**Mediport Website**

Sitemap

Medicos real estate partnership opportunities in airport area!

Brand promise - Land acquisitions with doctor level trust!

**Mission**

To make investment in land the preferred and safest investment option by offering out of box solutions mainly for doctors.

**Vision**

Our Vision is to help hard working doctor families create a meaningful legacy for future generations by providing “Excellence in Procurement of the best Asset- LAND”

**Values :**

Mediport

**M** the **Mumbai** Potential: Navi Mumbai area the hottest destination for investments across the cities in India. We offer partnership deals in this area.

**E THICS:** Every deal and business approach are built on the sloid grounds of ethics. We carry the morality of medical ethics to the real estate.

**D by doctors for doctors** : this is initiative by doctors and meant for doctors and their close relatives considering their unique needs

**I nside out solutions** . Real estate world looks at doctors as customers. Here we make you partner and that changes the game. You look at real estate **as an insider**.

**P partnership approach:** The surest way of booking profit in real estate is to own a land that is going for development in near future. We offer partnership in land title and not an investment, making the deal safest for doctors.

**O out of box solutions** that no builder or real estate businessman will offer to a doctor. In fact mediport strategies are disruptive in nature for real estate market.

**R ESEARCH BASED**- We enter geographies with thorough research about the area and evaluate all aspects which would lead to appreciation of investment

**T RANSPARENCY**: We maintain utmost transparency with all our stakeholders/ partners.

**About Us**

**Dr Niteen Dhepe MD**

Mediport is a brainchild of visionary Dr Niteen Dhepe a successful and serial entrepreneur. He has a track record of establishing SkinCity, a unique concept of bringing everything in dermatology under one roof first time in India. His SkinCity project encouraged and enabled many young dermatologists in country to think of larger set ups and futuristic investments.

While lockdown and COVID has brought a great paradigm shift for everyone around the globe, it has done the same in the minds of medicos too. Doctors are very hard working creatures spending half the productive life in learning while remaining half in working and earning with little time to think how to deploy this hard earned money. Every segment of market looks at doctors and cash cow and soft target as investors.

Real estate is a must when it comes to balance investment portfolio for a doctor. Most lucrative returns on investment are possible with real estate only. Better ROI is possible with early stage investment like raw land acquisitions. The on-ground issues like legal, people handling and land protection keep doctors and white collar investors away. What if a trustworthy partner who understands medicos needs takes care of the dirty things on ground and serves such deals on platter, cleaned and curetted!

Mediport serves as hand holding partner for doctors finding such real estate deals, cleaning, curetting and serving on platter. Its like a ‘hands on’ tuition classes for doctors in field of real estate.

MediPort acts not only as investment consultant but acts as a hand holding partner in every deal. So you focus on the most important aspect of your work that is medical practice and leaving real estate investment to mediport that secures benefits for your generations to come.

**Team Mediport**

Mediport is a group of handpicked professionals from various walks of life. These include legal experts, land acquisition specialists, bankers, financial experts, chartered accountants, retired income tax and revenue officials and many more.

**The MediPort Partnership Concept**

MediPort doesn’t offer mere consultancy or investments. It puts its own skin in the game and offers partnerships in early stage real estate deals. A group of like minded doctors, from five to twenty, are clubbed together into a LLP company as a special purpose vehicle SPV. MediPort is by default a designated partner in this LLP entity. The LLP entity then invests as partner in larger projects. As a rule this LLP will invest not more than 25% of any larger project. This perfectly sits on back of a successful project, minimizing risk for doctors. MediPort does the job to find out such winning horses to bet upon.

LLP is a great SPV or legal tool to distribute profits and limit liabilities for partners without much statutory hassles. LLP enjoys legal status of private limited company with flexibility of a partnership firm.

**Whose is our customer?**

MediPort partnership services are mainly offered to select groups of **doctors** across all streams. Also included are a select **government officials and professional** like CA, bankers. Other people are added only as copartners with a medico or officer partner.

This is early-stage seed partnership program, a very small, cohesive group is required for smooth competition of project. That’s why we reserve right to choose a partner.

For outright sales and purchases, we offer our consultancy services at a small professional fee. This is available to all. We prefer clients who can deal through bank transactions and not cash.

We specialize in land acquisition **for corporate and multinational and NRI clients**. We have a huge land bank in our pipeline in Navi Mumbai international airport area and in Marathwada too for Solar parks.

