

NEW PROPERTIES – INFO SHEET

Date	30/11/19
Info. Sheet prepared by	SACHIN.
Area (sq. yds. / acres)	6 ACRES
Location	SUAMIRPET
Distance from nearest main road	OFF 100 FT PROPOSED MAIN ROAD.
Distance from nearest prominent location	RIGHT BEHIND LEDIA RESORTS
Surrounding Area	☒ Open undeveloped land / Agricultural land / Flats / ☒ Independent houses / Plots / Industries / Other
Approach road	☒ Paved / Un paved - Road width <u>40</u> ft.
Land use as per UDA	☒ Residential zone / Commercial zone / Conversation (agri) zone / Recreational zone / Industrial zone / Other
Nature of Title	Patta Land / Imam Land / Registered Sale Deed / Agreement Holder / GPA Holder/ other ☒
Other Details of Title like year of acquisition, number of owners etc.,	OWNED BY SAKSHA VAKSANA LLP. BOUGHT 4 MONTHS BACK
Details of litigation if any (past or present)	NONE
Name, age, contact numbers and occupation of owners	MR. SRINIVAS.
For sale – rate per acre/sq. yard	5 TO 5.25 CR. NEGOTIABLE.
For development - ratio and deposit	40-60 NEGOTIABLE.
Property referred by	Estate Agent / Acquaintance / Agreement Holder / Owner / Through Ad / Other <u>RAVI TOUCHSTONE</u>
Name of Estate Agent, Address & Phone No.	
Remarks:	

FOLLOW-UP DETAILS:

Date	Details / Comments
	Property seen on this date by <u>Sachin.</u>
	3 OPTIONS THE LAND OWNERS ARE VYING.
	OPTION ① - OUTRIGHT SALE - ASKING 5 CR. + - NEGOTIABLE.
	OPTION ② - JOINT VENTURE WITH 40-60 (GOD. TO DEVELOPER) WITH DEPOSIT WHICH CAN BE RETURNED OR SO IF EQUIVALENT CAN BE GIVEN.
	OPTION ③ - PAY A SIZEABLE AMOUNT AS ADVANCE AND GET PROPORTIONATE SQ. FEET. EQUIVALENT TO ADVANCE PAID.

Rough Sketch of Land and Location:

- ① PROPOSED LOT OUT ENCLOSED WHICH IS FOR 4 TOWERS OF 10+2 FLOORS.
- ② CAN DO VILLAS AS WELL
- ③ PROPOSED 1 ACRE LAND AT THE MAIN ROAD IS KEPT FOR DOING SOME COMMERCIAL ESTABLISHMENT. & 1 ACRE ON BACK SIDE IS LEFT VACANT FOR FUTURE.
- ④ DEVELOPERS IN THE VICINITY ARE QUATING 1.50 TO 1.95 A VILLA (TREE TOPS)
- ⑤ PROPOSED HIGH RISES OF AROUND 2000 FT. ARE COMING UP OPPOSITE TO THIS LAND.
- ⑥ MOST IMPORTANTLY OWNERS SEEM TO BE KEEN TO STRIKE A DEAL WITH MODI PROPERTIES.