

# **Investment Opportunity: Affordable Housing Project at Neral, Karjat**

*Private & Confidential*

# Group Housing Project In Vakas, Neral

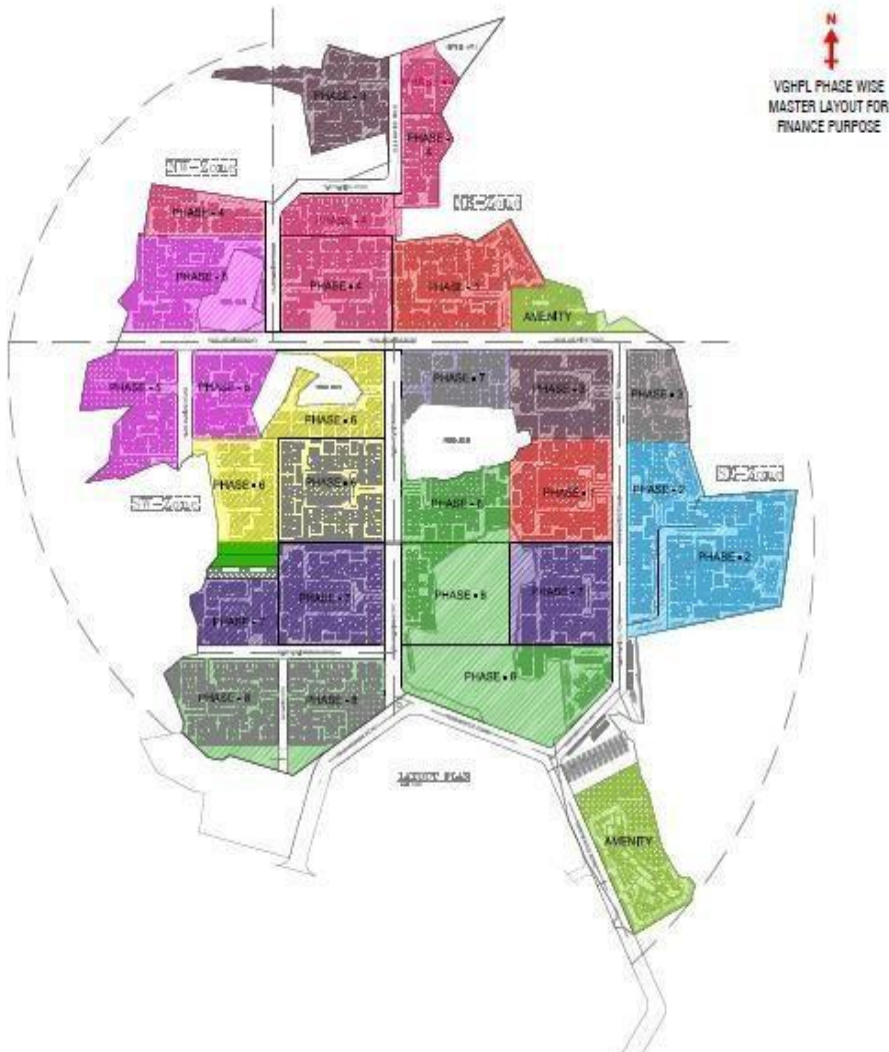
- ❑ ABC Group is developing “ABC Estates” at Vakas, Neral. The development is being carried out over land admeasuring ~83 acres and comprises of 8 Phases out of which the developer has launched 2 phases.
- ❑ The project has a total saleable area potential of 60,15,263 sqft.



