Photocopy/funds from NRE/FCNR A/c.
6. For NRI/PIO: Copy of Passport Photocopy / Foreign inward remittance from the account of Allottee's /NRE/NRO A/c of Allottee's.
7. Signature on the payment schedule.
8. Signature on application for allotment.

Our representatives would assist you in detailing the complete booking formalities of your preferred flat. Kindly get in touch with us on 09850712000 / 09850912000 or write to us at info@f5realtors.com

Q14. What happens after I have done the booking?

Ans : Once your booking is done we will send you your allotment letter followed by intimation about Agreement for Sale. Further the company will also send you timely reminders on the payment due and it is also mentioned in the agreement.

Q15. Can I opt for a down payment option?

Ans : Yes. Please contact our sales team for the details.

Q16. How are installments to be paid and is it time bound?

Ans : By way of Cheque or Demand Draft payable at Pune drawn in favour of "ANAND Developers" And yes, the installments are time bound. It will be as per the payment schedule provided to you by us.

Q17. Can two flats be bought and combined into one flat?

Ans : Combination of flats is possible and also we have range of flat for you to choose from.

Q18. Are modifications permitted in the Flats?

Ans : Yes, limited modifications are permitted in the flat at an extra cost. Kindly check with us at the time of purchase for details. f5 Realtors follows a strict policy for any modifications and extra works, a list of pre requisite cost of modification of extra work is available with our sales team for your convenience.

Q19. What if my monthly EMI is delayed?

Ans : The company reserves the right to cancel the allotment in case of non-payment of the dues from the customer. However at its sole discretion, the company may choose to charge interest @ 18% on the delayed amount due from the client.

Q20. What happens if I cancel my booking?

Ans : Well, we would not encourage you to do it, but in an unforeseen circumstance should you choose to cancel, 5 % of the sales price will be retained by the company and the rest will be returned to you by way of cheque but only under the condition that the flat has not been registered.

Q21. Are transfer allowed? What is the process?

Ans : Transfer is allowed. The Applicant cannot transfer the registration, booking or allotment in favor of a third party for six months from the date of allotment of the flat by the Company unless approved by the Company, who may at its sole discretion permit the same on payment of transfer charges @ Rs. 100 /sq.ft.

GLORIOUS LOCATION



Distances From:

- S.P. Infocity - 0.5 Km
- Noble Hospital - 4 Km
- Magarpatta City - 5 Km
- Hadapsar Gadital Bus Depo - 2.8 Km
- Pune Camp - 9 Km
- Lexicon School - 0.5 Km

Simple beginnings...

Project By



Many people talk with words, many others talk with deeds. Anand Group belong to the kind for whom their work speaks for itself. Trust has found meaning in their commitments, quality has found meaning in their attitude and value has found meaning in their offerings. They've brought all this to life in their completed projects. Simple beginnings are often the ones that deliver great work. And that is the story of Anand Group too!

Our Landmarks



GREEN CREST

180, Phursungi



CITY SQUARE

29/2, Bhamburda, Shivajinagar



ANAND MALL

683, Raviwar Peth



NANDINI SPRING FIELD

87/1/1, 1/2, Pune - Solapur Road, Manjari



AISHWARYA GREENS

172/9, Bhekrai Nagar, Fursungi, Pune-Saswad Road

COMPLETED PROJECTS :- ✳ **Green Crest**, ahead S.P Infocity, Fursungi ✳ **Anand**, Shaniwar Peth ✳ **Anand Market**, Budhawar Peth ✳ **City Square**, Shivajinagar

ONGOING PROJECTS :- ✳ **Nandini Spring Fields**, Manjari ✳ **Aishwarya Greens**, Phursungi ✳ **Anand Mall**, Raviwar Peth

UPCOMING PROJECT :- ✳ **The Turf**, B.T. Kawade Road, Ghorpadi ✳ **Silver Crest**, Wagholi ✳ **Wagheshwar City**, Wagholi