

FOOTHILLS OF  
MAHABALESHWAR

# Valley View Agriculture Plots for sale

Also Avail Free Farmer Certificate !!!







**LUXURY  
THAT  
FITS  
YOUR  
BUDGET**

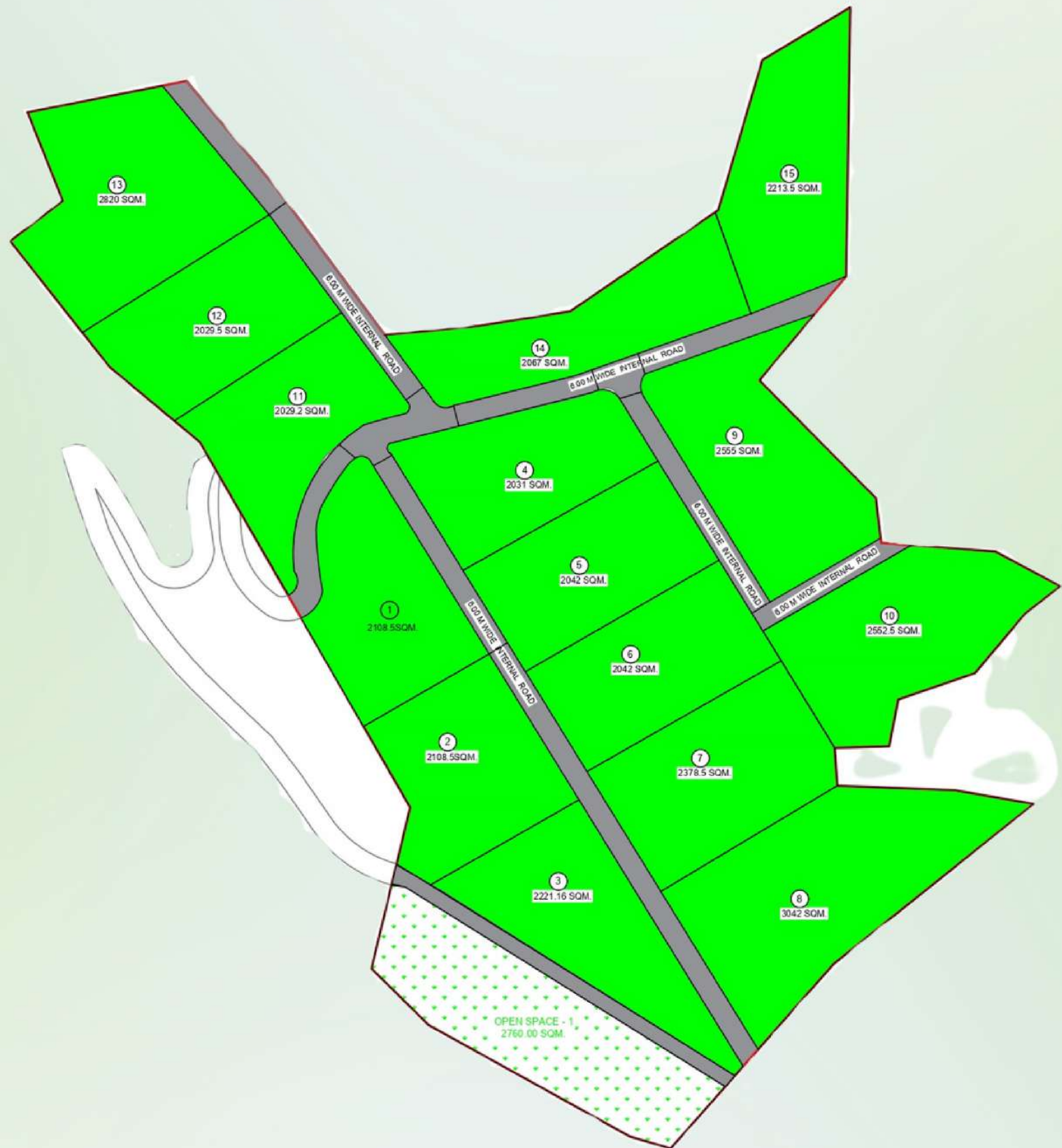


**FOR JUST**

**₹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



# PLOTS WITH THEIR SIZES IN GUNTHA/SQFT

PLOT NO.	In Sqft	IN GUNTAS	RATE PER SQFT.	PRICE (IN RUPEES)
PLOT NO. 1	27965	26	49	1370297
PLOT NO. 2	27965	26	49	1370297
PLOT NO. 3	29192	27	49	1430402
PLOT NO. 4	27137	25	49	1329699
PLOT NO. 5	27255	25	49	1335499
PLOT NO. 6	27277	25	49	1336553
PLOT NO. 7	30870	28	49	1512652
PLOT NO. 8	41889	38	49	2052545
PLOT NO. 9	32775	30	49	1605973
PLOT NO. 10	32743	30	49	1604391
PLOT NO. 11	27115	25	49	1328645
PLOT NO. 12	27115	25	49	1328645
PLOT NO. 13	35626	33	49	1745692
PLOT NO. 14	27546	25	49	1349734
PLOT NO. 15	29095	27	49	1425657



# 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:

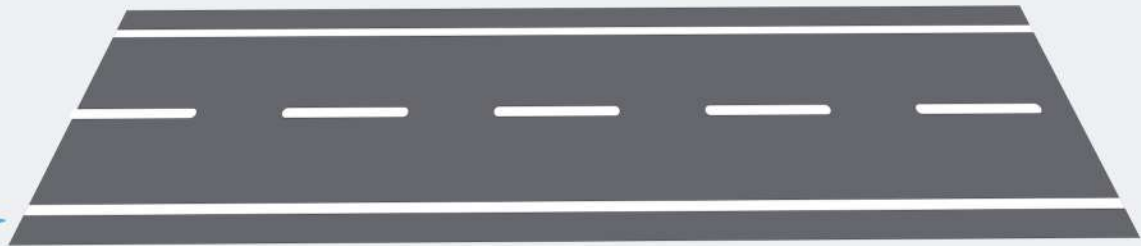
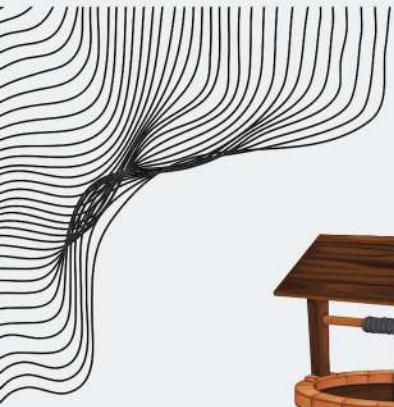
- All transactions and agreements will be conducted in compliance with applicable laws and regulations.
- Any legal disputes will be resolved through mutually agreed arbitration.







## 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](http://www.foothillsofmahabaleshwar.com)**

**Poladpur, Raigad, 403203**