



# EKAANT

Forest Homes & More..

[www.ekaant.in](http://www.ekaant.in)



NEAR BY TOURIST ATTRACTION

## READY TO EXPLORE BUY-TO-LET REALTY OPTIONS IN GUHAGAR KONKAN?

### FURNISHED COTTAGE INVESTMENT STARTS FROM ₹ 21,00,000/-\* ONWARDS

### GET FIXED MONTHLY RENTAL INCOME @ ₹ 12500/-\*



**LIMITED OFFER**

\* T & C Apply

Site Address: Village Jamsut, Taluka Guhagar, District Ratnagiri, Maharashtra Bharat.



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+971 545170849

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# INTRODUCTION OF EFH & IT'S PROMOTER



**Ekaant (Solitude) Forest Homes - A Magnificent Gated Community Realty Project, is nestled in the luxuriant forest of the Konkan region on the west coast of Maharashtra State at Village Jamsut, Taluka Guhagar, District Ratnagiri INDIA. It is adorned with lush green forests, pristine beaches, and heritage temples in the nearby vicinity. The project is easily accessible from Pune and Mumbai (5hrs. approx from either city) and is spread over a sprawling landscape of 21 acres.**

**The Project is promoted & managed by Mr. Ajay Ashok Salvi and a team of dedicated and talented professionals, who thrive on delivering Realty Projects along with Food and Hospitality Products with Passion & Trust.**

**We have more than 20 yrs of experience in executing professionally managed second-home projects. Apart from the basic infrastructural needs like Road, Water, and Electricity, it has extremely Green Foliage of fruit-bearing trees like Mango, Cashew, Coconut, Banana & Papaya trees. That extra effort to protect Mother Nature for generation next can surely be seen in our project.**



# NEAR BY TOURIST ATTRACTIONS



## VELNESHWAR BEACH

The picturesque coastline of Velneshwar is extremely wonderful. The coastline is popular for its uncommon highlights, for example, the lovely coconut grooves encompassing it and a spotless sea shore with its boisterous, thundering ocean waves.

## GOPALGAD FORT

The slope is one of the most beautiful places in Anjanvel town of Guhagar. It is better known for the notable Gopalgad Fort, which goes back its reality to some place around sixteenth century. Built by Bijapur Rulers and later vanquished by Shivaji in 1660, the post stood high points and low points of time at a huge level.



## GUHAGAR BEACH

Guhagar Beach is one of the longest sea shores in the Konkan area that gloats of its perfect and immense stretch of white sand. It is a cookout spot visited by individuals who prefer peaceful beaches where they can quietly sit down and relax. There are various old sanctuaries over the enchanting town.



# NEAR BY TOURIST ATTRACTION



## DABHOL FERRY BOAT

Dabhol-Dhopave pier administration associates Guhagar to Dabhol. Dabhol Creek Ferry Boat is the closest method to reach Dapoli from Guhagar. Dabhol-Dhopave venture goes on for around 20 minutes over the Vashishti River.

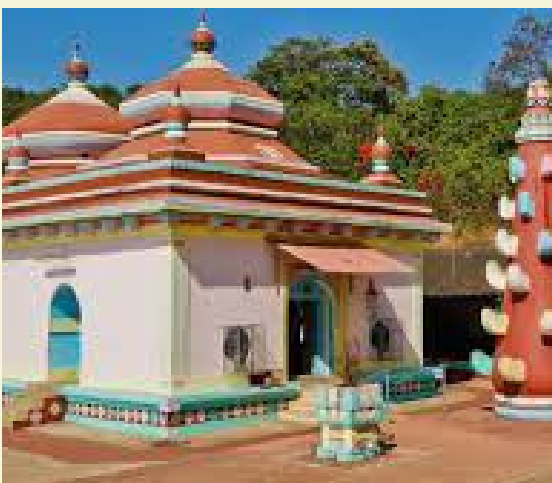
## VYADESHWAR MANDIR

Shri Dev Vyadeshwar is a Hindu temple dedicated to Lord Shiva. It is located just about 1/2 KM from the Sandy Beach of Guhagar, Ratnagiri District, Maharashtra INDIA.



