



**Class &  
Country  
villas**

# Live a Luxurious and Country life

At your Neighbourhood

**Half Acre R-Zone Agriculture Plots  
with 3BHK Vila & Private Pool**



**2 in 1 Vila  
Contemporary at  
Front &  
Rural at rear.**



**We value both your Dreams  
and Investment**

**Why do you invest in Monthly Income ?**

**if you can earn From :**

- A) Room tariff of Rs.20000– 25000 per day.\* &**
- B) Sale of part area in sub –plotting**

**Mumbai  
83 KM**

**We do not just build villas - we build a  
full-fledged business for you.**





**2 in 1 Villa  
Contemporary at  
Front &  
Rural at rear.**

**Half Acre R-Zone Agriculture Plots  
with 3BHK Vila & Private Pool**

**We do not just build villas - we build a  
full-fledged business for you.**

**8 Acres project  
on hilltop in  
Tranquillity  
of kokan**



2 in 1 Vila

*Luxury in the nap of nature*



**Contemporary at Front  
& Rural at rear.**



Front View



*Double heighted Living room*



Private Pool

*Pool with the Privacy*



Come in, the water's fine



Sky gazing from Bed

*Childhood Return*

“I need my Space”





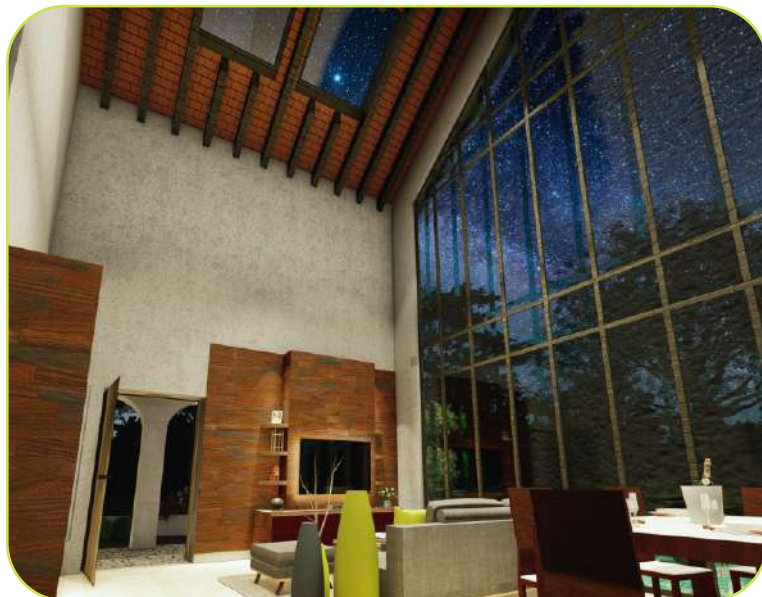
## Aerial View

*“Nature is not a place to visit. It is home.”*



**“Tranquility, serenity, and beauty of nature taught me how to find happiness in life and in the silence of eternity.”**

- Dr. Debasish Mridha  
(Author of Verses of Happiness)



