



Building
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EXPAT RUCHITA Dhakane

A. Product

1) What is the Product?

The product on offer comprises of proposed 900 acres of Land, and comprises individual One acre agricultural plots, in a comprehensive plotted development, located in Dhakane, Maharashtra

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

The total number of plots on offer is 228 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 4% of the plot area

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

1 Acre agricultural Plots at Rs. 7* lacs per acre

Down Payment – Rs. 1, 90,000/-

EMI @ Rs. 8500/- for 60 months

(* Rates are subject to change)

B. Location & Infrastructure

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

- The property is in close proximity to beaches like Bankot, Harihareshwar as well as the Dapoli Hill station and other tourist attractions such as Mahableshwar, Lonavala & Matheran
- Additionally, the benefits of the developments like Roha- where local trains from CST, Mumbai will be extended from Panvel by 2012, Vile Bhagad MIDC where companies like POSCO Steel, Jindal have already started the development of their new plants, the Panvel International Airport, and ISPAT SEZ make this property more appealing
- Close to Dhakane is Roha where a Rs. 10K crore M & M Innovation Park is coming up, it has been cleared by the CM. This will lead to appreciation of land prices along the belt

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- 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

2) How do you get to the property

Rail – via Mangaon Railway Station, Indapur Railway station, Kolad railway station

Road – via NH17

Airway – via Mumbai Airport or Proposed Panvel International Airport

3) Is there a Motorable road to the property?

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

4) 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 Juniouir College Morba (10km), Maluk (Kond) School (10km), Kolhan School (10km), Girls School (10km), Vighavali High School Dr.M.S. (11km), Tala English School (11km)

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).

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.

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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)

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 which is exclusive of plot area
- 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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