## HEDVI TEMPLE

Hedvi Village is situated about 15 KM from the Guhagar Town of the Konkan region of Maharashtra. It is also about 4 KM from the delightful beach of the Velneshwar. This village is popular for the Lord Ganesh Temple also known as Hedvi Ganesh Temple And the Sri Dasabhuj Lakshmi Ganesh Temple.





PROPOSED DESIGN - FURNISHED  
FOREST STUDIO COTTAGE  
@ RS. 21 LACS ONWARDS

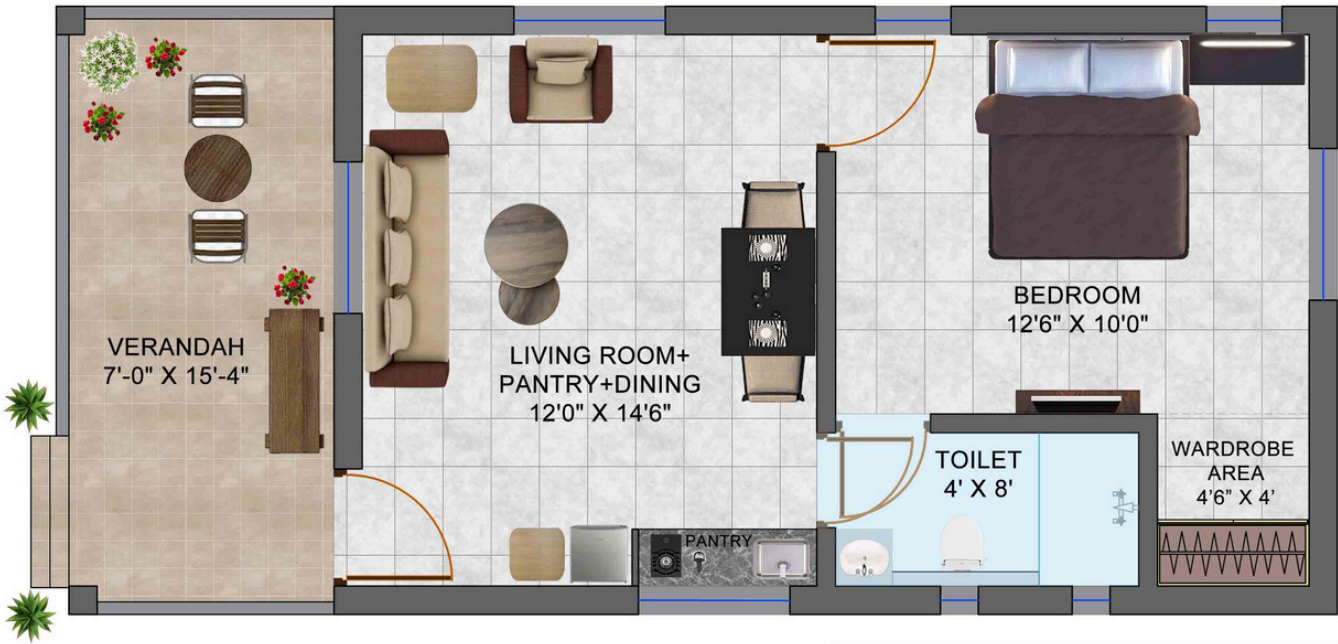


FOREST STUDIO COTTAGE	
BUILT UP AREA	CARPET AREA
325 SQ.FT.	275 SQ.FT.

\*ACTUAL BUILT UP AREA IS 328 SQ.FT.(ROUNDED OFF TO 325 SQ.FT.)