**Private Amenities**

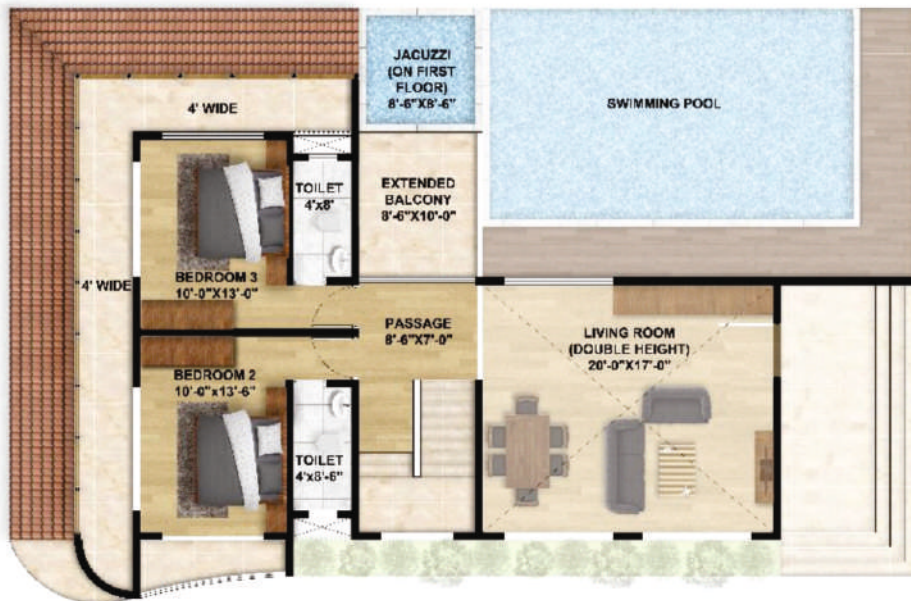


# FLOOR PLAN

Villa layout is customisable and subject to change based on selection of Plot



**GROUND FLOOR PLAN**  
AREA- 833 SQ.FT



**FIRST FLOOR PLAN**  
AREA- 572 SQ.FT

- 3 BHK Vila with Built Up area of 1890 Sq Ft ( Carpet 1400 sqft)

- Double Height Living Room

- Private pool & Private Amenities

- Separate 7/12 Extract

- RCC Structure

- Granite on kitchen

- Branded plumbing fittings

## AREA STATEMENT

Particular/Amenities	Square Ft Carpet
Area of Vila Built Up ( Built up 3135)	2850
Swimming pool	350
Gazebo	150
Children Playing Area *(optional )	500
Fire Pit & Sitting Area	200
Rural Garden/ Rural themed Backyard	1371
Badminton / Volleyball Court*	1000
Cricket Turf /Net *	500
Internal Road #	3324
Farm & Trees with Sitting area*	4000
Open area with lawns*	8973
<b>Total Area</b>	<b>23168</b>

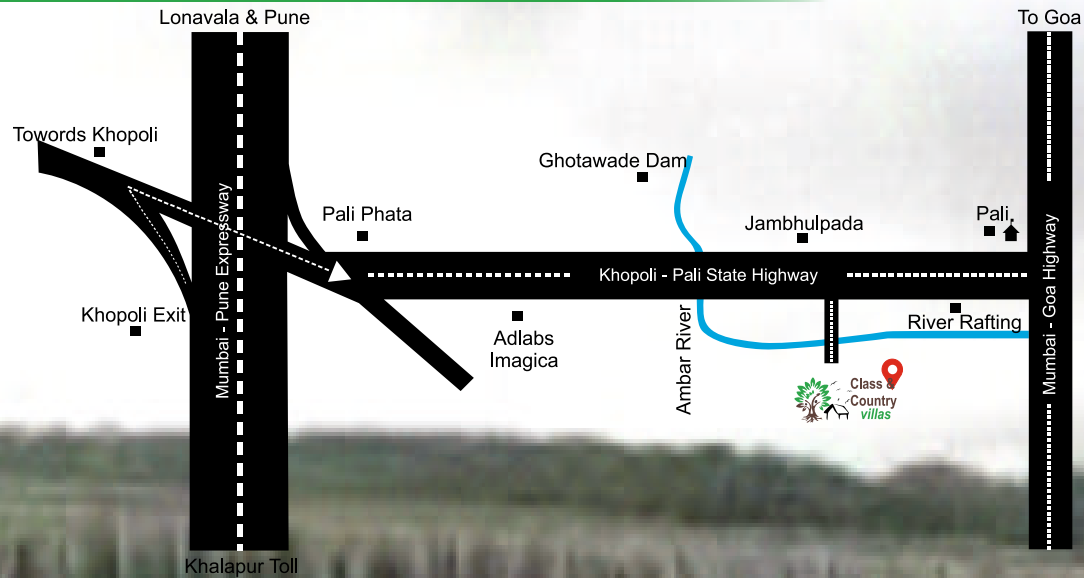
Note :-

# The area of the internal road will be reduced. If the owner has no plans to sell the sub-plots in the future.

\* Item Marked with \* in area Statement are usable for Future Sub plotting : Total Area around 15000 Sq.Ft.



# Perfect holiday Destination



## Tranquility of Kokan Closed to Mumbai and Pune

- Proximity to :
  - Treks & Forts
  - Temples
  - River Rafting
  - Beaches
  - Waterfall



Connectivity	
State Highway	2 Km
Mumbai- Pune Express Way	24 Km
Goa highway	20 Km
Mumbai (Bandra)	83 Km
Pune	112 Km
Navi Mumbai	60 Km
New Airport	65 Km

100 Min Drive from Mumbai &  
2 hour drive From Pune

Spot /Activity	Distance / Time
River Rafting	8 Km
Pali Ashtavinayk Temple	13 Km
Fort & Trekking - Sudhagad & Sarasgad	9 Km
Amba River	2 Km
waterfalls- Padsare , Unhere, Kondgaon & Many more	5 Km to 15 Km
Hot Water Spring - Unhere	14 Km
Adlab Imagica	20 Km
Beaches - Alibaug , Kihim , Revdanda , Kashid, Nagaon	1.5 - 2 Hrs Drive

Site Location : Avandhe Village,  
Tehsil : Sudhagad, Dis: Raigad,  
Maharashtra. India. 410205.





