



sundew haven Roha

A. Property

1. What is the product?

1 acre collector non-agricultural (NA) plots

2. What is the total area of the project?

The total area of the project is 140 acres.

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

The total number of plots on offer is 100 plots in 3 phases.

4. What is the offer?

1 acre collector NA plots with four cornerstone demarcation
Motorable road exclusive of the plot area
Round the clock security till the handover

5. How much is the FSI?

4% of plot area as permitted for collector NA

6. When will I get possession of the land?

Once the registration is done and ownership is transferred in the clients' name.

7. What is the location of this project?

The property is located near Nivi & Roha villages and part of the Roha taluka which is in the Raigad district.

3.5 kms from Roha Railway station

7 kms from Nidi Railway Station

40 kms from Alibagh

65 kms from the proposed Panvel International Airport

B. Infrastructure

1. What are the location features that make it an ideal investment opportunity?

Local train route will be extended to Roha from CST by 2012

Near to Dighi port which is approximately 25 km from this property

Close proximity to tourist beaches in Murud, Janjira



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

Rail - 3.5 km from Roha Railway station, 7 kms Nidi Railway Station

Air - via Mumbai Airport which is 135 kms away

Road - via NH-17 which is 15 kms away

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. What is the terrain like?

The property has manageable terrain. A terrain analysis of individual plots along with the contour will be given to the client before registration.

5. What is the local population in that area?

Population is approximately 15,000. (Roha Taluka)

6. What is the zoning of the property?

The zoning of the land is agricultural which will be converted to collector NA

C. Developments

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

The major towns close to the property are Mangaon, Indapur, Morba, Roha, Kolad

2. What are the developments in the area?

The Nhava-Sewri sea link will help to improve connectivity to the property. An Economic Times as well as a DNA news article in January 2010 mentioned that the Nhava Sewri sea link will start within the next 6 months. Chief Minister Ashok Chavan will soon be deciding whether MMRDA or MSRDC are to handle the project.

The proposed Mumbai-Sawantwadi Expressway has been incorporated in the 'Raigad Road Development Plan 2009-2029'. This expressway, once set up, will also play an important role in traveling to Roha.

The property is located approximately 5-6 kms from the Roha MIDC industrial area. The presence of an MIDC industrial area brings additional businesses to the area. This will lead to the area seeing additional infrastructural developments taking place.



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

Apartment rates, approximately 3 km from Roha property, are at Rs. 1850/- per sq. feet. These are apartments in standalone buildings.

12 kms from the Expat Roha Property is a 3500 acre private project, Yashomala Farms consisting of 80 bungalows and 2 private dams. Each bungalow is estimated to cost about 1 crore and above.

4. What is the USP of this project?

Roha is a beautiful serene and scenic town and yet it is barely 3 Km from basic amenities like, schools, supermarkets, commercial buildings, and hospitals. With the fast expansion of the merging cities of Mumbai and Pune, Roha is set to appreciate as Panvel of the 90's did. Early investment will benefit from the expansion and appreciation of the town.

5. Which are the closest schools, colleges and hospitals?

The below given distances are an estimation only-

Schools -

- New Place of English Medium School (under Construction) - 6 km
- KES English Medium School - 6 km
- Mehendale High School - 6 km

Colleges -

- Anandibai Pradhan Science College - 19 km
- Siddhu's College - 19 km
- Kolad School and College - 20 km

Hospitals -

- Sanjay Gandhi Hospital - 6 km
- Dr. Bhides Dental Clinic - 6 km
- Dr. Arkasalis Homoeopathic Clinic - 6 km

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?

Land has been acquired



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

- 1 acre plots @ Rs. 15 lakhs
- Down Payment – Rs. 4 lakhs
- 1st Installment in the 6th month – Rs. 2 lakhs
- 2nd Installment in the 12th month – Rs. 3 lakhs
- 3rd Installment in the 18th month – Rs. 3 lakhs
- 4th Installment in the 24th month – Rs. 3 lakhs

4. What 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.

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 commenced 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?

The plot can be registered once 100% payment is made.

8. What are the registration and stamp duty charges?

4% stamp duty +1% registration based on the guidelines set by the government or the consideration value set by the company, whichever is higher.
(Subject to change 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. What are the documents that I would receive after registration?

After registration, the Index II is given and then the 7/12 extract will be provided.



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12. Will I be assisted in the resale of the property after the registration? If so, what are the transfer charges/brokerage charges involved?

Yes, there would be a fee charged – 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 an additional 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?

It will be decided at the time of hand over.



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