PROPOSED DESIGN - FURNISHED  
1 RK FOREST STUDIO COTTAGE  
@ RS. 25 LACS ONWARDS



STUDIO COTTAGE 1 RK/ TYPE 1	
BUILT UP AREA	CARPET AREA
480 SQ.FT.	405 SQ.FT.

\*ACTUAL BUILT UP AREA IS 481 SQ.FT.(ROUNDED OFF TO 480 SQ.FT.)



# PROJECT LAYOUT



## EKAANT

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+91 8550997117





## FURNISHED FOREST STUDIO COTTAGE

@ Rs. 21,00,000/\*- ( INR. TWENTY-ONE LAKHS ONLY ) Onwards. Taxes extra on actual.

Fixed Monthly Rental Income @ Rs. 12,250/\*- for 3 Years

## FURNISHED 1 RK FOREST STUDIO COTTAGE

@ Rs. 25,00,000/\*- ( INR. TWENTY-FIVE LAKHS ONLY ) Onwards. Taxes extra on actual.

Fixed Monthly Rental Income @ Rs. 14,500/\*- for 3 Years

### OFFER INCLUDES:-

- ✓ Developed 2300 sqft NA plot (additional area will be charged extra at prevailing rate)
- ✓ 325 sqft (Built-up) for Forest Studio Cottage & 480 sqft (Built-up) for 1 RK Forest Studio Cottage
- ✓ 1 Coconut tree and 1 Mango Tree Plantation with Drip Irrigation
- ✓ 50 sqft Kitchen Garden
- ✓ 80 sqft Car Parking Paved Area
- ✓ Suitable Septic Tank
- ✓ Plot Demarcation Wall of 1.5 Feet Height

# FURNISHING'S OFFERED -

- ✓ Outdoor Sit Out Chairs - 2 Nos with Center Table
- ✓ Built-in 3 Seater Indian Sitting Sofa (for Forest Studio Cottage)/ 3 seater Sofa (for 1 RK Forest Studio Cottage)
- ✓ Queen Size Double Bed or 2 Single Beds with Mattress & 2 Pillows
- ✓ Bed Side Table Drawer
- ✓ Wardrobe with Mirror
- ✓ Dinning Table with 2 Chairs
- ✓ Shoe Rack
- ✓ Invertor
- ✓ 1 Tonne Split AC
- ✓ 24" LED TV
- ✓ 30 Ltr Refrigerator
- ✓ Electric Stove
- ✓ Electric Kettle
- ✓ Water Heater
- ✓ Ceiling Fans, Exhaust Fan, Tubelights and Bulbs



# SPECIFICATION OFFERED

- ✓ **Composite Load Bearing Structure using Laterite Stone**
- ✓ **Pre-Coated MS sheet or PVC sheet as roofing**
- ✓ **PVC/POP False Ceiling**
- ✓ **Ceramic Flooring**
- ✓ **Electrical house wiring points are done in casing capping using copper wire of Polycab or equivalent makes & Anchor make (or equivalent make) switches.**
- ✓ **Marble kitchen platform with stainless steel sink.**
- ✓ **3 Track aluminum sliding windows (1 track will be for Mosquito Net) PVC / Wooden door with laminate (extra cost will be applicable if a wooden door with laminate is selected)**
- ✓ **Painting:**
  - Internal - White Wash/Oil Bound Distemper (If oil bound distemper is requested extra cost will be applicable)**
  - External - Lacquer (For exposed external stone) & Exterior Emulsion paint for remaining area.**
- ✓ **Bathroom:**
  - Anti-skid ceramic tiles for flooring and glaze tiles for wall.**
  - Hot and cold-water mixer shower.**
  - Washbasin**

# Other Terms & Conditions

This offer is being offered by Wide Wings Corporation & not by the owner/developer of the project.

Increased additional area for lawn or car paved area will be charged additional on a per sq ft basis.

