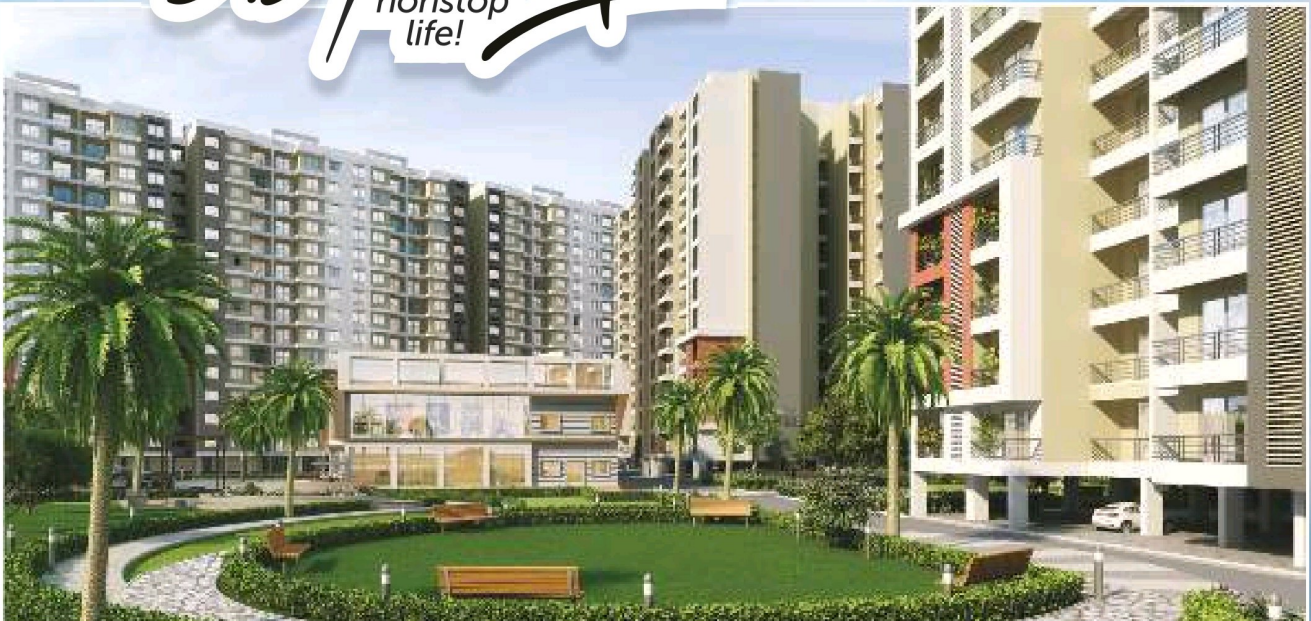
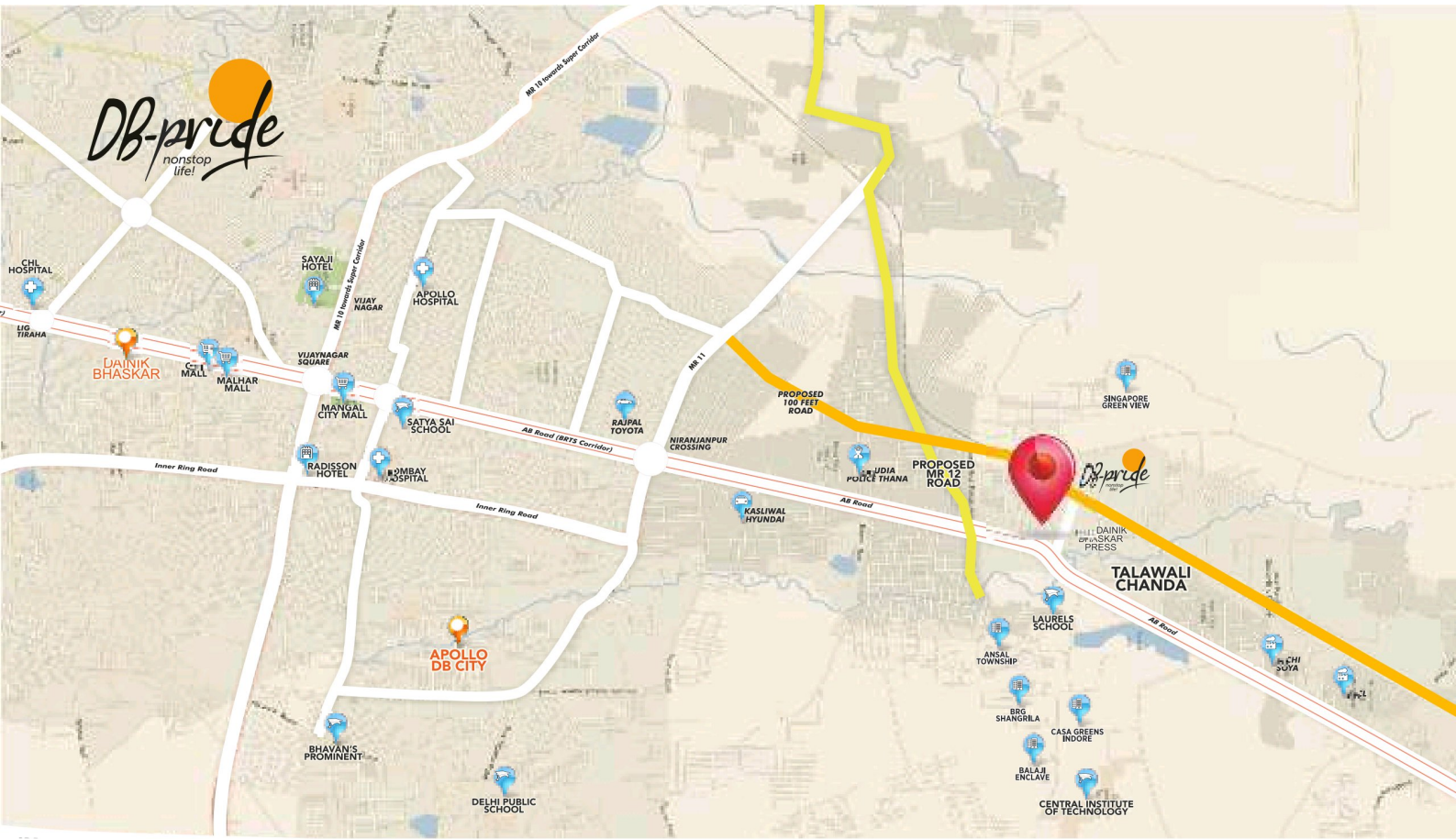


