

# Welcome to **Rishika**

## RISHIKA

- This is a property located in Morba village, Mangaon Taluka, Raigad Dist, Maharashtra
- **Promising Returns:** The Raigad district has seen the highest growth in urbanization (~81.89%). It's located in close proximity to Mumbai, Pune, Mahabaleshwar, Dighi, Lavasa, Vile Bhagad MIDC and Mahad MIDC
- The rapid development in this area will further lead to appreciation of price and thereby benefit the investor
- **Quick Getaway:** Located amidst the green hills and natural water the project is picturesque and it will also serve as a second home option
- **Affordable:** At just Rs.20 per Sq.ft., your investment is easily affordable and comparably lower than other similar product offering in the vicinity

## Why Rishika

- It is located in the Raigad district which is already seeing rapid infrastructural progress
- It has an important port which is on the development radar of the Maharashtra Government
- Ongoing infrastructural developments are set to enhance its realty potential
- Location falls in Dighi Port Industrial Zone
- **Key Distances:**

Location	Distance (in KMs)
Mangaon	5
Kharavali	3.5
Tala	13.7
Mhsala	16.7
Mahad	20.4
Raigad City	31
Pune City	115
Mumbai	153

## The OFFER

- The total site area in Phase II is approximately 257 Acres of Land (Total Project Extent: 290 Acres), on a comprehensive plotted development, located in Mangaon taluka, Raigad District, Maharashtra.
- Approved 1 acre plot
- Round-the-clock security will be provided till handover
- Fencing for the entire property will be carried out
- No. of Units: 228
- **Zoning:** Agricultural
- **FSI:** 4%

### **1 acre plot @ Rs. 8 lacs per acre**

Down Payment – Rs. 1.9 Lacs.

- Balance in EMIs as follows
  - 59 Monthly EMIs of Rs. 9,000
  - 60th EMI of Rs. 79,000

*The property will be maintained by a Property Management Services Company. An annual maintenance charge for maintenance of the property is applicable as decided*

## Connectivity

- **Road** – Via NH-17
- **Rail** – Mangaon Railway station or Via Panvel Railway Junction
- **Airway** – Mumbai (Chhatrapati shivaji International airport) or Pune Airport then by personal vehicle or public transport

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## Registration Process

- Upon receipt of the Booking Amount and completed Product Application Form, a Token Receipt cum Agreement (TRA) shall be issued
- Thereafter, an Agreement of Sale (AOS) will be entered into, post 70% of the total consideration amount being received.

# Appreciation Triggers: Benefiting Dighi

## Development BENEFITS

- The land has an advantage due to its close proximity to the Dighi Port. The Dighi Port Industrial Area is one of the two key economic influence zones under the Delhi Mumbai Industrial Corridor project (DMIC). Industrial and mega-industrial park projects are being implemented in this zone. POSCO has begun constructing its warehouse at the Port.
- With the Mumbai-Goa Highway proposed to be 4-laned, this region would see better connectivity.
- The State Government has planned to make Raigad into an industrial and commercial hub to decongest Mumbai's business areas. From a long term perspective Dighi stands to benefit from this plan since
  - a) it is located in the Raigad district and,
  - b) it is already seeing development in its port; thereby making Dighi a potential business hub.

