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## EXPAT ANAHITA Bamangaon

### A. Product

#### 1) What is the Product?

The product on offer comprises of 200 acres of Land, and comprises individual One acre agricultural plots, in a comprehensive plotted development, located in the Mangaon taluka in the Raigad district

#### 2) What is the total number of plots on offer?

The total number of plots on offer is 20 units - (Phase 6)

#### 3) What is the zoning of the property?

The zoning of the land is agricultural.

#### 4) How much is the FSI?

4% of the plot area

#### 5) What is the booking amount and the payment structure?

**Total consideration for 1 unit (1 acre) will be ₹ 7, 00,000/-**

Down Payment – Rs. 2, 50,000

EMI's – Rs. 10,000/- for 45 months

### B. Location & Infrastructure

#### 1) What are the USP's and features of the location that makes it a winning proposition?

- Bamangaon is scenic property near Nijampur which is an upcoming town in Mangaon.
- The property has close proximity to Bhagad MIDC & surrounding residential developments.
- It's a great opportunity to own land at low entry point with close vicinity to Vile Bhagad MIDC & surrounding residential developments.
- Lavasa Phase III 40 kms from the property

06.07.2011

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50,000  
relationships



10,000 acres of  
land transacted



500 channel  
partners



16 years



10 offices



6 countries



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**2) How do you get to the property**

Rail – via Mangaon Railway Station which is 13 kms from the property

Road – via NH-17

Airway – via Mumbai Airport

**3) Is there a Motorable road to the property?**

Yes, there is a Motor able road to the property which is exclusive of the plot area.

**4) Which are the closest schools, colleges and hospitals etc?**

R.J.School Kadape (5km), Urdu School (5km), G R Mehtha High School Mangaon Nizampur (6km), Kelgan School (6km), Mangaon College Building (18km), Kolad Schooland College (22km), Cottage Hospital (17 km)

## C. Documents & Registration

**1) Who has Ownership of the Land?**

The Promoters, their subsidiaries and associates of the Company have legal ownership of the land.

**2) What are the Documents would be executed upon making down payment?**

A Product application form for booking of a plot, is to be filled at the time of payment of the booking amount. Upon receipt of the Booking Amount and completed Product Application Form, a receipt for the payment received shall be issued. Thereafter, an Agreement of Sale (AOS) will be entered into at a stage intimated by the Developer based on completion of payments.

**3) When will I be able to register the plot?**

The Plot will be registered upon receipt of the entire sale consideration by the Company in respect of the Plot.

**4) Who will be eligible for the registration?**

All the purchasers who have paid the entire sale consideration along with other charges as applicable shall be eligible for the registration. Further these plots can only be conveyed to agriculturists.

**5) What are the registration and stamp duty charges?**

At present it is 4 % stamp duty +1 % registration of the guideline prescribed by the government or the sale consideration value set by the company whichever is higher. (Subject to change as per government policies)

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**6) What are the other charges apart from the registration and stamp duty charges?**

Additional charges will levy towards legal, liaison, administration, society formation and Patta (7/12) transfer. The charges for this will be informed by the sales executives at the time of registration.

**7) When will I get the possession of the land?**

Possession will be handed over upon the conveyance of the property in favour of the Purchaser

**8) How do you handover the Project to the Purchasers?**

The company will intimate the handover process at the time of completion of the development of the project.

**9) Can the plot be transferred without registering, during the lock in period to someone else?**

Nomination is possible at any stage of the purchase upon payment of a nominal fee.

**10) Will I be assisted in the resale of the property after the registration? If so what is the transfer charges/brokerage charges involved?**

Yes, at a cost – The charges will be decided at the time of resale.

## **D. Facilities & Amenities**

**1) What are the overall facilities provided by the company?**

- Motorable road
- All plots clearly demarcated

**2) Who will maintain the property after possession?**

The property will be maintained by a Property Management Services Company. An annual maintenance charge for maintenance of the property is applicable.

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