## Key Benefits at Glance

- **Private pool and Private amenities:** Thus No restriction on renting out of properties on daily basis.
- **Projected Tariff Income:** Projected Daily tariff rate for 3 BHK with Private pool and Private amenities range from Rs. 20,000 to Rs. 25000. At 70% occupancy on weekends and 45% occupancy on weekdays, the annual income is estimated at around Rs. 30 lakh.
- **R Zone plot,** hence Sub layout and sell of part area on NA Conversion is possible . Thus valuation will be higher after NA conversion to pay back a significant portion of your investment.
- **Liquidity:** Sub-plotting of partial land is possible after NA conversion. You can sale sub plots as per your needs.
- **Proximity to Mumbai and PUNE – 100 min drive from Mumbai**
- **Lucrative Investment:**
  - 20 000 sq ft R zone plot and 3BHK Vila with Private pool located just 2km from State highway with Easy Connectivity
  - Categorised in Residential Zone with surrounding industrial zone in Jambhulpada , Nagothane MIDC , Khopoli and Pen.
  - One hour drive from Proposed International Airport at Navi Mumbai , Panvel
  - Khopoli pali road new holiday destination like Khandala and Lonavala.

**Disclaimer :** Projections such as those related to projected revenue and profitability levels are only predictions. No assurances can be given that the future results indicated, whether expressed or implied, will be achieved. Customers are urged to carry out their own calculations.

## Financial Analysis



### Projected Revenue from Sub-Plotting after NA

Plot is in a R zone, so you can change it to non-agricultural use to get 100% FSI for sub-plotting and selling the same in parts. Upto 15000 sq ft . Projected revenue from Sub-plotting is mentioned below.

Table 1	
Area Usable for future Sub plotting (Marked with * in area Statement)	14973
Price per sq ft aft NA conversion (1 year).	600
Estimated valuation after one year & NA conversion	Rs. 90 lakh
Less: NA conversion & Other costs	Rs. 13 lakh
Net Valuation	Rs. 77 lakh

### Projected Revenue from Room Tariff

Table 2					
	No of days	Occupancy	Expected Occupied Days	Rate per night Excl Tax	Amt in Rs.
Sat Sun	104	70%	73	20,000.00	14,60,000.00
Holiday	10	70%	7	20,000.00	1,40,000.00
Balance	251	45%	126	13,000.00	16,38,000.00
<b>Total</b>	<b>365</b>		<b>212</b>		<b>32,38,000.00</b>
Care Taker/cook Salary					1,44,000.00
Sub staff Salary					1,44,000.00
Other Expense					60,000.00
<b>Total Cost</b>					<b>3,48,000.00</b>
<b>Annual Profit</b>					<b>28,90,000.00</b>
Profit for 3.5 year					Rs. 101.15 Lakh



