



A project by
Manoj Munot & Manish Munot

Collector Approved Sea View N.A. Plots ranging from 252 to 550 Sq mts available for sale at prime location at Nivendi, Ganpatipule, Dist. Ratnagiri, Maharashtra. [Completion Received on 21/08/2017]



Actual Site photo



Actual Site photo

Located on Konkan coast with a series of beaches and vantage points offering some stunning views of the sea and the development that Ganpatipule has been witnessing over the last few years, makes it an ideal destination not just for holiday but for investments too!

WHY INVEST IN GANPATIPULE?

- ✓ Growing Tourist Destination.
- ✓ Proximity to Mumbai, Pune and Goa.
- ✓ Industrial firms such as Finolex, JSW, Balco and Ultra Tech cement have their base near Ganpatipule.
- ✓ Lucrative property investment with scenic surroundings.
- ✓ Spend extended weekend and vacation in a place of your own.

The plot location is around 28 km from Declared Ratnagiri Airport, 22 km from Ratnagiri Station and 20 km from Jaigad (Angre) Port

The prime attractions in and around our plot location at Nivendi, Ganpatipule are:



Ganpatipule Beach – 2 km



House of Wax – 0.5 km



Ganpatipule Temple – 2 km



Prachin Konkan – 2.5 km



Aare Ware Beach – 9.4 km



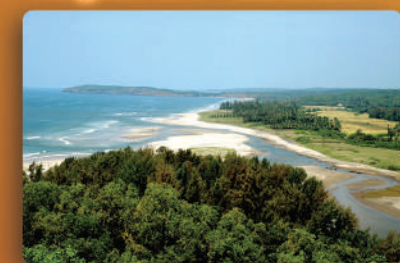
Jaigad Fort – 20.8 km



Water Sports at Ganpatipule Beach - 2.5 Km



Velneshwar from Ganpatipule City Centre – 27 km



Malgund Beach – 5.6 km

WHY INVEST WITH MUNOT PARADISE?

- ✓ Manoj Munot & Manish Munot own Munot Developments, a well-known and reputable construction and property development firm based in Panvel, Maharashtra.
- ✓ Established in 1995, over a period of 22 years, the firm has built several real estate projects offering high quality apartments equipped with modern facilities.
- ✓ Munot Residency, Munot Regency, CJ Munot Nagar, Munot Elite and Munot Landmark are some of the projects developed by Munot Developments.

Actual Site Photos

Internal Road



Compound Wall



Layout Plan





A Project by Manoj Munot and Manish Munot at Nivendi, Ganpatipule

Survey No. 143/5C & Survey No. 143/5D

Sr. No.	Survey No.	Hissa No.	Plot No.	Area in Sq. Mts	Area In Sq. Ft.
01.	143	5C/1	31	293	3152.68
02.	143	5C/2	Int. Road	431	4637.56
03.	143	5C/3	Open Space	1042	11211.92
04.	143	5C/4	Int. Road	427	4594.52
05.	143	5C/5	9	285	3066.60
06.	143	5C/6	8	472	5078.72
07.	143	5C/7	30	265	2851.40
08.	143	5C/8	24	310	3335.60
09.	143	5C/9	23	310	3335.60
10.	143	5C/10	10	263	2829.88
11.	143	5C/11	7	438	4712.88
12.	143	5C/12	29	266	2862.16
13.	143	5C/13	25	308	3314.08
14.	143	5C/14	22	308	3314.08
15.	143	5C/15	11	263	2829.88
16.	143	5C/16 & 5D/1	28	267	2872.92
17.	143	5C/17 & 5D/3	26	253	2722.28
18.	143	5C/18 & 5D/4	21	253	2722.28
19.	143	5C/19 & 5D/5	12	264	2840.64
20.	143	5C/20 & 5D/6	6	401	4314.76
21.	143	5D/7	27	262	2819.12
22.	143	5D/8	20	317	3410.92
23.	143	5D/9	13	264	2840.64
24.	143	5D/2	Int. Road	2570	27653.20
25.	143	5D/10	5	408	4390.08
26.	143	5D/11	14	260	2797.60
27.	143	5D/12	19	257	2765.32
28.	143	5D/13	18	252	2711.52
29.	143	5D/14	15	265	2851.40
30.	143	5D/15	04	265	2851.40
31.	143	5D/16	17	406	4368.56
32.	143	5D/17	16	270	2905.20
33.	143	5D/18	3	345	3712.20
34.	143	5D/19	2	305	3281.80
35.	143	5D/20	Open Space	400	4304.00
36.	143	5D/21	1	335	3604.60

TOTAL PLOT AREA : 14,300 SQ. MTS

Q&As

Where is the property exactly located?

Survey No. 143/5C & 143/5D, Next to Fern Greenleaf Resort and Spa (Club Mahindra Resort), Chafe Ganpatipule Road, Nivendi, Ratnagiri, Maharashtra.

What is the total number of plots on offer?

31 units spread over plot area of 1,53,925 Sq.ft. in Phase 1. More units will be added as new phases are launched.

What is the zoning of the property?

The zoning of the property is Non-Agricultural

What is the status of the project?

Project has been granted completion certificate by Collector Office, Ratnagiri on 21/08/2017.

How much is the Floor Space Index (FSI)?

Allowable FSI is 1.36

How do you get to the property?

Road :

Mumbai – 341 km

Pune – 325 km

Kolhapur – 153 km

Ratnagiri – 28 km

Goa – 296 km

(Quick Tip – Since the project is located exactly next to Fern Greenleaf Resort & Spa, Ganpatipule, you can look up that resort on Google map)

Nearest Railway Station: Ratnagiri

What facilities are provided in this project?

Motorable Roads
Compound wall to the plot with M.S. Gate
Fencing to the entire project
Security until handover
2 Alfonso Mango Trees planted in each plot.
Facility management service post-handover

Who has ownership of the land?

Mr. Manoj Manakchand Munot and Mr. Manish Manakchand Munot have legal ownership of the land.

Is loan facility available?

The promoters have approached financial institutions and their approval is awaited.

When will I be able to register the plot?

Immediately upon payment of the entire sales consideration.

What are the Registration and Stamp Duty fees?

At present, 5% Stamp Duty + 1% Registration charges on ready reckoner value OR Sales Consideration Charge set by the developer, whichever is higher. (Please Note – Government reserve the right to change the charges from time to time)

Is GST applicable in this project?

No, GST is not applicable with this project as it has already received completion certificate from the concerned authority.

Is Real Estate Regulatory Authority (RERA) applicable for the project?

No, RERA is not applicable for the project as it has already received completion certificate from the concerned authority.





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Manoj Munot & Manish Munot**

**CONTACT DETAILS FOR
FURTHER INFORMATION:**

Call us at:

Manoj Munot – 8879330567
Manish Munot – 9820102238
Raj Munot – 9930721277

Write to us at:

Info@munotparadise.com

Visit us at:

Site Office Address

Survey No. 143/5C & 143/5D, Next to Fern Greenleaf Resort and Spa (Club Mahindra Resort), Chafe Ganpatipule Road, Nivendi, Ratnagiri, Maharashtra.

Office Address:

366, Munot Niwas, Tilak Road, Kapad Bazar, Opp. Datta Mandir, Panvel – 410206, Dist. Raigad, Maharashtra

DISCLAIMER – The plots, layout and map in this brochure are not to scale and are meant for indicative purpose only. All rights reserved by the Developer.

