

70% Loan
from
HDFC & ICICI

॥ Shubhyog ॥
Asawali

Residential
NA Plots with 1 FSI
@ Shirwal

Investment Bhi...
Enjoyment Bhi!





The 'Shubhyog' of investment !

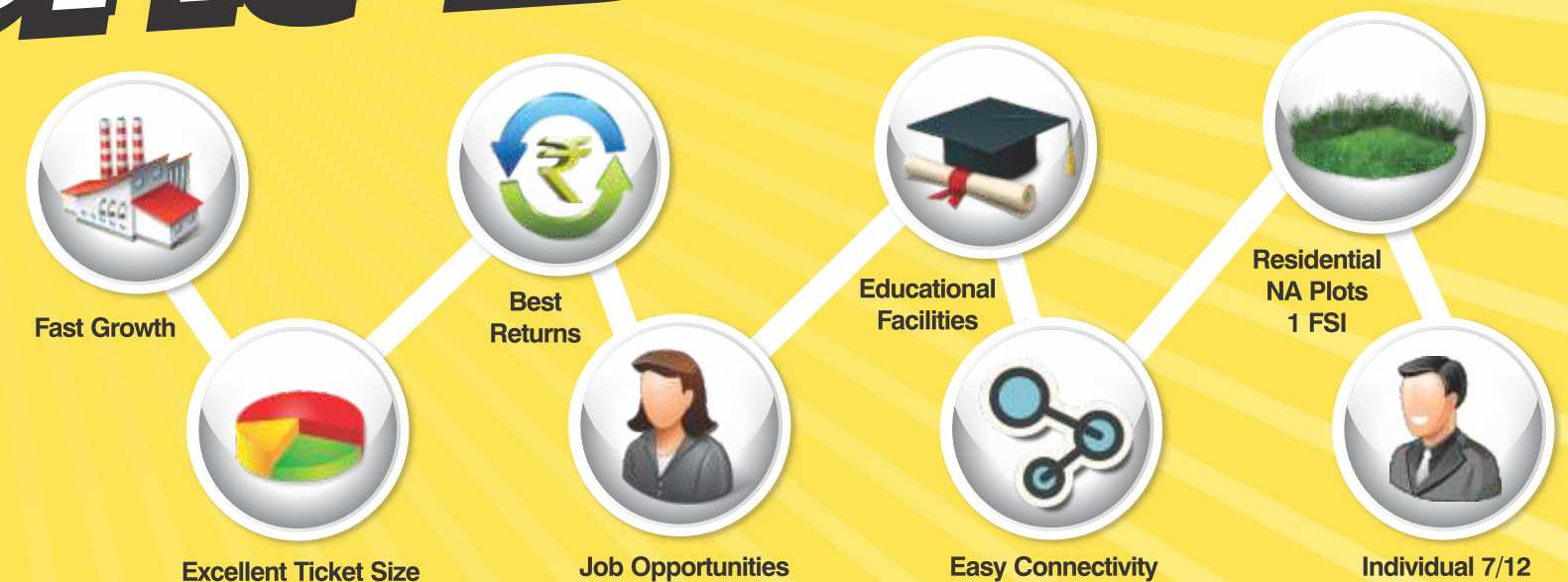
Shubhyog is a well planned, completely secured grand plotting scheme by Remonesa and Kohinoor spanning over 28 acres of land located at Asawali, Shirwal. At 65 kms. from Pune and just 4 kms. from the Mumbai-Bangalore highway, **the plot sizes start from 2000 sq. ft. and the project has already experienced more than 66% returns in just two years!**



With the multifaceted growth and future growth prospects, your investment in Shubhyog is bound to get you desired returns!

- Flanked by **961 acres** of Kesurdi-Khandala MIDC and **280 acres of SEZ.**
- Excellent ticket size in and around Shirwal
- Investment in Shirwal has fetched around **400% returns in last five years.**
- Around 73 top companies including **Godrej, Finolex, Asian Paints** have already found their operations centre at Shirwal.
- Compared to Chakan, Talegaon, Pirangut and Ranjangaon, Shirwal is much better choice considering ongoing rates at these places and growth prospects.
- **Immense job opportunities** and thus increased demand for plots
- Fully-fledged **educational institutes** nearby
- **Easy and fast connectivity** to Pune, Mumbai and Bangalore.