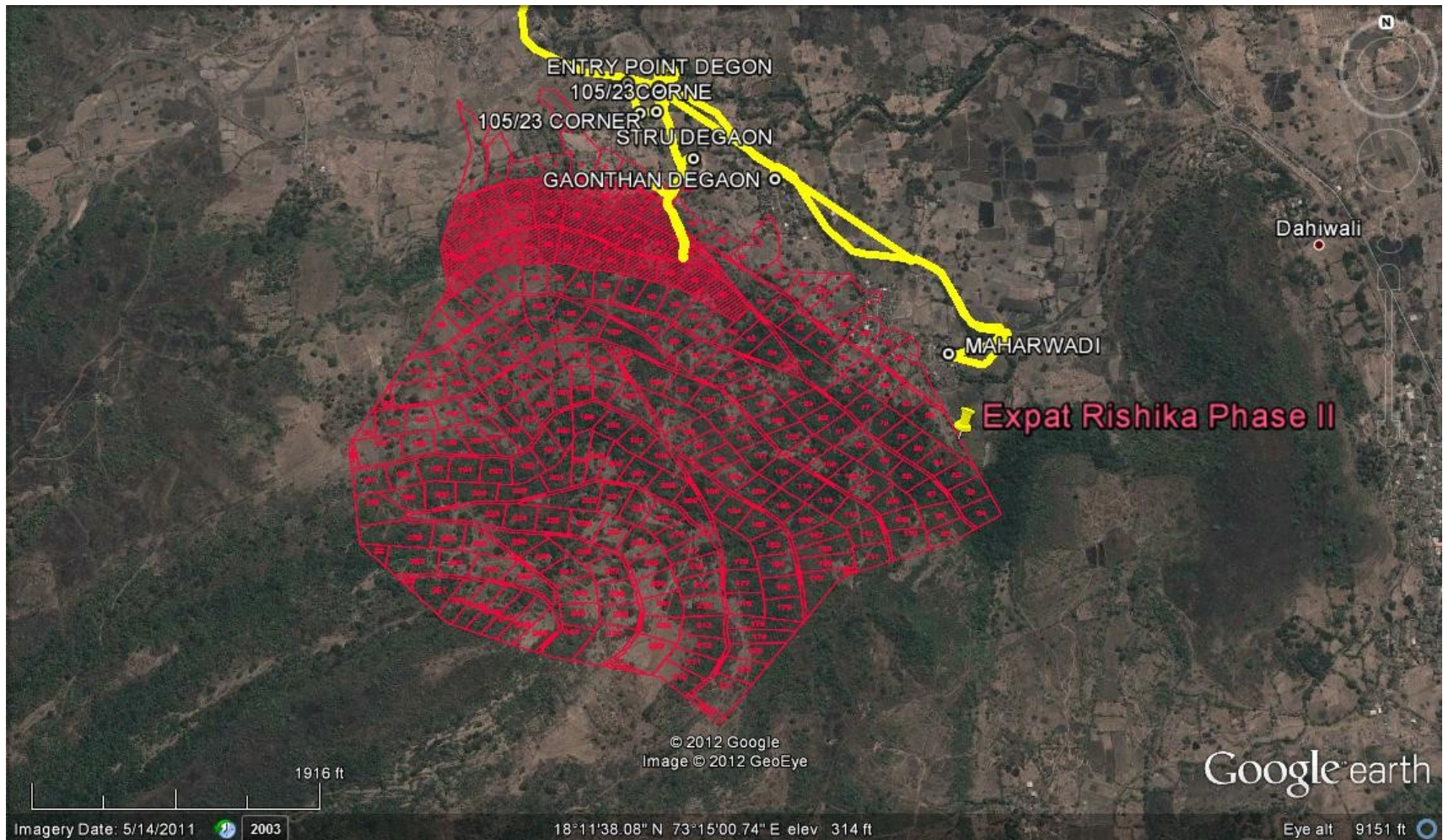
## Development BENEFITS

- Mumbai's Central Railway (CR) plans to electrify the Panvel to Roha railway stretch. This would lead to the suburban train services being extended right up to Roha; thereby making travel to Dighi convenient.
- Mahindra & Mahindra will be setting up a Rs. 10,000 crore Innovation Park in Roha. The Innovation Park, to be spread over a 5,000 acre complex, will house 25,000 scientists undertaking research. The Mumbai Metropolitan Region Development Authority (MMRDA) will create infrastructure in the surrounding areas of the Park.

With suburban train services to be extended right up to Roha and the Innovation Park to be set up here, interest in surrounding places such as Dighi would be generated. Taken together, Real Estate here would see a steady rise in value.

