



asmita - II Titawe

A. Property

1) What is the Product?

Demarcated 2000 sq.ft. proposed Non – Agricultural residential plots @ Rs.200/sq.ft.

2) What is the total area of the project?

Total extent of the project 10 Acres

3) What is the total number and area of plots on offer?

103 units of 2000 sq.ft. plots

4) How much is the FSI?

The FSI is 1:1

5) When will I get the possession of the land?

Once the registration is done and ownership is transferred on the client's name.

6) Where is the location of this project?

It is ideally located in Titawe village in the Raighad District.

7 kms from Kadape Phata on Tamhini –Mangaon Road

8 kms (approx) from Lavasa Phase III

23 km from Mangaon Railway Station

16 kms from NH – 17

98 kms from Panvel International airport

101 kms from Pune

138 kms from Mumbai

B. Infrastructure

1) What is the distance from the nearest airport, railway station or highway?

- Air – The Panvel International Airport is 98 kms from the property.
- Rail - The closest railway station is the Mangaon railway station which is 23 kms away.
- Road – The property is 16 kms from NH-17.



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2) What are the features of the location that make it a winning proposition?

- The property is situated approximately **8 kms from Dhamanohol** – Phase III of Lavasa – where built up units of 4000 sq.ft. on ½ acre land are sold at Rs. 1.5 Cr to 2 Cr.
- There are developments along the Mahad belt such as the **Pen SEZ** and the **Vile Bhagad MIDC** which is just 4 kms from Titawe
- Also the property has **close proximity to beaches** like Bankot, Harihareshwar as well as the Dapoli Hill station and other tourist attractions such as Mahableshwar, Lonavala & Matheran.

3) Is there a Motorable road to the property?

A tar road will be provided for easy accessibility to the plot.

4) What is the Terrain type?

Flat Terrain

5) What is the zoning of the property?

Agricultural Zone

6) What's the climate in that place?

The area enjoys salubrious climate and the lush greenery around make this place an ideal summer getaway

7) What kind of crops can be grown in the area?

Crops cultivated include rice, mangoes, cashews and jackfruit.

C. Developments

1) Which are the major places close to the property?

Mumbai, Pune & Mangaon

2) What are the developments in the area?

- A 5000 Cr package that the government has sanctioned for the development of the Konkan region, areas along the Konkan belt are all set for a face lift with the development of more dams and reservoirs, golf courses, water parks, coastal ropeways and even a wax museum similar to Madame Tussauds. This will lead to appreciation of land prices along the belt which is just 16 kms from the NH 17.
- Additionally, the benefits of the developments along the Mahad belt such as the **Pen SEZ** and the **Vile Bhagad MIDC** which is just 4 kms from Titawe make this property more appealing.

3) What are the current property rates in the area and any future projections if available?

Mangaon just 20 kms from Asmita - II is selling agricultural land @ Rs. 22 lakhs for one acre.

Dhamanohol – Phase III of Lavasa approximately 8 kms from Asmita and is selling built up units of 4000 sq.ft. on ½ acre of land for Rs. 1.5 Cr to 2Cr.



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Asmita – Proposed NA plots where area of each plot is 2000 sq.ft. @ Rs 200/sq.ft.

4) What is the USP of this project?

- Flat Terrain
- NA Sanctioned Layout
- It is close to populated areas where there is a need for residential land.

D. Legal & Registration

1) Who has legal ownership of the Land?

As a company we cannot buy agricultural land so we have procured land in the name of nominee of the company (the nomination documents can be produced if needed).

2) Are the legal documents in place with clear titles?

Yes

3) What are the booking amount and the Payment structure?

Full Payment

2000 sq.ft. @ 3.5 lacs.*

Easy Installment

2000 sq.ft. @ 4 lacs

Down Payment – Rs.1.5 lacs*

10K EMI for 25 months

**Rates are subject to changes*

4) Which documents would be issued upon down payment?

Receipt of payment and the Token Receipt cum Agreement (TRA) after on securing all payments.

5) When will I be able to select my plot?

Once the booking amount is received you will be able to select your plot immediately on a first come first serve basis.

6) When can we start construction on the plots?

Construction on the plots can be started once the ownership has been transferred in client's name.

7) When will I be able to register the plot?

Once the entire payment is made.



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8) What are the registration and stamp duty charges?

4 % - Stamp Duty

1 % - Registration

All charges are based on the guidelines given by the Panchayat on the value of the property at the time of registration.

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

Apart from Stamp Duty and Registration charges there will be charges for legal, liasoning and administration charges. The charges for this will be advised by your sales executive at the time of registration.

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

Yes it can be done if the full payment is received from the existing customer with a nominal fee.

11) Which are the documents that I would receive after the registration?

First the Index II is given and then 7/12 extract.

12) What is the timeline for the NA approval?

One year from the time of registration

13) Will Expat assist in converting the land?

Yes

14) Are there any costs in the NA conversion?

No Extra cost for panchayat approvals.

15) What happens if the conversion doesn't happen as stipulated?

NA sanction is almost a sure thing as the property complies with the government requirements

16) When will the developments on the property begin and be completed?

The development work will commence from December 2009 and will be completed in a year time.

17) What is the procedure to cancel my purchase during the tenure of the installment? Will there be a refund of the encashed cheques?

Please refer to the TRA documents



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E. Facilities & Amenities

1) Who will maintain the property after possession?

The Society

2) What would be the maintenance charges & society formation charges if applicable?

As decided by the society

3) What are the measures taken for security?

Expat will ensure against encroachment till the society is formed.

4) What is the source for electricity & water? How will it be distributed?

Water and electricity will be provided by the Panchayat.

5) How will my plot be demarcated in the layout?

Corner stone demarcation



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