Investment Bhi...



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My Plot. My Space. My Enjoyment!

Land is a tangible asset unlike stocks, shares or fixed deposits. Your investment in gold too stays in the locker but it cannot give you the pleasure of companionship like your plot. At Shubhyog, you can enjoy your investment in various ways, till you decide to construct. Check out how!

- Plant fruit trees in the side margins
- Create a small kitchen garden on your plot and enjoy the seasonal vegetables
- Have your own lawn area surrounded by flower garden
- You can even build your own small shelter at reasonable cost

We have a full time horticulturist to guide and assist you in selection and plantation of suitable plants. We have also developed a sample kitchen garden and nursery with variety of fruit and flower plants to select from. With our assistance and your enthusiasm, you can convert your plot into a weekend destination and enjoy what you have invested in!

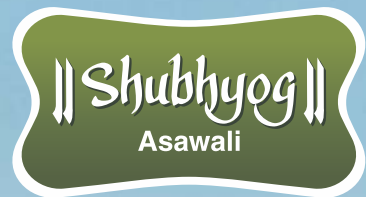
While you continue enjoying your investment, the transformation of your plot will also increase its value giving you one more reason to smile. More the enjoyment, more the appreciation. Possible only at Shubhyog!

Enjoyment Bhi!

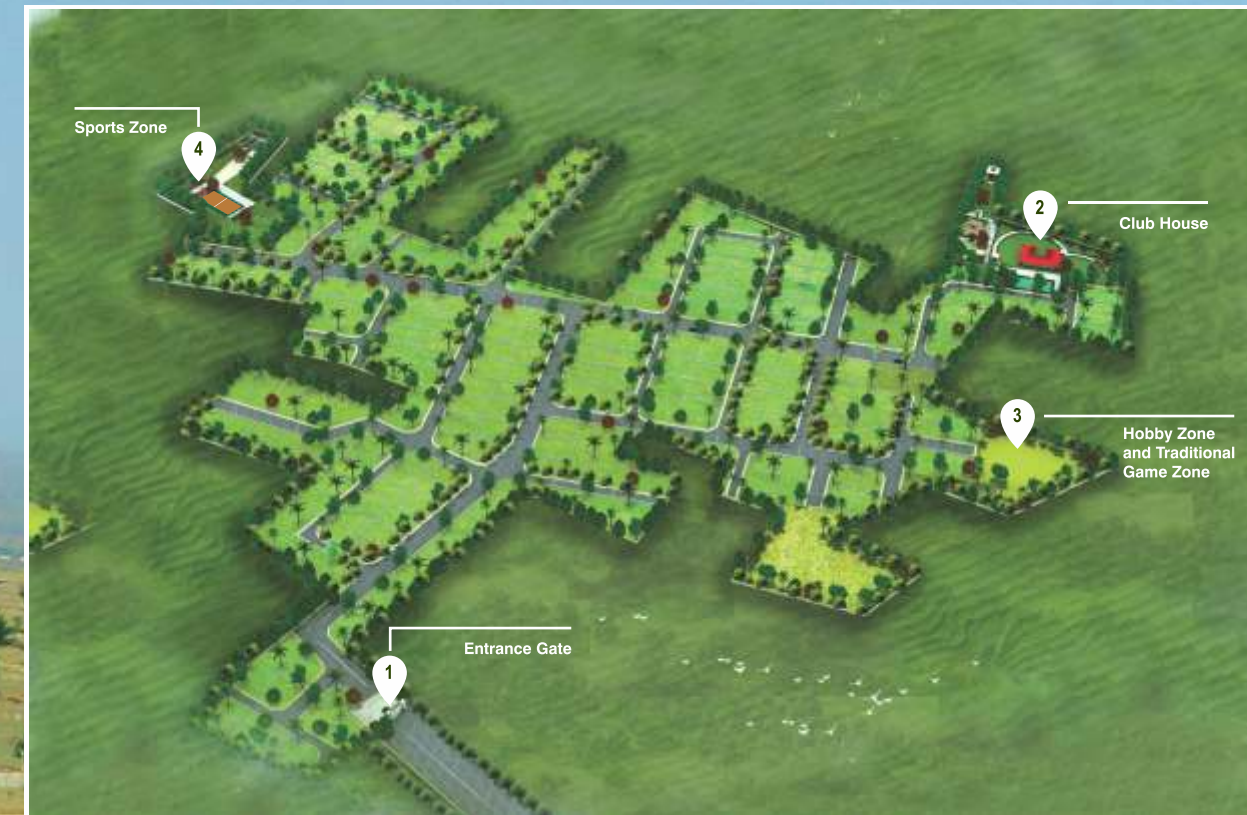


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Appreciable investment option. With enjoyable features!