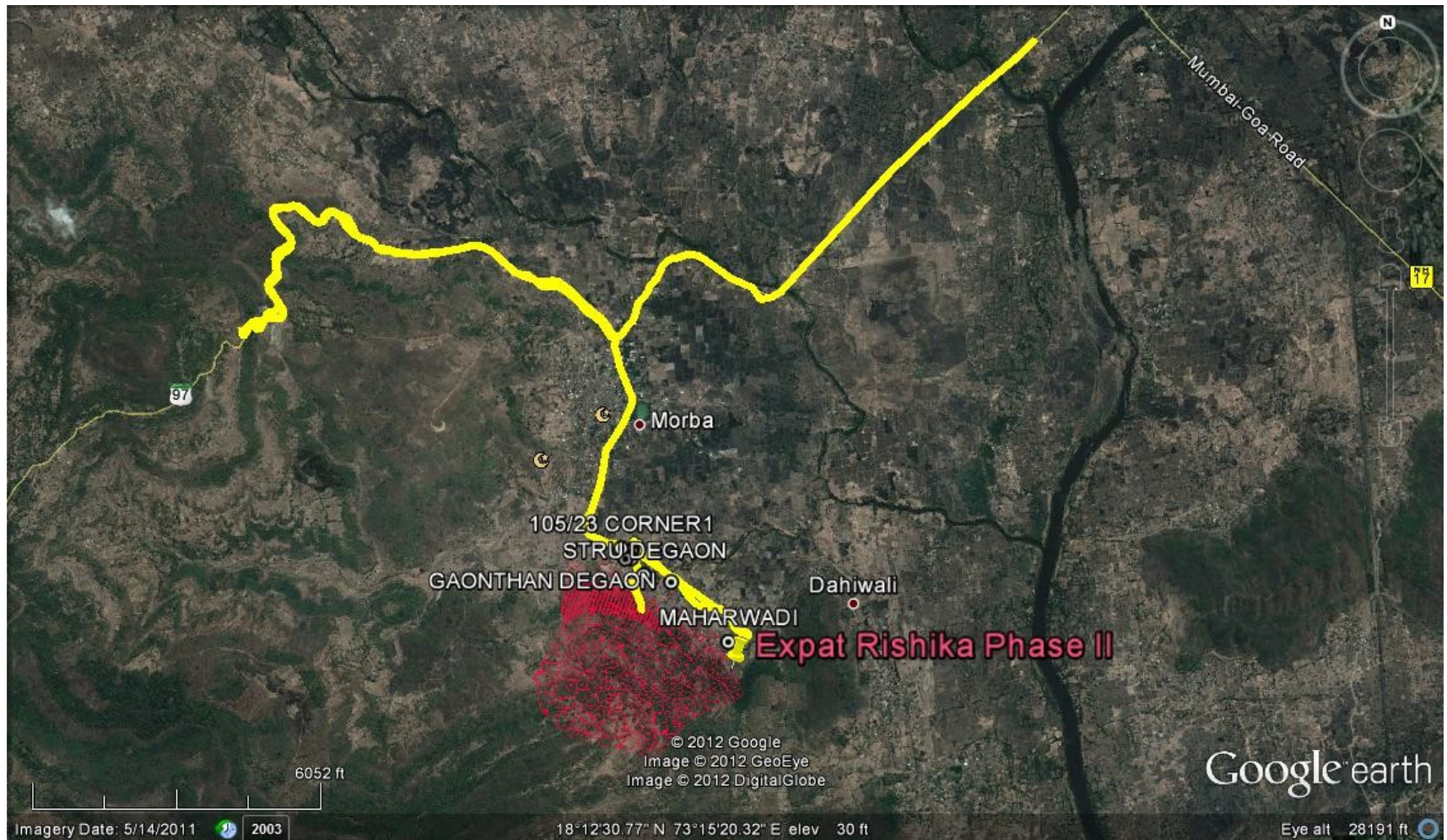


# Site Location Google Image - 1





# Site Location Google Image -2



At a glance...

## Synopsis: Dighi Port Introduction

- Dighi Port is being developed by Balaji Infra Projects Ltd (BIPL) under a 50 year “Build, Own, Operate, Share, Transfer (BOOST)” Concession Agreement signed with the Maharashtra Maritime Board, the Government of Maharashtra, to develop, operate, finance and maintain the Port
- Dighi Port, the first Greenfield port of Maharashtra



# Dighi Port Overview



- **Port Development - Phase 1**
- Dighi Port which is being developed on 2 banks of the Rajpuri

# Connectivity

- Both banks of the port are connected to the National Highway 17 (Mumbai – Goa Highway) via 4 State Highways
- The north bank (Agardanda Side) is connected via State Highways 90, 92 and 96 whereas the South Bank (Dighi Side) is connected via State Highways 97 and 98
- All State Highways connecting the port to the National Highway have been proposed for four laning and the survey and budgetary estimates have already been carried out by



# Road Connectivity Map



## Future Developments

- **Plan to build: Additional Container, Liquid, LNG, RO-RO & Multipurpose Berths**
- **Phase II:** Alongside depth 16m Chart Datum - Capacity – 60 million tonnes
- **Phase III:** Alongside depth 20m Chart Datum - Capacity – 90 million tonnes
- **SEZ:** The SEZ at Dighi will be spread over a total land bank of over 2000 acres to be developed in phases, thus making it one of the **largest port based SEZ in Maharashtra**



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