**Area Highlights**

* Near Navi Mumbai International Airport
* Kharghar and annnex
* Proximity To All Local Stations Connecting To Mumbai
* JNPT-Singapore Port nearing Area
* Near Mumbai Metro
* Pune and its ring road
* Uran and potential wearhousing hub
* The Largest Sea Link In India Connecting Mumbai (Sewri To Nhava Sheva)
* Matheran Road
* Farmhouse plots at Matheran hill base.
* 14 lane alibag virar corridor
* Delhi Mumbai industrial corridor
* Pen Alibag mangav

**Partnership Opportunities**

1. **Dip the toes**
   1. It is a very safe option to become a part of a LLP that has already 30-40% stake in a land that is going for development soon. Your group becomes one of the land owners and is entitled for certain number of flats / constructed area, without additional spending, in a joint venture arrangement. Distribution among partners is easy in LLP composed of mostly doctors partners. See details of proposed **Gold Crest** project. This signature project of Mediport and limited seats are available to be a partner.
2. **Swimming in 6 feet**
   1. This is also called sole selling. Our LLP purchases a significant number of flats/ shops / constructed area in a proposed township/ scheme. Rate of bulk-buying is significantly low as compared to individual buyer. This is collective bargaining. See details of current projects MediPort is partnering for sole selling.
3. **Milking an old cow**
   1. Redevelopment of old buildings in Panvel and Navi Mumbai area is a great booming business these days. Old building gets additional FSI that is builders profit. We give existing tenants constructed area equal to their original area plus 10-20% additional. Still you will be left with 40% of constructed area to recover construction cost and your profit.

This is high turnover business and aim to finish one site in less than two years. See the list of redevelopment projects where Mediport is financing partner or sole selling partner.

1. **Fishing patiently**
   1. Area around Navi Mumbai has a great potential. Buying a land little away from current development but sitting on proposed connectivity like corridor, highways junctions and waiting patiently for many years to develop. This brings unbelievable returns of your long term investment.
   2. Or b e a part of acquisition of a land pool in Marathwada for solar parks.

See the list of proposed sites curetted for long term partnership.

1. **Ride on the back of a Shark!**
   1. Getting a land early and very cheap after risk benefit analysis. Pushing it for development and reaping un-believable returns is white collar way of becoming land shark. As a dictam the one who earns sure profit without risk is the land owner.
   2. Larger plots have greater potential to consume current and future FSI. If a smaller plot yields 70 thousand square feet constructed area, a large plot after buying additional FSI, TDR etc can yield 1.2 lac to 1.5 lac sq feet salable. Inventory.
   3. Being a small partner in a big land parcel has a greater potential to earn profit that too without headache than being sole owner of a small plot and develop it. Think of being 2.5%, 5% or 7.5% partner in a twenty or thirty acre township. (half acre or one acre worth share in land holding).
   4. This is disruptive model in real estate business and no builder with offer you profit sharing at source. See township opportunities in MediPort projects.
2. **Call a bull with red flag! Aa bail muze maar!**
   1. We invest in areas where there is possibility of acquisition for highways, CIDCO or other authorities. If your land is acquired by govt there possibilities of huge ROI. Even if not , being very close to highway, still there is huge appreciation.
   2. TDR bank: this acquisition can bring early cash back or yield a TDR that is usable in nearby area in construction and also saleable to other developers.
3. **Group hunting with Sharks !**
   1. Once you become a shark by being a part of big project you become eligible to hunt for more risky projects in group of seasoned inestors/ hunters. Of course MediPort will be your anchor partner throughout.
4. **Someone’s ruin, someone’s gain! Kisi ka Diwala, Kisi ki Diwali !**

We hunt for properties those are liquidated by banks, loan recovery tribunals, ED courts and get a deal at much lower rates than market. We can remain a small partner in the deal or cut the deal for you at small professional fees

**Real Estate Consultancy services**

* + 1. **M for Money Market!** – if you don’t want to indulge in dust and stones of real estate and still reap the benefits of real estate appreciation, deposit your money in NBFC focusing on financing real estate segment

Amazing returns upto 10-12% pa are possible in real estate spacedepending uponduration you park you money.

* + 1. **Buy a plot for farm house**

Nice locations for farm houses at base of Matheran hill near Matheran reserve forest. Absolutely stunning locations.

