



Nikash Borghar

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 500 acres.
- 3) What is the total number of plots on offer?**
The total number of plots on offer is 300 units
- 4) What is the Offer?**
One acre agricultural plots with Motor able road which is exclusive of plot area
Corner stone Demarcation
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 Bhorgar, Mangaon taluka in the Raigad district.

B. Infrastructure

- 1) What are the features of the location that make it a winning proposition?**
 - Borghar is a scenic property with water view, near Mangaon city.
 - It has close proximity to Vile Bhagad MIDC.
 - The most important Dighi Port is 30 kms away from the property.



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

Rail – via Mangaon Railway station – 12 kms

Road – via NH17 – 11 kms

Airway - via Mumbai Airport

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?

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 15,000. (Mangaon 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?

The major cities close to the property are Mangaon, Indapur, Morba

2) What is the USP of this project?

- Borghar is a scenic property with water view, near Mangaon city.
- It's a great opportunity to own land at low entry point with close vicinity to Vile Bhagad MIDC.
- The most important Dighi Port is 30 kms away from the property.
- The property has close proximity to tourist locations like sea beaches, Raigad fort etc.



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

Kharavali Marathi School (8km), Modern English School (10km), Primary School (10km), S.S.High School And Junior College Morba (10km), Maluk (Kond) School (10km), Kolhan School (10km), Girls School (10km), Vighavali High School (11km), Tala English School (11km), Dr.M.S. Rawoots Clinic And Resi. (21km), Sai Govt Hospital (8km), Grampanchayat And Govt. Hospital Morba (10km), Sarkari Hospital (11km), Morba Medical Soceity - Kokan Hospital Morba (12km), Dr.Vadkes Hospital (12km).

D. Legal & Registration

1) Who has legal ownership of the Land?

Expat Nominees have legal ownership of land

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

The documents are ready with clear titles since 6th Feb 2010.

3) Which documents would be issued upon down payment?

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

4) 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.

5) 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.

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

Once the entire payment is made

7) 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 change as per government policies)

8) 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.



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9) 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.

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

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

11) 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.

E. 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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