1 FSI plots.
2000 sq. ft. onwards.

- Surrounded by serene hills on three sides. Every plot enjoys a stunning view.
- Grand entrance gate
- Prefab wall fencing for each plot
- Electricity connection for each plot
- Name and number plate for each plot
- Internal wide roads with street lights
- Club house, gymnasium, sports zone, sit out area

BEST



LOCATION
RETURNS
EXPERIENCE
PEOPLE



The Specials at Shubhyog

- **Traditional Game Zone :**
Explore the forgotten joys of life at this special zone. Indulge in a variety of traditional games and relive the past!
- **Hobby Zone with instruments :**
Revive the hidden artist in you. Paint the canvas in your own way or let the strings connect you with your true self!
- **Exclusive Sports Zone :**
Play it your way and be the master of the game!
- **24 hour Horticulturist :**
Now you don't have to worry about the plants on your plot. We have an expert to take care of them!

|| Shubhyog ||
Asawali

NA Plots with 1 FSI
@ Shirwal

BEST



Greenery
View and fresh air
Features
Amenities

Investment Insights.



What do you expect from your investment?

- Return on Investment
- Safety of investment
- Easy liquidity



Why do you hesitate to invest in the plot?

- Legal issues
- Fear of encroachment
- No fast liquidity
- Myth that banks don't give loan for buying a plot



Things to check before investing in plot

- Plot must be NA
- 7/12 must be on your name
- Project infrastructure (light, road, fencing, water supply)
- Growth prospect of the region
- Present and future maintenance assistance from the developer
- Availability of bank loan
- Plot security

Why plot is the best midterm/long term investment?



- Land cannot be created.
- Statistics shows that population of growing cities doubles every 15 years. With this increase, demand for plots (residential, industrial or agriculture) rises. Eventually, city limits start expanding horizontally and distance of nearby areas from that city keeps on reducing, which results in increase in demand of plots ultimately resulting in increased prices.
- Investment in fixed deposit may get depleted by inflation. Investments in jewelry, shares and mutual funds are subject to market risks.
- There is no scope for land value to get depreciated. It just has to rise, rise and rise only!

Your concerns. Answered by Shubhyog!

■ Clear title Residential NA plots

Plots at Shubhyog are **clear title collector sanctioned residential NA plots**. There are four major types of NA plots. Godown NA, Farmhouse NA, Collector NA and Residential NA. Only residential NA plots are eligible for loan and you also get fast appreciation for these plots. Before buying any plot it is essential to confirm that plot is a residential NA plot.

■ Total security

Your doubts about security of your plot will get totally cleared once you visit the site. The entire **project area is secured by compound wall**. Your **plot is secured by prefab wall** and not just by barbed wire. **Grand entrance gate** of the project stands tall giving you the feeling of exclusivity coupled with security.

■ Ease of liquidity

It is true that plot does not give you fast liquidity. But Shubhyog is equipped with a number of features that makes it attractive for everyone. The serene surrounding, features like game zone, hobby zone, sit out area – everything adds life to Shubhyog. We are also encouraging all our buyers to plant trees on their plots. With this uniqueness, Shubhyog will always be one of its kind projects in the vicinity attracting number of buyers.

■ Location

Shubhyog is situated in the midst of serene hills offering breathtaking view. Fresh air accompanies you throughout the day and the location offers you quiet environment to connect with yourself. Located at Asavali, just 4 kms. from Mumbai-Bangalore Highway, Shubhyog also enjoys the advantages of fast track industrial development in Shirwal region.

■ Legal issues

With us, you are always sure about transparent transactions and getting proper guidance all the time. With our professional expertise, we are committed to guide you and solve all your queries at any time.

■ Loan

Last but not the least, HDFC and ICICI Bank loan up to 70% is available on plots at Shubhyog.

