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## EXPAT SAUBHAGYA Varandoli

### A. Product

#### 1) What is the Product?

The product on offer comprises of 500 acres of Land, and comprises individual One acre agricultural plots, in a comprehensive plotted development, located in Varandoli, Mahad

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

The total number of plots on offer is 91 units

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

The zoning of the land is agricultural.

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

The FSI currently available is 0.04 (i.e. 1600 sqft. Per acre.)

### B. Location & Infrastructure

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

- Pune is 130 km & Mumbai is 150 km away from the property. It is just a 3 ½ hr drive from Mumbai and 2 ½ hr drive from Pune
- The property is a mere 3 ½ hr drive from Mumbai the 'Financial Capital of India'
- It is in the midst of scenic beauty. Beaches like Bankot, Harihareshwar are hardly 60 kms from the site. Also it has close proximity to tourist locations like the Raigad Fort and Dhapoli. Its scenic beauty and strategic location make it a perfect getaway destination
- The SEZ coming in Raigad district will trigger appreciation in this product in the next few years
- The Mahad MIDC and the various SEZ's are some of the major developments taking place in the vicinity

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

Road - via NH 17.

Rail - via Konkan Railway get off at Veer Station that is 23 kms from the site.

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

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

There is a motorable road to the property

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

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

## **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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