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RERA Reg. No. P-IND-17-367/369



**2, 2.5 & 3 BHK LUXURY APARTMENTS**



## Get there faster

|  |   |   |   |   |   |   |   |  |   |   |   |   |
|--|---|---|---|---|---|---|---|--|---|---|---|---|
|  |  |  |  |  |  |  |  |  |  |  |  |  |
| AB Road  | MR-11 Crossing<br>(Rajpal Toyota Showroom)  | Satya Sai School  | Bombay Hospital   | Apollo DB City  | Airport   | Vijay Nagar Circle  | C-21 Mall   | Dainik Bhaskar Office  | Palasia Square  | Railway Station   | Bus Stand   | Lasudia Police Thana  |
| 0.2 Km   | 3.1 Kms   | 5 Kms   | 5.7 Kms   | 5.12 Kms  | 17 Kms  | 6.3 Kms   | 7 Kms   | 7.8 Kms  | 9.5 Kms   | 11.6 Kms  | 11.9 Kms  | 1.5 Kms   |



# DB Pride, Indore

- Phase I & II spanning across 15 acres of land located on AB Road Indore.
- It is the only high-rise apartment project at Talawali Chanda
- 3 Separate Gardens with Children's Play Area
- Offers 2BHK, 2.5 BHK and 3 BHK luxurious apartments
- Loans available from all leading banks & financial institutions
- Acquired all mandatory government approvals
- We have started possession in 2 tower of 2 BHK ( B1 & B2 ) from May 2019.
- For B3 & B4 the possession will start April onwards.
- We have already handover approx. 50 flats.
- Our lavish clubhouse club Zaza will be completed on or before June 2020





# 24x7 Live Hassle Free



Doctor on call/  
Ambulance



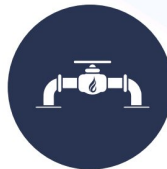
Plumber/  
Electrician  
on call



Power backup  
at common areas



Convenience  
store



PNG Gas



Security

\*All Amenities are Proposed.