* + 1. **Premium plots in CIDCO TPS**

One to ten acres size plots are available for outright sale. Mediport first curettes the properties and then only short list for your selection. We offer a very transparent deals for a small professional fee.

* + 1. **Sale! Sale!**

If you have a property in Navi Mumbai area, we help you to sell at reasonable price with assured payments at a small professional fee.

* + 1. **Litigation specialist**

MediPort has a seasoned team of legal advisors having vast experience in real estate litigation. We also have in depth understanding of government regulations and its functioning. We can help you clear litigation in your property and make a marketable title.

**Mere Des ki Dharati ! – Real estate for NRI Doctors**

If you are an ri non-resident Indian and want to invest in real estate boom of India, then here is the most reliable platform. We are in the process of making our special purpose vehicle SPV for non-resident Indians NRI to invest or partner in Indian real estate especially around Mumbai and Maharashtra

We have very seasoned team of legal advisors, both freelancers and legal firms, on board to study the RBI and FEMA guidelines and make legitimate SPV.

**International Land Sharks !**

We specialize in land acquisition for corporate and multinational and NRI clients. We have a huge land bank in our pipeline in Navi Mumbai international airport area and also in Marathwada for Solar parks.

We have many years experience and expertise to deal with farmers and villagers understanding their needs and mentality. We have a huge network in entire Riagarh district at political, social and personal level. We have ability to undertake large projects of land acquisition for corporate clients. We have large parcels in Marathwada for solar parks and also in panvel – alibag for development purposes.

**CME In Real Estate ! The Real Estate Course For Doctors !**

We conduct regular online courses educating doctors in how to invest in real estate, healthcare real estate and balancing portfolio with real estate.

Fill the form below to join upcoming webinar .

Topic : Mumbai Real Estate options for doctors.

Speaker Dr Niteen Dhepe MD

**Featured projects**

***Open only for partnerships (No unit sales).***

**Gold crest 1.0**

Dip your toes !

**Project**

Township of 3.5 acres in NIANA TPS 5 of CIDCO area of Navi MUMBAI international airport

250 to 300 flats township with permanent green facing. Great amenities. TPS-5 is most premium TPS without clutter of villages and with clean and planned development. Download brouchre for more details. We are at final stage of land acquisition and early stage of permissions

**location**

Location on intersection of 150 feet six lane internal IDP road that offshoots from Mumbai trans-herbal link road and Pune Mumbai expressway. This is the only junction after Kalamboli where expressway has a clover leaf junction and an exit. Its very close to Panvel’s existing skyline.

**Inclusion criteria and disclaimers !**

This is NOT an unit sale or sale of flats. Not an offer for investment. This is partnership opportunity to partner in ownership of the land that is going for development very soon. We are at final stage of land acquisition and early stage of permissions. You will be entering into partnership only after understanding benefits and cons of this process.

Its open mainly for doctors and their very close friends. This is NOT open offer for investment. We reserve right to select a partner.

**Partnership concept**

Doctors and professional will make their group in form of LLP. This LLP will purchase a portion of land in this project. The LLP will make development agreement DA with developer company. The constructed area allotted will be as per market practices. This constructed area will get distributed among all the partners as per mutual understanding. MediPort will remain as hand holding partner till the end.

Right now are in process to formalize three LLPs one for doctors, one for officers and one for professional and money market players. Each LLP will buy certain land in this project. You will join in a compatible partnership vehicle.

**No headaches! Pure profits!!**

The dictum in Navi Mumbai Real estate is that ONLY stake holder who earns profit with minimum risk is the land holder. So your group becomes a land owner and you book the profit with surety.

Download the brochure and fill the form below to enter into a partnership.

**Sole selling! Pre booking - reap early profits !**

MediPort has prebooked flats in various under construction projects at various stages in bulk quantities. This makes our purchase rate very attractive. MediPort pass on these rate benefit to its partners and recovers very small professional fees.

You pre book these flats and either sell at launching rate or hold for longer period to book more profit.

Your earliest exit is at the launch.

Fill the form to know more about pre booking options in Navi Mumbai and airport area.

**Deposit in NBFC at 10-12% returns**

MediPort is associated with couple of non-banking finance companies those indulge into real estate lending. These are approved by reserve bank of India and listed on stock market. MediPort is planning to launch its own NBFC soon, focusing mainly on doctors and professionals.