Key Distances

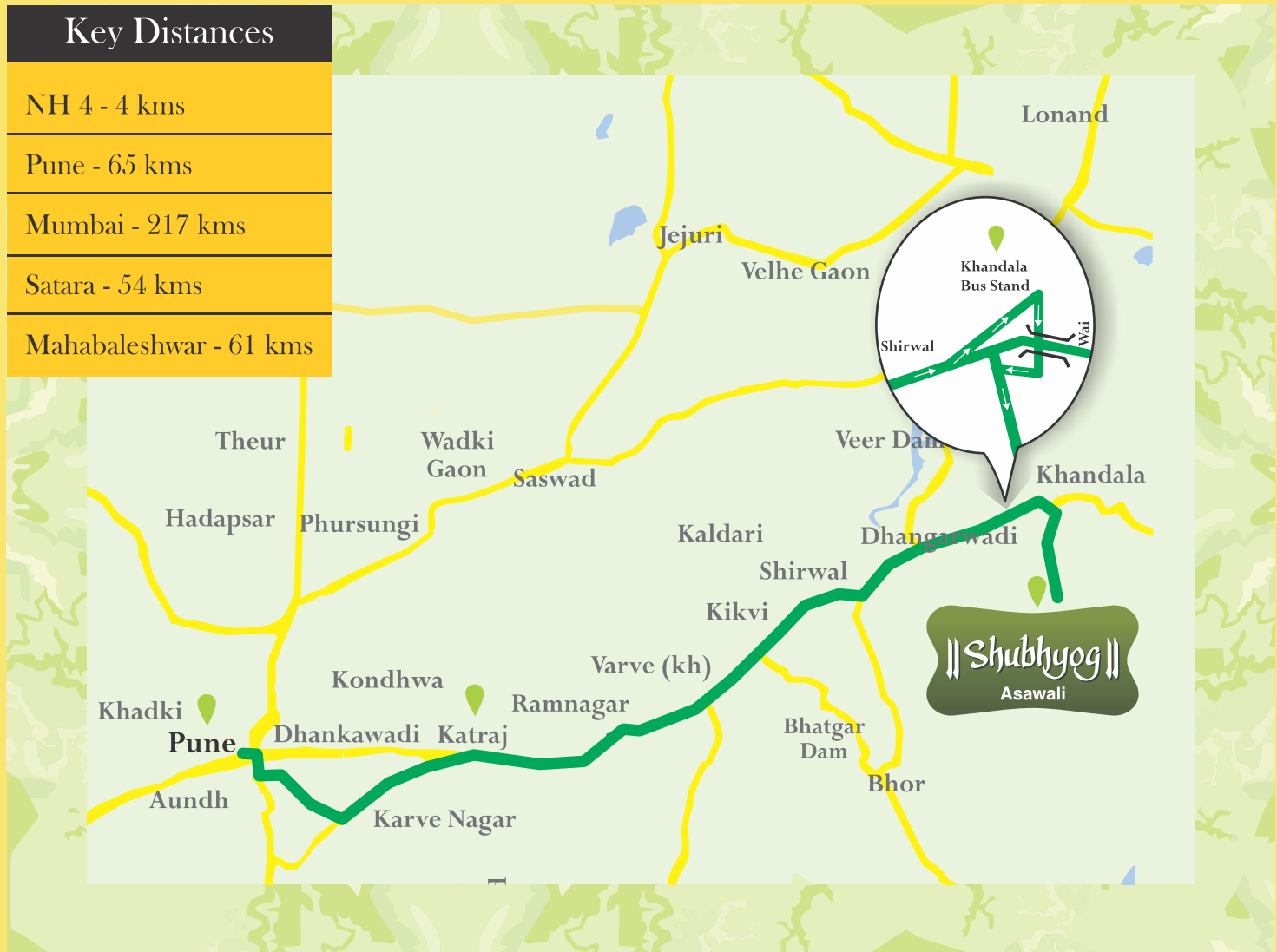
NH 4 - 4 kms

Pune - 65 kms

Mumbai - 217 kms

Satara - 54 kms

Mahabaleshwar - 61 kms



Site : "Shubhyog", Gat No. 254, Asawali,
Tal.-Khandala, Dist.- Satara-412802

Email : sales@remonesa.com
Web : www.remonesa.com

Call : 8888 6944 44



Connect with us to gain the *Plot Gyaan*