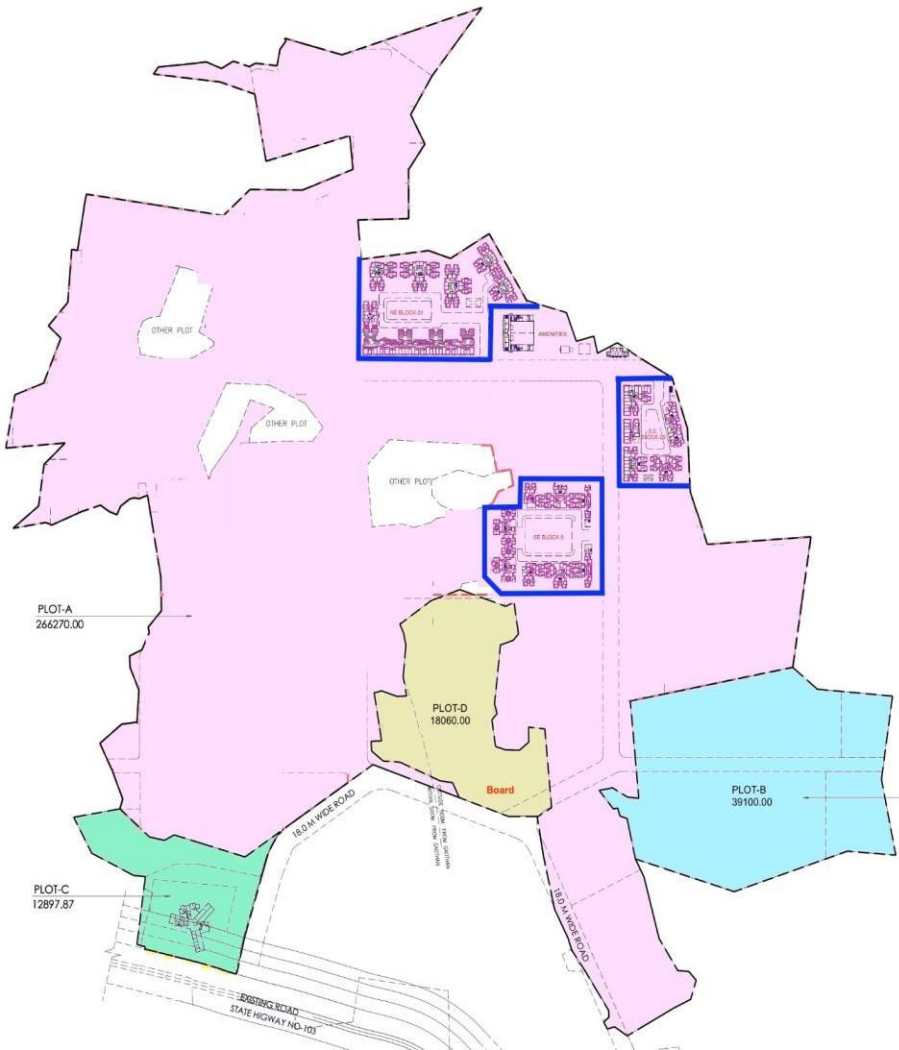
Particulars	Details
<b>Location</b>	Vakas Villages, Taluka Neral, Dist Raigad
<b>Total Land Area</b>	83 Acres
<b>Saleable Area as per approved plans</b>	34,68,352 sqft.
<b>Total Saleable Area Potential</b>	60,15,263 sqft.
<b>Sale Rate</b>	Rs. 3,200 – 3,500 per sqft.
<b>Land use /Status</b>	Land used for development of group residential township
<b>Distance from key Landmarks</b>	5 km away from Neral (E) railway station
<b>Developments Nearby</b>	<ul style="list-style-type: none"> <li>• Labdi Gardens</li> <li>• Space World</li> <li>• Arambh Residency</li> <li>• Olympeo Riverside</li> </ul>
<b>Proposed Development</b>	Residential and Shops
<b>Configuration</b>	1 RK and 1 BHK residential units, shops
<b>Structure</b>	8 phases comprising of G+4 floors
<b>DCR Applicable</b>	Land falls within limits of Collector of Raigad, Maharashtra; DCR vide Gov notification dated 21 Nov 2013