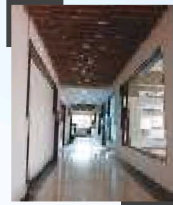
## Some *Delightful Features*



High Speed Elevators



RCC Roads with Paving  
& Street Lights



Big Lobby  
Area



Rainwater Harvesting  
& Recharging Pit  
& Sewage Treatment Plant

## *Exclusive Features*

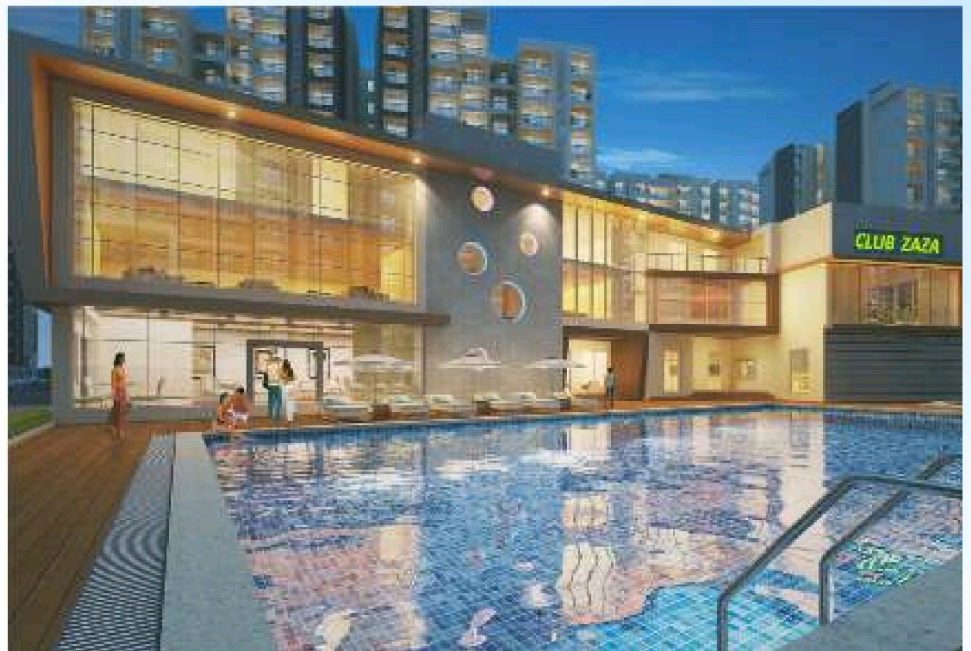
- Designed for more natural light and air
- Entrance through foyer and vestibule
- Wider lobbies and common areas
- Large window openings
- Concrete Roads
- Gated Community & Secured Campus
- 3 Tier security system with CCTV cameras, dual check points & security guards
- More than 70 % open & green space garden
- 24x7 DG backup for common services



# Club House



- Poolside Cafeteria & Restaurant
- Family Salon & Spa
- Indoor Games - Carrom, Chess  
Card Room, Billiards
- Kids Play Area - Kids Day Care Center  
(Play School)
- Luxurious Guest Rooms
- Table tennis • Squash Court  
Multi Purpose Hall • Gymnasium



*\*All Club amenities are proposed. \*Club membership optional on payment basis.*



# Rate Appreciation

| Stage              | Base Price |
|--------------------|------------|
| Pre Launch in 2012 | 2000000/-  |
| Launch in 2014     | 2200000/-  |
| Nov-18             | 2500000/-  |
| Nov-19             | 3000000/-  |
| In 2020            | 3300000/-  |

- Project delayed due to Government Compliances and permissions
- Payment is construction linked
- The calculation for rate appreciation is approximate



