

ROHA MEGA CITY

Developed Plots

A. Property:-

1. What is Product?

Fully developed plots starting from 1550 sq.ft up to 5000 sq.ft

2. What is total area of the Project?

Phase - I is of 15 acres containing 160 plots

Phase - II is of 20 acres containing 210 plots

3. What is the offer?

- Concrete Compound Demarcation for each plot.
- Mini club house / Common Facility Centre
- Common Electricity point
- Common Water Connection
- WBM 9 & 6 mt. wide road
- Street Lights
- Open space for Garden & Children's play Area
- Entrance gate with 24 hours Security

4. What is the location of this project?

The property is located in Pingalsai Village, Roha Taluka, Raigad District, Maharashtra

- ✓ 1 km from the Roha Railway Station.
- ✓ 2.5 kms from Roha City
- ✓ 4 kms from Roha MIDC area
- ✓ 14 kms from NH17 (Mumbai – Goa Highway)
- ✓ 76 kms from Navi Mumbai International Airport
- ✓ 110 kms from Dadar

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 2015

Close to Mumbai-Goa national highway

Close proximity to tourist beaches in Murud, Janjira, Kashid and Alibaug.

Near to the developing Industrial area

Entire project on Flat terrain, surrounded by Green hills on three sides.

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

Rail – 1 km from Roha Railway Station

Air – via Mumbai Airport which is 113 kms away

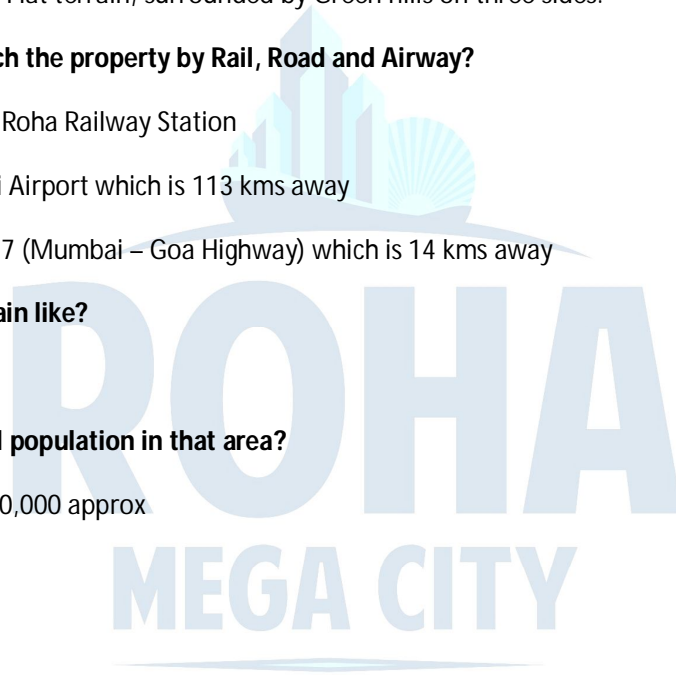
Road – Via NH- 17 (Mumbai – Goa Highway) which is 14 kms away

3. What is the terrain like?

Flat Terrain

4. What is the local population in that area?

Population is 1,60,000 approx



C. Developments:-

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

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

2. What is the USP of this Project?

- ✓ Roha is a beautiful, serene and scenic town and the project is barely 2 kms from basic amenities like schools, supermarkets, commercial buildings and hospitals.
- ✓ Close proximity to the expanding cities of Pune and Mumbai, the Nhava- Sewri Sea link, extended railway line and the Mumbai – Sawantwadi express highway also make Roha easily accessible and better connected to cities like Mumbai, Alibaug, Panvel and Pune etc. This expressway, whose work is in progress, will also play an important role in travelling to Roha.
- ✓ 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 with benefit from the expansion and appreciation of the town.
- ✓ Local train route will be extended to Roha from CST by 2015 which will make it's first home destination and residential development will move towards the train station because of connectivity. Our property which is only half a km away from the station will therefore be in the center of the development.
- ✓ The property is located approximately 4 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. The presence of many big industries is sure to bring development and appreciation to the property making it a great low entry, high-return investment.

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

Schools – J m Rathi School – 4 kms

KES Mehendale High School – 3 kms

Colleges – C D Deshmukh College – 0.5 kms

Kolad School and College – 15 kms

D. Legal & Registration:-

1. Who has legal ownership of the land?

RMCD Partners have legal ownership of land.

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

Complete legal file available with Title Certificate from advocate.

3. What is the document procedure?

On plot booking – Token Receipt will be issued

MOU – within 25 days from plot booking

Agreement to Sale – After total payment

Society formation

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 commenced in 15-20 days from the time the plot has been registered in the client's name and construction approvals are received.

E. Facilities & Amenities:-

1. Who will maintain the property after possession?

For first year the maintenance cost will be totally free. It will be maintained by RMCD.

Management Services at an additional cost after a year.

2. What are the measures taken for security?

Round-the-clock security will be provided till the time of handover.

3. Is fencing being provided?

Fencing for the entire property is provided

4. Will a society be formed there?

A society will be formed at the time of handover

5. What would be the maintenance charges & society formation charges if applicable?

It will be decided at the time of handover.

For more details please contact:

Bharat Heda

992333 1122

ROHA MEGA CITY DEVELOPERS LLP

Add: Office No.7, 2nd Floor, 'Sneh - Leela Chambers'

CTS. No.1237, Opp. Apte School, Shivajinagar, Pune- 411004

Email: mail@rohamegacity.com

Web: www.rohamegacity.com

