



### 1) What is the offer?

Expat Sparsh offers furnished 1 BHK/2 BHK Chalets and Studio Apartments designed to provide great weekend experience for the rejuvenation and recreation of the entire family.

### 2) Where is it located?

Expat Sparsh is located in Karjat – a famous holiday destination that is also a declared Residential Green Zone. Below are the distances from the project:  
Neral Railway Station – 12 Kms | Karjat Railway Station – 18 Kms  
Big Studio – 26 Kms | Matheran – 38 Kms | Adlabs Imagica – 44 Kms  
Proposed Panvel Airport – 54 Kms | Khandala – 60 Kms | Mumbai – 90 Kms  
Touches the old Karjat- Murbad Highway

### 3) What is the size of each apartment and how many floors are there in each building?

The chalets are constructed on plots of varying size ranging from 1300 Sq. ft. to 4500 Sq. ft. The built up area of 1 BHK Chalets is 550 Sq. ft. and 2 BHK Chalets is 660 Sq. ft. Chalets are only ground floor construction. The size of each Studio apartment ranges from 305 – 360 sq. ft. and it is a G+2 construction.

### 4) What are the amenities available?

The amenities are listed below:

#### CLUBHOUSE:

- Reception Area
- Dedicated space for indoor games such as Table tennis, Carrom, Darts, etc.
- Party Hall / Conference Hall
- Indoor/Outdoor Restaurant

#### OPEN GROUND:

- Amphitheatre
- Barbecue Grills with seating arrangement.
- Mini Cricket pitch
- Badminton Court
- Children's play area
- Swimming pool

The Clubhouse will be managed by a professional hospitality partner.

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**5) What is the price range of each chalet and studio apartment?**

The payment details are as follows:

Chalet - Starting from ₹22 Lacs (inclusive of Car Park, Club House and MSEB Charges)

Studio Apartment - Starting from ₹14 Lacs (inclusive of Car Park, Club House and MSEB Charges)

Please ask your sales representative for the price list and refer below details on payment timeline.

**PAYMENT TIMELINE FOR READY CHALETS**

- Down Payment: ₹5 Lacs  
Balance amount to be paid during handover

**PAYMENT TIMELINE FOR UNDER CONSTRUCTION CHALETS**

- Down Payment: ₹5 Lacs  
Balance amount to be paid in 6 equal monthly installments

**PAYMENT TIMELINE FOR STUDIO APARTMENT**

• Down Payment:	₹4 Lacs
• Excavation:	10%
• Plinth Completion:	15%
• 1st Slab:	10%
• 2nd Slab:	10%
• 3rd Slab:	10%
• Brick Work:	10%
• Plastering:	5%
• Handover:	5%

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**6) When will the construction of Studio Apartments start?**

The construction of the Studio Apartments will start after 70% of inventory is sold for a particular tower. The construction will be completed in a year's time from the date of commencement. (Standard terms and conditions apply)

**7) Are street lights being provided on the internal roads?**

Yes, street lights are being provided on the internal roads.

**8) Are there any charges for water supply?**

Water charges will be a part of maintenance charges. The same will be communicated later by Facility Management Services Team.

**9) What is the ceiling height for Chalets?**

It is a sloping roof and the ceiling height is 3.5m-2.45m.

**10) When is the handover of the project?**

Handover details are as follows:

1 BHK chalets - Will start from August 2014

2 BHK Chalets - Will start from November 2014

1 BHK Chalets and Clubhouse - Will start from December 2014

Studio Apartments - Will start from December 2015 (based on inventory status refer question 6 above)

**11) Is building approval secured for Studio Apartments?**

Yes, building approvals have been secured for Studio Apartments.

**12) Will the plot be fenced or it's a boundary wall?**

We will be providing a 5 feet boundary wall and picket fence in front of the Chalet with open space for Cars.

**13) Are the Chalets and Studio Apartments furnished?**

Yes, the Chalets and Studio Apartments are fully furnished. Please refer product specifications for details on furniture provided.

**14) What kind of water will be provided (Bore wells or Municipal water supply)?**

Source of water is through borewell. However, the same has been tested and it is safe for consumption as well.

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**15) Who will be responsible for the regular upkeep of the property?**

Professional Facility Management Services team will take care of the regular upkeep of the property.

**16) How will the billing be done for electricity?**

We will provide separate metres for each unit. Facility Management Services team will assist in paying the electricity bill.

**17) Is rent-back facility available for Chalets and Studio Apartments? If yes, what is the offer?**

Yes, you can opt for rent-back facility. Please refer to the Rent Back Facility FAQ or get in touch with the sales representative for more details.

**18) Are there any maintenance charges?**

Yes, maintenance charges will be applicable.

Disclaimer: Expat reserves the right to change, alter, add or delete any specification or amenities mentioned herein. For the latest information, please contact your sales representative. Price mentioned in the FAQ is subject to change.

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