The plot purchase agreements will have to be executed with the owner/developer (as per MAHARERA terms & conditions) before entering into construction & property management with Wide Wings Corporation.

The price quoted will vary if the size of the plot increases or decreases. A base price of Rs.300/- per sqft will be considered for deriving the final contract value. For instance, the offer includes a 2300 sq.ft plot but if the size of the selected plots increases to 2400sqft the excess 100 sqft will be calculated as  $100\text{sqft} \times \text{Rs}300 \text{ per sqft}$  i.e. Rs 30,000 (excess). So, the product cost will be Rs 21,30,000 ( for Forest Studio Cottage or Rs. 25,30,000/- for 1 RK Forest Studio Cottage (\*Applicable Legal Cost/ Government Cost will be added on a pro-rata basis. Currently, 6% on the excess land cost will be considered).

The Promoter / Developer reserves the right to change the Rates / Offers without prior notice. (Not applicable for customers/clients who have paid the booking amount & have signed the “Construction Contract”).

Filling out the “Application Form” is binding for all bookings. Kindly download it from [www.ekaant.in](http://www.ekaant.in) (“Legal Document Tab”) & email it to [widewingscorporation@gmail.com](mailto:widewingscorporation@gmail.com) for processing your booking.

All payments towards the contract will be done by RTGS/NEFT/DD. Clients / Customers are requested to kindly inform us (when they make any payments) via email only.

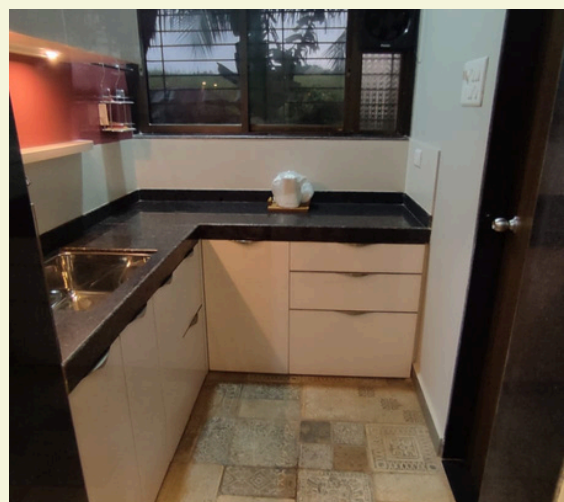
All such payment information is to be sent to [widewingscorporation@gmail.com](mailto:widewingscorporation@gmail.com) only.

After the purchase of the property, M/s Wide Wings Corporation. (WWC) will render services for paying the property taxes & these taxes are to be paid by the owner promptly without delay. In the event that WWC has paid these charges on behalf of the owner, then the owner will pay WWC these charges promptly on the submission of their demand note which will be supported by the paid challan.





**ACTUAL  
SITE  
IMAGES**



# EKAANT FOREST HOMES - COST SHEET

## FURNISHED FOREST STUDIO COTTAGE



• ALL AREAS IN SQFT. \* CURRENCY - INDIAN RUPEES,

PlotNo.	85	86	87	88	89
Area	2249	2335	2335	2335	4327
Base Land Area	2300	2300	2300	2300	2300
Excess Land Area	-51	35	35	35	2027
Base Land Cost	690000	690000	690000	690000	690000
Additional Cost	-15300	10500	10500	10500	608100
Total Land Cost (A)	674700	700500	700500	700500	2708100
Construction, Infrastructure & Furnishing Cost (B)	1410000	1410000	1410000	1410000	1410000
Total Cost (A+B)	2084700	2110500	2110500	2110500	4118100
18% GST on Construction, Infrastructure & Furnishing	253800	253800	253800	253800	253800
5% Stamp Duty on Land Value	33750	35050	35050	35050	65000
1% Registration on Land Value	6750	7050	7050	7050	13000
Document Handling Charges	15000	15000	15000	15000	15000
<b>Total Landed Price</b>	<b>2394000</b>	<b>2421400</b>	<b>2421400</b>	<b>2421400</b>	<b>4464900</b>





