

FOOTHILLS OF
MAHABALESHWAR

Valley View Agriculture Plots for sale

Also Avail Free Farmer Certificate !!!





**LUXURY
THAT
FITS
YOUR
BUDGET**



FOR JUST

₹49/SQFT

PLOTTING SCHEME WITH 15 PLOTS





FOOTHILLS OF MAHABALESHWAR

Discover Your Dream Agricultural Plot at Foothills of Mahabaleshwar!

Welcome to Foothills of Mahabaleshwar, an exclusive residential and agricultural plotting project nestled in the serene landscapes of Poladpur. We are offering a unique opportunity to own a demarcated various plots starting from half acre, with mountain and valley view which is perfect for your dream retreat.

Address:

Poladpur, Raigad, 402303

Contact Us:

9326216153/ 8446115797

patilinfrealtors@gmail.com

ACTUAL LOCATION PHOTOS



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Why Invest in Foothills of Mahabaleshwar?

🌳 **Prime Plots Available:** Only 15 exclusive plots of 20 gunthas each, providing ample space for your agricultural needs or a peaceful getaway.

💧 **Natural Beauty:** Each plot features stunning views of lush green hills and a year-round active waterfall, creating a serene and picturesque environment.

🗺️ **Perfect Demarcation:** Every plot is clearly marked with standard demarcation poles and the owner's name, ensuring clear boundaries and ownership.

🏠 **Custom Housing Options:** We offer the option to build and construct beautiful houses as per your convenience and specifications, creating your perfect home.

💰 **Affordable Pricing:** At just Rs. 49 per sqft, owning your dream plot has never been more affordable!





TERMS & CONDITIONS:

1. Eligibility and Farmer Certification:

- If you are not a registered farmer, you will receive a Farmer Certificate upon 50% payment of the plot
- A signed Memorandum of Understanding (MOU) will be provided to confirm this with certification.

2. Payment Structure:

- Only the plot price is Rs. 49 per sqft.
- An initial payment of 50% is required to secure your plot and receive the Farmer Certificate.
- The remaining 50% of the plot price must be paid as per the agreed schedule in the MOU.

3. Plot Demarcation:

- Each plot is demarcated with Steel Demarcation Poles and labeled with the owner's name to ensure clear

4. Infrastructure Development:

- Infrastructure such as roads, electricity, and water supply will be developed once all 15 plots are sold.
- The cost for infrastructure development will be collectively shared by all plot owners.
- Each owner will contribute an equal share towards the infrastructure costs.

5. Custom Housing Options:

- Owners have the option to build houses on their plots as per their convenience and specifications.
- Construction services can be provided upon request, with costs and details outlined in a separate agreement.

6. Ownership Transfer:

- Ownership transfer will be facilitated upon full payment and completion of necessary documentation.
- The title deed and other relevant documents will be provided to the owner.

7. Legal Compliance:

- All transactions and agreements will be conducted in compliance with applicable laws and regulations.
- Any legal disputes will be resolved through mutually agreed arbitration.



Existing Amenities



- 30 feet Road Touch to Land.
- Property has a beautiful and Natural Waterfall in its periphery which remains active 12 months.
- Property has a well in it.
- The property itself as a natural contour for Plot distribution.
- The Property is situated at a higher altitude which provides a beautiful scenic view of Lush Green Hills.
- Ample Water Supply.



IN NATURE'S BOUNTY

Unlocking the Potential of investing in Poladpur

• NEARBY LOCALITIES

- 35 Kms from Mahabaleshwar
- 25 Kms from Pratapgad
- 30 Kms from Mahad
- 40 kms from Raigad fort
- 70 kms from Chiplun
- 110 kms from Panvel
- 115 Kms from Mumbai
- 130 kms from Pune

• NEAREST LANDMARKS

- 2.5 Km from Mumbai – Goa Highway
- 1.8 km from Poladpur City
- 2 km from Savitri Dam/ River.





***What are you
waiting for?***

***Embark on Your Serene
Journey Today Get in touch
with our Sales Team***

***Book a site visit to
experience the charm of
Foothills of Mahabaleshwar***

**Contact Us & Book
Your Visit Today!!!**

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www.foothillsofmahabaleshwar.com

Poladpur, Raigad, 403203