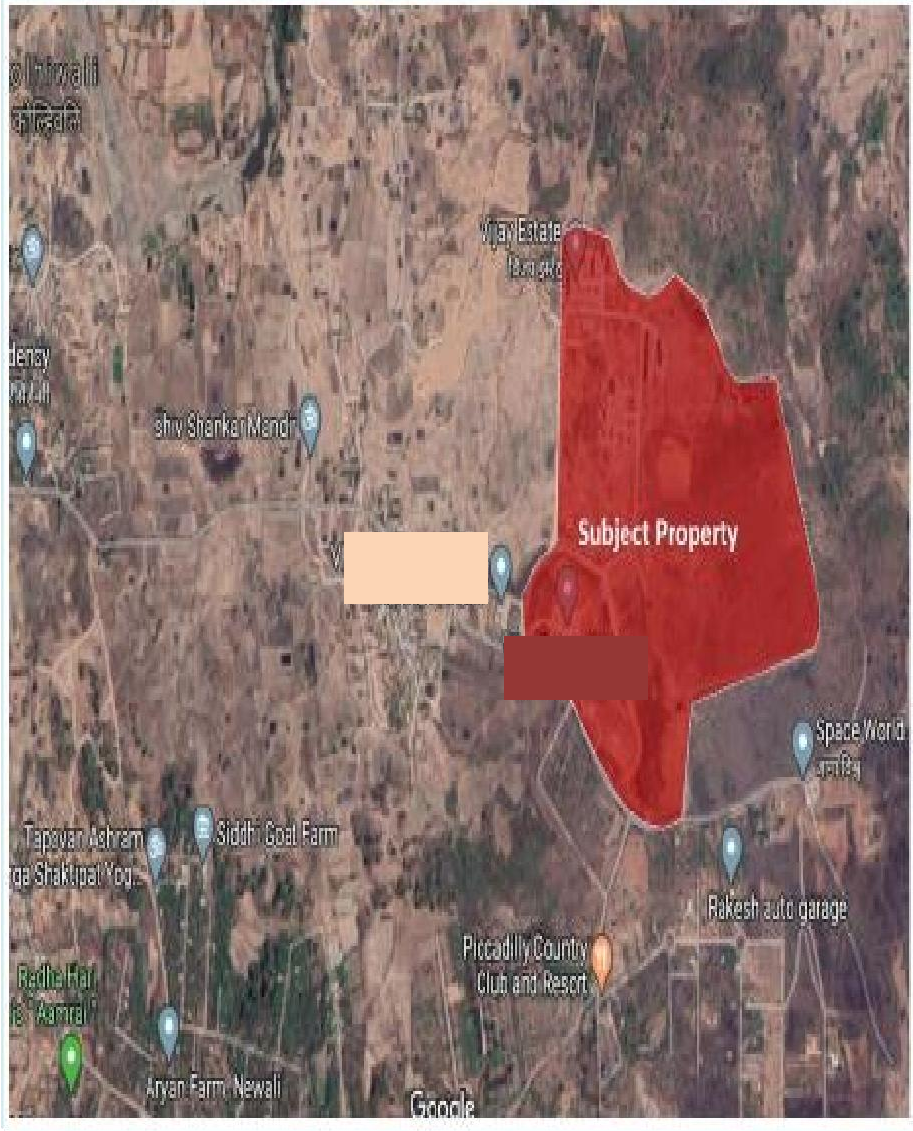
## Project Demarcation



## Project Layout



# Location Map



- ❑ Strategically located – Vakas is well away from chaos of city and yet comfortably close to important destination
- ❑ A 15 minutes away from Matheran hill station, the township offers a dedicated bus services to Neral station
- ❑ The Property is accessible from Vakas village road which further connects to Neral station towards the west and Karjat Murbad road towards the east.
- ❑ The nearest railway station from the Property is Neral located at a distance of around 6.5 km connecting the micro market with other areas of the Mumbai Metropolitan Region
- ❑ Distances of the Property from the nearest civic amenities and transport nodes have been given below:

