



A. Property

1. What is the Product?

One acre agricultural plots

2. What is the total area of the project?

The total extent of the project is 50 acres.

3. What is the total number of plots on offer?

Phase I – 43 Plots

4. What is the offer?

One acre agricultural plots with Motor able Road to the property which is exclusive of the plot area
 Corner Stone Demarcation
 Scenic View
 Round the clock security till handover

5. How much is the FSI?

The FSI is 4% of the plot area

6. When will I get the possession of the land?

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

7. What is the location of this project?

The property is located in Gomendi, Mahad in the Raigad District.

B. Infrastructure

1. What are the features of the location that make it a winning proposition?

- Gomendi is scenic property with water view, near Mahad city.
- The property has close proximity to Mahad MIDC.
- It also has close proximity to tourist locations like Raigad fort & Dapoli.



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2. How do you get to the property by Rail, Road and Airway?

Rail – via Veer Railway Station which is 26 kms from the property

Road – via NH-17 which is 21 kms

Airway – via Mumbai or Pune Airport then by personal vehicle or public transport.

3. Is there a Motor able road to the property?

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

4. What is the Terrain like?

On gradual slope, A Terrain analysis on your individual plot along with the contour will be given to you for your plot selection.

5. What is the local population in that area?

Population is approx 24,275. (Mahad Taluk)

6. What is the zoning of the property?

The zoning of the land is agricultural.

C. Developments

1. Which are the major cities close to the property?

Pune City, Mahad city are some of the major cities close to the property.

2. What is the USP of this project?

- Gomendi is scenic property with water view, near Mahad city.
- It's a great opportunity to own land at low entry point with close vicinity to Mahad MIDC.
- It also has close proximity to tourist locations like Raigad fort & Dapoli.
- Easy installment scheme making it easily affordable.

3. Which are the closest schools, colleges and hospitals etc?

The Tudil & Chimbave Primary & High school including the Jr. College is in Mahad city.

4. Legal & Registration

1. Who has legal ownership of the land?

Expat Nominees have legal ownership of land



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

Will be in place by 15th Feb 2010

3. What is the booking amount and the payment schedule & Payment structure?

One acre plots at Rs 3.9 lacs upfront payment

Or

A Three Year easy installment scheme at Rs 4.5 lacs with a

Down Payment of Rs. 90,000/-

EMI – Rs. 10,000/- (for 36 months)

4. Which documents would be issued upon down payment?

Token Receipt come Agreement (TRA) will be issued once the down payment is made and after 50% of the payment the Agreement of Sale will be issued.

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

On down payment you will be able to select your plot on a first come first serve basis.

6. When can we start construction on the plots?

Construction on the plots can be started in 15 – 20 days from the time the plot has been registered in the client's name.

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

Once the entire payment is made

8. What are the registration and stamp duty charges?

4 % stamp duty +1 % registration on the guide line of the government or the consideration value set by the company whichever is higher.
(Subject to changes as per government policies)

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.



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12. 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. Who will maintain the property after possession?

It will be maintained by Expat Management Services at a cost

2. What are the measures taken for security?

Expat will ensure against encroachment till the society is formed.

3. Is fencing being provided?

No

4. Will a society be formed there?

Yes

5. What would be the maintenance charges & society formation charges if applicable?

Will be decided at the time of hand over



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