# EKAANT FOREST HOMES - COST SHEET

## FURNISHED FOREST STUDIO COTTAGE

• ALL AREAS IN SQFT. \* CURRENCY - INDIAN RUPEES



PlotNo.	90	91	92	93	94
Area	2432	2335	2325	2335	2486
Base Land Area	2300	2300	2300	2300	2300
Excess Land Area	132	35	25	35	186
Base Land Cost	690000	690000	690000	690000	690000
Additional Cost	39600	10500	7500	10500	55800
Total Land Cost (A)	729600	700500	697500	700500	745800
Construction, Infrastructure & Furnishing Cost (B)	1410000	1410000	1410000	1410000	1410000
Total Cost (A+B)	2139600	2110500	2107500	2110500	2155800
18% GST on Construction, Infrastructure & Furnishing	253800	253800	253800	253800	253800
5% Stamp Duty on Land Value	36500	35050	34900	35050	37300
1% Registration on Land Value	7300	7050	7000	7050	7500
Document Handling Charges	15000	15000	15000	15000	15000
<b>Total Landed Price</b>	<b>2452200</b>	<b>2421400</b>	<b>2418200</b>	<b>2421400</b>	<b>2469400</b>

# EKAANT FOREST HOMES - COST SHEET

## FURNISHED 1RK FOREST STUDIO COTTAGE

• ALL AREAS IN SQFT. \* CURRENCY - INDIAN RUPEES



PlotNo.	85	86	87	88	89
Area	2249	2335	2335	2335	4327
Base Land Area	2300	2300	2300	2300	2300
Excess Land Area	-51	35	35	35	2027
Base Land Cost	690000	690000	690000	690000	690000
Additional Cost	-15300	10500	10500	10500	608100
Total Land Cost (A)	674700	700500	700500	700500	1298100
Construction, Infrastructure & Furnishing Cost (B)	1810000	1810000	1810000	1810000	1810000
Total Cost (A+B)	2484700	2510500	2510500	2510500	3108100
18% GST on Construction, Infrastructure & Furnishing	325800	325800	325800	325800	325800
5% Stamp Duty on Land Value	33750	35050	35050	35050	64950
1% Registration on Land Value	6750	7050	7050	7050	13000
Document Handling Charges	15000	15000	15000	15000	15000
Total Landed Price	2866000	2893400	2893400	2893400	3526850



# EKAANT FOREST HOMES - COST SHEET

## FURNISHED 1RK FOREST STUDIO COTTAGE



PlotNo.	90	91	92	93	94
Area	2432	2335	2325	2335	2486
Base Land Area	2300	2300	2300	2300	2300
Excess Land Area	132	35	25	35	186
Base Land Cost	690000	690000	690000	690000	690000
Additional Cost	39600	10500	7500	10500	55800
Total Land Cost (A)	729600	700500	697500	700500	745800
Construction, Infrastructure & Furnishing Cost (B)	1810000	1810000	1810000	1810000	1810000
Total Cost (A+B)	2539600	2510500	2507500	2510500	2555800
18% GST on Construction, Infrastructure & Furnishing	325800	325800	325800	325800	325800
5% Stamp Duty on Land Value	36500	35050	34900	35050	37300
1% Registration on Land Value	7300	7050	7000	7050	7500
Document Handling Charges	15000	15000	15000	15000	15000
Total Landed Price	2924200	2893400	2890200	2893400	2941400



# THANK YOU



## PROJECT PROMOTED AND MANAGED BY WIDE WINGS CORPORATION

FOR MORE DETAILS PLEASE CONTACT  
US ON + 91 7276318787 / +91 8550997117



**WIDE WINGS**  
CORPORATION

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REALTY | HOSPITALITY | AGRO | IMPEX

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