Particulars	Connectivity
<b>Railway Station</b>	Neral – 6.5 Km
<b>Airport</b>	Mumbai Domestic Airport – 54.6 km Proposed Navi Mumbai Airport – 15 km
<b>Highway</b>	Karjat Murbad Road – 6 km
<b>Matheran Hill Station</b>	15 Km
<b>Lonavala</b>	30 Km

Phase I and II are registered under RERA and other phases shall be registered in due course of time

Particulars	Plot No 1	Plot No 2	Plot No 3	Plot No 4	Total
Land Extent (Acres)	65.80	3.19	9.66	4.46	83.11
NA Status	Yes	Yes	Yes	No (Agri Land)	
Access Road	18m Int Road	State Highway	15m Int Road	-	
Layout Approval Status	Yes	Yes	Yes	No	
Perm FSI	1.2	0.75	0.75	0	
Perm FSI (Sqm)	2,95,952	8,683	27,859	0	3,32,495
Approved FSI (Sqm)	2,30,436	1,257	0.00	0	2,31,693
Saleable Area (Sft)	34,47,772	18,802	0	0	34,66,575
Proposed FSI after amalgamation	1.4	1.4	1.4	1.4	
Proposed FSI (Sqm)	3,18,718	14,899	46,803	21,618	4,02,037
Proposed Saleable Area (Sft)	47,68,646	2,22,911	7,00,260	3,23,445	60,15,263



## Project Area

Phase	Total Saleable Area	Area Sold (sqft.)	Area Unsold (sqft.)
Phase 1 (launched)	4,03,575	2,60,994	1,42,581
Phase 2 (launched)	4,06,762	39,641	3,67,121
Phase 3	4,12,440	-	4,12,440
Phase 4	4,30,000	-	4,30,000
Phase 5	4,30,000	-	4,30,000
Phase 6	4,30,000	-	4,30,000
Phase 7	4,75,575	-	4,75,575
Phase 8	4,80,000	-	4,80,000
<b>Total</b>	<b>34,68,352</b>	<b>3,00,635</b>	<b>31,67,717*</b>

## Project USP

- About 70% is open space out of 81 acres of land
- Strategic Location - Few Km away from hill stations - Matheran and Lonawala and also near to new Airport at Panvel
- Self sufficient Township - High Street shopping, daily essentials shops, Dedicated bus services
- Dedicated Water filtration plant
- Sewage Treatment plant
- Solid Waste Management facility
- Solar Energy Saving measures
- Water conservation – Rain water Harvesting
- Complete infrastructure to township



- ❑ Presently NA order has been obtained for total land admesuring 78.65 acres out of total 83 acres of land.
- ❑ MOEF clearance has been obtained from Government of Maharashtra, Environment Department in Oct 2015
- ❑ Consent to establish from Maharshttra Pollution Control Board has been obtained in November 2016
- ❑ NOC from f Sewage , Water and electricity department is expected shortly
- ❑ Phase 1 is registered under RERA, other phases shall be registered shortly



## DISCLAIMER

This teaser is prepared for a limited purpose only. The information contained herein is not intended to form the basis of any investment decision by prospective investors. Interested parties should carry out their own investigations and analysis of the company and of the data referred to in this document. This Document is distributed upon the express understanding that no information herein contained has been independently verified. Further, no representation or warranty expressed or implied is made nor is any responsibility of any kind accepted with respect to the completeness or accuracy of any information. Also, no representation or warranty expressed or implied is made that such information remains unchanged in any respect as of any date or dates after those stated herein with respect to any matter concerning any statement made in this Document. Neither this document, nor anything contained herein, should form the basis of, or be relied upon in connection with any contract, agreement, undertaking, understanding or any commitment or investment decision whatsoever. Interested Parties should carry out independent due diligence with regards to the company.