## 2BHK Cost Structure

|                            |  |
|----------------------------|--|
| Basic Price for 2 BHK Flat | 33 Lac   |
| Other Charges              | 361500 (+18% Taxes)<br>Water & External Electrification<br>Parking Development,<br>External Development Charges,<br>Society Maintenance Charges,<br>Society Deposit etc. |
| Registry Charges           | 9.30% (Approx) upto 31.03.2020   |
| GST                        | 1%   |





# 2 BHK



**Carpet Area:** The net usable floor area of a flat plus the area covered by the internal partition walls of the flat, excluding external walls area.

**Built-Up Area:** The net usable floor area of flat + the area covered by the internal partition walls of the flat + the area covered by the external walls of the flat + Balcony.

**Super Built-Up Area:** The net usable floor area of a flat + the area covered by the internal partition walls of the flat + the area covered by the external walls of the flat + Balcony + Lobby + Shafts/ Ducts + stair case + lift + area of projections + mummy /water tank .



Carpet Area  
718.82 sq.ft. (approx.)

Built Up Area  
849.71 sq.ft. (approx.)

Super Built-up Area  
1130 sq.ft. (approx.)



# 2.5 BHK



Carpet Area  
886.2 sq.ft. (approx.)

Built Up Area  
1083.07 sq.ft. (approx.)

Super Built-up Area  
1441 sq.ft. (approx.)



# 3 BHK Luxury



Carpet Area  
1144.43 sq.ft. (approx.)  
Built Up Area  
1391.87 sq.ft. (approx.)  
Super Built-up Area  
1851 sq.ft. (approx.)



# Actual Images





# Benefits of PMAY

## BENEFITS OF PMAY & TAX SLABS

|                                  | 2 BHK     | 3 BHK/2.5 BHK<br>(Compact) |
|----------------------------------|-----------|----------------------------|
| Basic Price                      | 3300000   | 4600000                    |
| (A) Rebates (PMAY)               | 235000    | 235000                     |
| (B) Tax Benefit on HL (Interest) | 200000    | 200000                     |
| Total Benefit (A+B)              | (-)435000 | (-)435000                  |
| Net Cost of Flat*                | 2865000   | 4165000                    |

\* Approximate value basis all Tax benefits and PMAY

The buyer can also enjoy the benefit of Pradhanmantri Awas Yojna Scheme.



# Bank Loan EMI Index

Bank Loan Emi Index (Approx) - 8% for 20 Yrs

| Amount(L) | PMAY(L) | Effect. Loan Amnt (L) | EMI/ PM-INR | Effective Emi (PMAY)INR |
|-----------|---------|-----------------------|-------------|-------------------------|
| 25        | 2.35    | 22.65                 | 20911       | 18945                   |
| 27        | 2.35    | 24.65                 | 22584       | 20618                   |
| 30        | 2.35    | 27.65                 | 25093       | 23128                   |
| 35        | 2.35    | 32.65                 | 29275       | 27310                   |
| 40        | 2.35    | 37.65                 | 33458       | 31492                   |
| 45        | 2.35    | 42.65                 | 37640       | 35674                   |
| 50        | 2.35    | 47.65                 | 41822       | 39856                   |



# *Semi Furnished Images*





# Rental & Investment Appreciation

## Rental & Investment Appreciation in DB Pride- 2BHK flat

|                               |         |                 |  |
|-------------------------------|---------|-----------------|--|
| 2 BHK                         | 9000x12 | 1,08,000        | Raw flat with Basics Furniture & Modular Kitchen                                     |
| ROI-Appreciation              | 10% PA  | 3,30,000        |  |
| <b>Total Avg Appreciation</b> |         | <b>4,38,000</b> | <b>Overall 13.27% (Approx) Appreciation on basic flat cost Investment of 33 Lacs</b> |

- The above rent is as per the services currently provided by the developer.
- Soon the club house and swimming pool service will be started so the rent will vary maximum upto 11000 per month resulting in investment return to 14%.





# Thank you!

**DB INFRASTRUCTURES PVT. LTD.**

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Project by:

