

Mountain Heights (NA Plots)
-By Shristi Infraprojects



“Buy land, they are not making it anymore” – Mark Twain



Project Overview

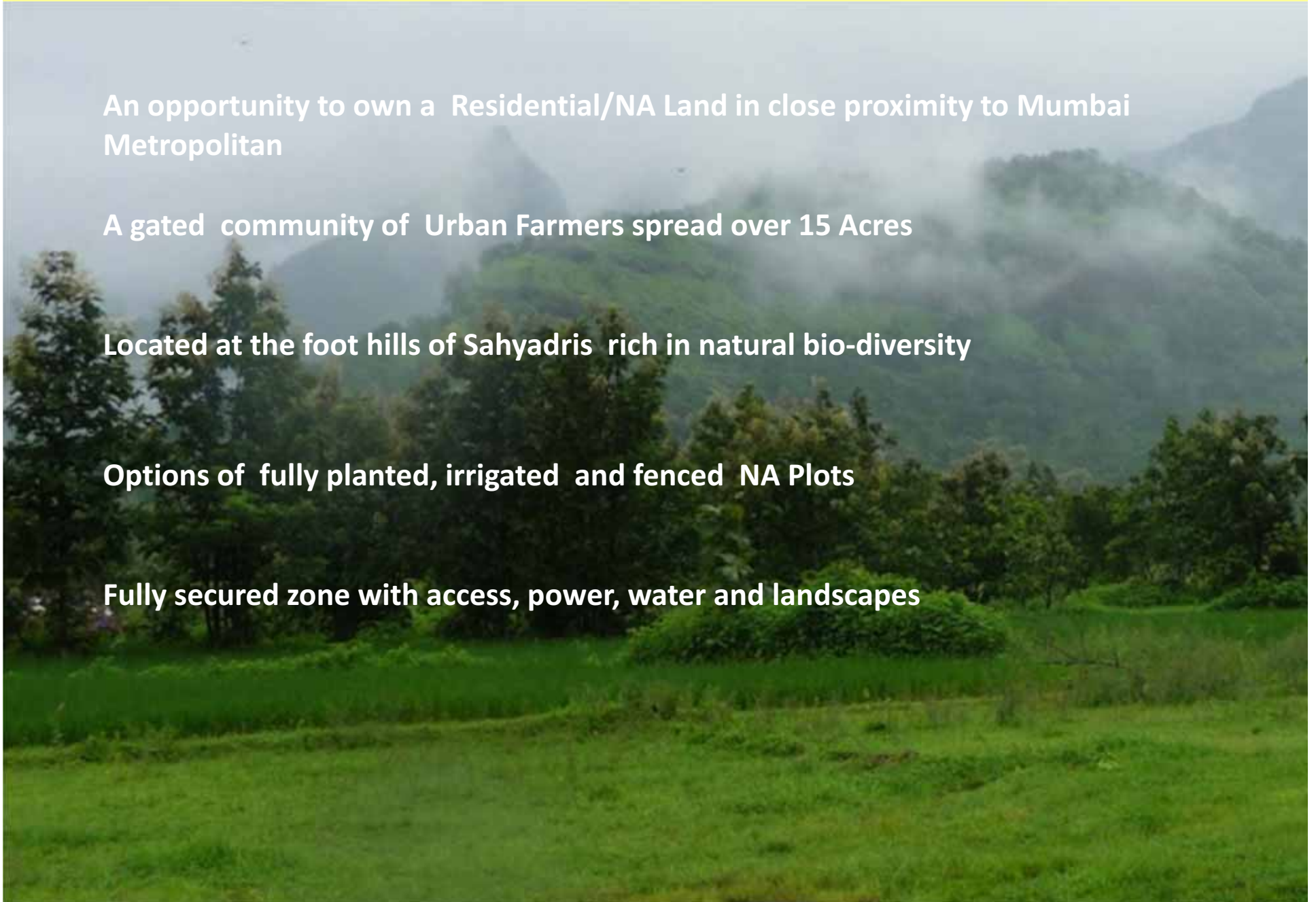
An opportunity to own a Residential/NA Land in close proximity to Mumbai Metropolitan

A gated community of Urban Farmers spread over 15 Acres

Located at the foot hills of Sahyadris rich in natural bio-diversity

Options of fully planted, irrigated and fenced NA Plots

Fully secured zone with access, power, water and landscapes



Mountain Heights (Residential Plots)



Located at Village Kalam, Dist Raigad : 20Km from Khalapur Toll Gate on Mum-Pune Express way

Fully fenced ,secured and irrigated Residential Plots (Approved by Collector)

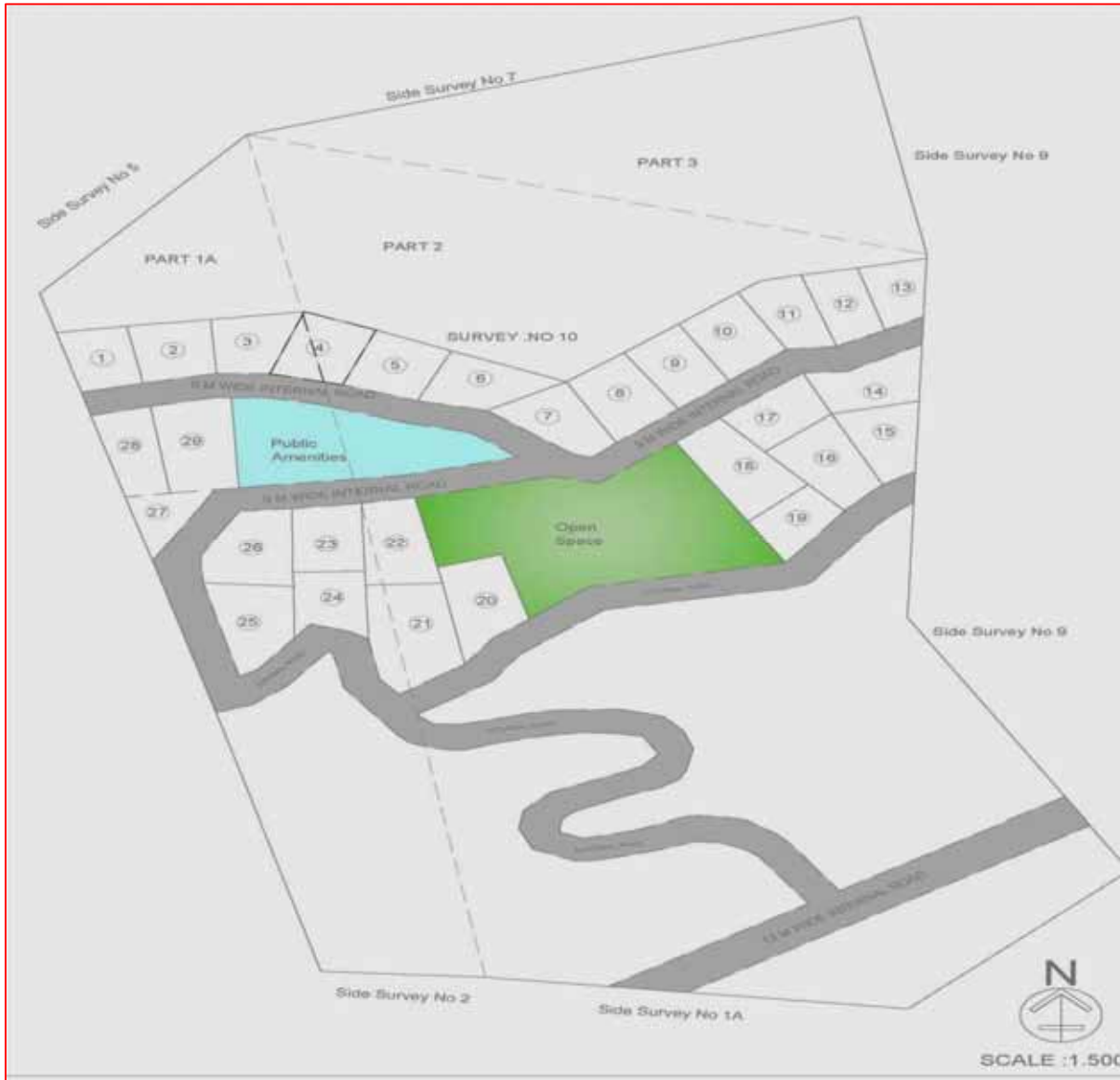
Plot size : Varying sizes from 250 SqMt to 750 SqMt

Internal access networks

Power, Water and Security



Project Layout



Location	Village Kalam 20Km from Khalapur Toll Gate 105Km From Mumbai
No Of Plots	29 Plots
Plot Size	Ranging between 250-750 SqMt
Amenities	Tar Road, Water, Power,
Other	Plantation, security and Fencing
Residential /NA Plots approval by Collector	

Area Statement

Non Agriculture Plots	Area SQ.MT	Area SQ.FT
Plot Nos.		
Plot No -1	343	3,690.68
Plot No -2	403	4,336.28
Plot No -3	390	4,196.40
Plot No -4	442	4,755.92
Plot No -5	424	4,562.24
Plot No -6	446.5	4,804.34
Plot No -7	735	7,908.60
Plot No -8	495	5,326.20
Plot No -9	408	4,390.08
Plot No -10	464	4,992.64
Plot No -11	378	4,067.28
Plot No -12	354	3,809.04
Plot No -13	345	3,712.20
Plot No -14	458	4,928.08
Plot No -15	445.45	4,793.04
Plot No -16	511	5,498.36
Plot No -17	396.5	4,266.34
Plot No -18	573	6,165.48
Plot No -19	330	3,550.80
Plot No -20	520	5,595.20
Plot No -21	752	8,091.52
Plot No -22	516	5,552.16
Plot No -23	426	4,583.76
Plot No -24	378	4,067.28
Plot No -25	522	5,616.72
Plot No -26	553	5,950.28
Plot No -27	262.5	2,824.50
Plot No -28	378	4,067.28
Plot No -29	620	6,671.20
Total Plot Under Area	13268.95	142,773.90
Internal Road	8781	94,483.56
Amenities Space	1503	16,172.28
Open Space	3129	33,668.04

Sold Plot

Payment Terms

Booking Amount	40% at the time of Booking
Balance Amount	In remaining 3 quaters
Stamp Duty Registration	As applicable
Taxes /Service Tax	As Applicable
No Of Plots	29 Plots
FSI	1:1
Plot Size	Ranging between 250-750 SqMt Average plot size 400 SqMt
Amenities	Tar Road, Water, Power,
Other	Plantation, security and Fencing
Residential /NA Plots approved by Collector	



POPULAR TOURIST ATTRACTIONS

Alibaug - Kihim Beach

Alibaug, a town located on the Konkan coast of Maharashtra near Mumbai. Best known for its historic marine forts, fine beaches and clean water.



Raigad Fort

Raigad Fort is a hill fortress. Chhatrapati Shivaji made the fort his capital in 1674 when he was crowned King of the Maratha Kingdom.



Matheran



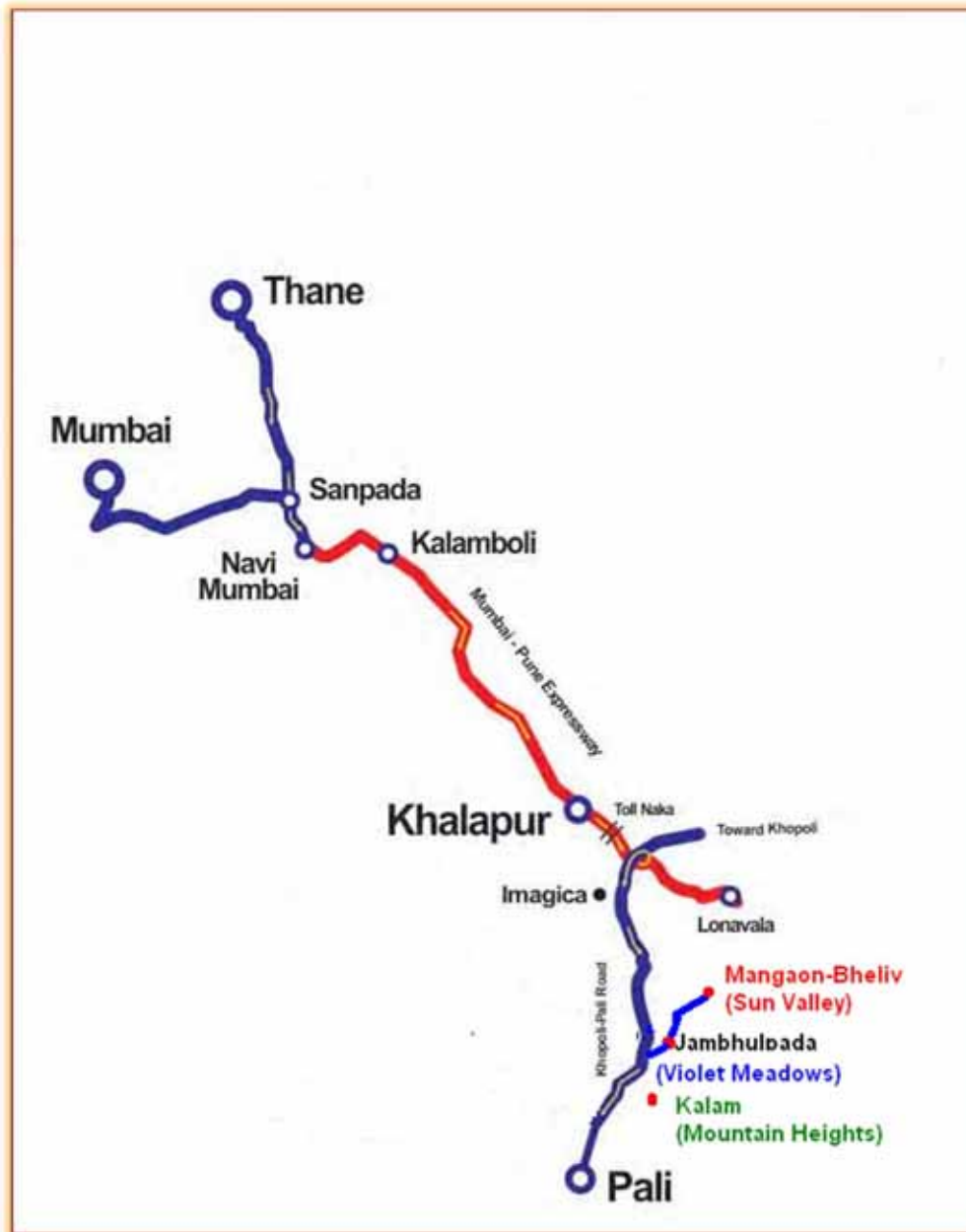
Matheran, the smallest hill station in India. It is located Karjat Tahsil and falls in Western Ghats range at an elevation of around 800 m above sea level. Matheran's proximity to the three Metros makes it a popular weekend getaway for urbanites.

Murud Janjira Fort



A fort situated on the coastal village of Murud, in the Raigad district of Maharashtra, India. It is famous for being the only fort along India's western coast that remained undefeated despite Maratha, Dutch and English East India Company attacks.

How To Reach There



DISTANCE CHART


Mumbai	100Kms
Pune City	85Kms
Panvel	55Kms
Khalapur Toll	15Kms
Adlabs Imagica	12Kms
Pali	12Kms
Lonavala	32Kms
Alibaug	60Kms

ABOUT SHRISTI

- Shristi is a prominent project development company in Raigad
- Well established Infrastructure and Manpower
- Promoted Sun Valley - Phase I project in completion stage
- Shristi has developed one of the largest eco friendly Farms spread over 140 Acres in Sudhagad
- Team of over 50 people specialized in land acquisition, development and agriculture
- Project Implementation Partner – Fortress
- Fortress is one of the leading Infrastructure advisory and Investment Banking boutiques
- 17 years of experience in Project Management and Financial advisory
- Fortress has the experience of facilitating development of infrastructure Projects of over Rs. 5000 crores
- Team of over 70 professionals
- Established clientele in Govt and Corporate Sector

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