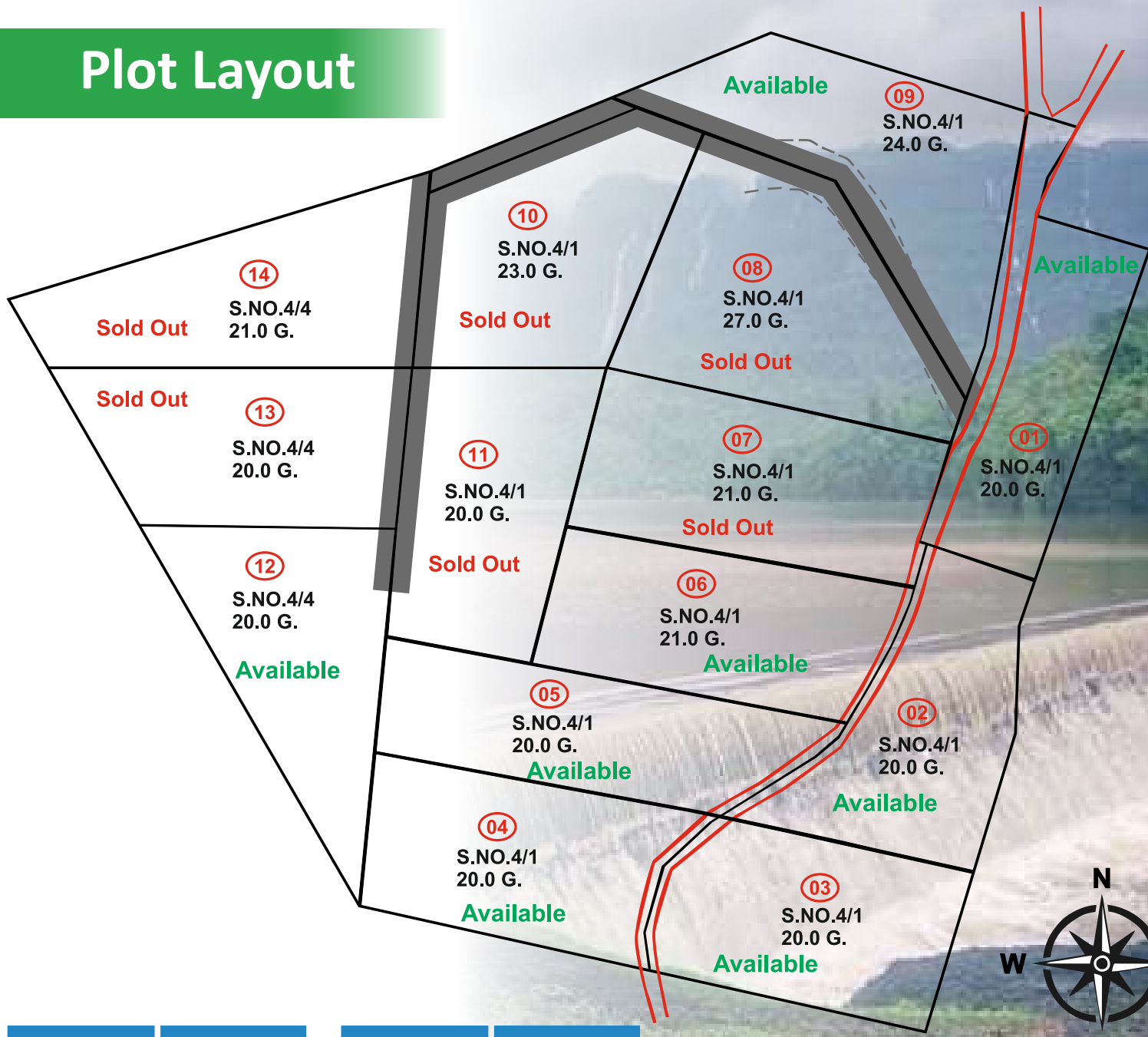
### Projected Total income and Payback period calculation:

Sale of subplots in Two -three years 3-4 units(Table 1)	Rs.77 Lakh
income from Room Tariff 3.5 Years Table 2	Rs. 101 Lakh
<b>Total income (A)</b>	<b>Rs.178 Lakh</b>
Price of Villa & 21,780Sq Ft Plot ( B ) +Taxes	Rs.165 Lakh

"Thus, the total investment is expected to be recovered in 3.5 years, which is very short period as compared to real estate investment which normally takes 10 to 20 years to recover the initial investment. In addition, an estimated annual revenue of RS. 28.90 lakh from room tariff will be a consistent source of income."



# Plot Layout



VILLAGE-AVANDHE  
TAL-SUDHAGAD  
DIST-RAIGAD.

## Start Living the Life

- By building a new modern dream home with Country side Rear portion.
- Enjoying the charm of a small village while remaining close to modern cities
- Enjoy the surrounding area's tracking, river rafting, fort, temples, and beaches.
- And get the permanent source of additional Income with Capital appreciation

Plot No	Area in Square Foot	Plot No	Area in Square Foot
1	21780	5	21780
2	21780	6	22869
3	21780	9	26136
4	21780	12	21780

**Don't miss the Opportunity to invest in R-Zone Plot and revenue Generating Vila .**





**Class &  
Country  
villas**

# Take the First Step to Ownership

**Call : 8928968476**

## **Site Location:**

Avandhe Village, Tehsil: Sudhagad,  
Dis: Raigad , Maharashtra. India. 410205.

**Office Add:** Shop no. 13 Varadvinayak Apt,  
Beside Bharat Gas Agency, Pali,  
Tehsil Sudhagad, Dist: Raigad,  
State: Maharashtra: 410205.