



VIKRANT HAPPY HOMES PVT. LTD

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The hilltop land to stay forever young



NERAL



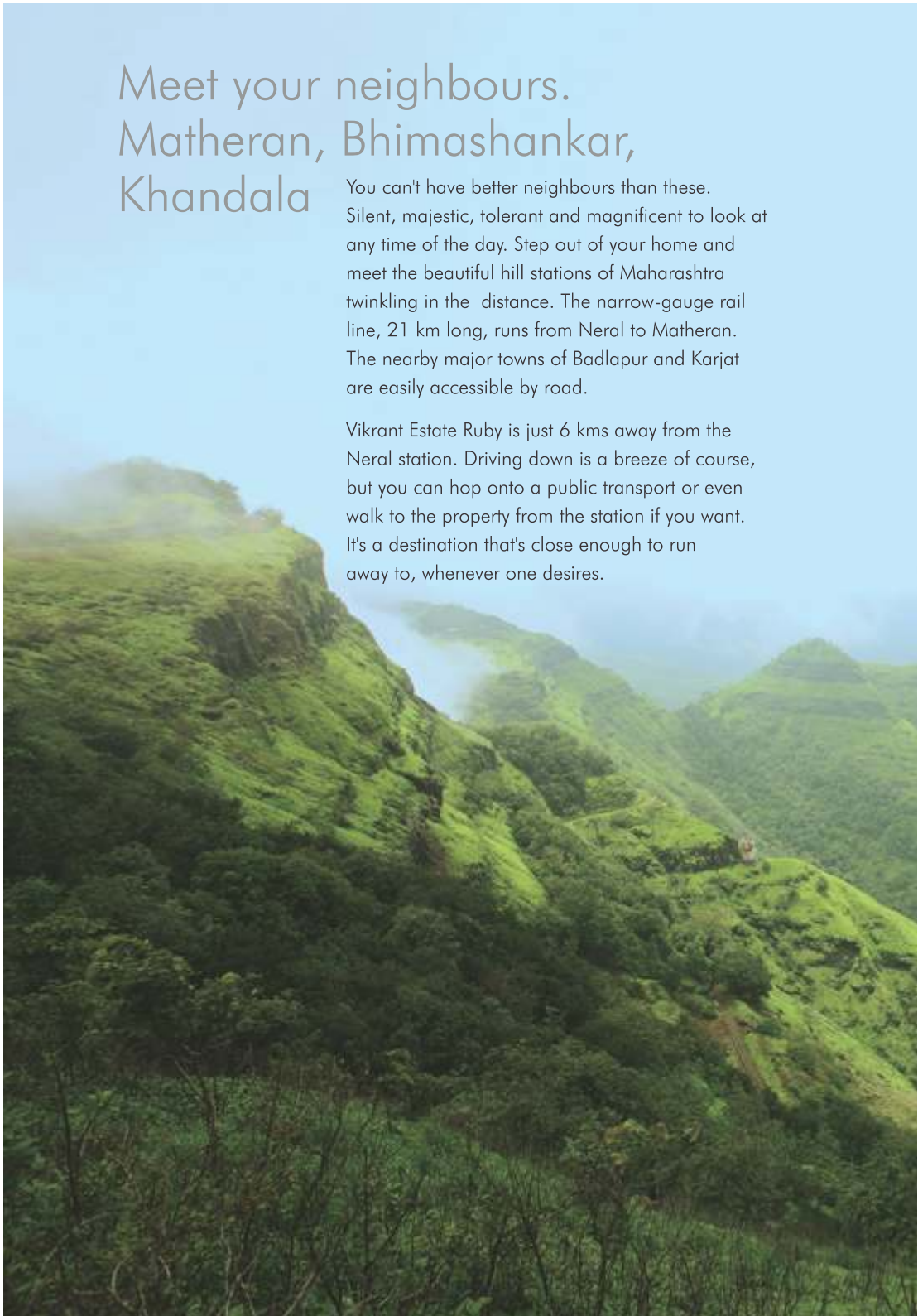
The hilltop life

You are invited to live in a high rise,
built by nature. The sky is your awning,
the river and waterfalls supply your
water, you watch the six seasons as
serials on the 360 degree 3D screen by
nature, and discover that age can be
counted in reverse. Vikrant Ruby in
Neral, near Karjat is this magic land.
We help you to live here.



We intend that free residents and the squatters of your land never leave. Neral hills come alive with the music of flowing water, the patter of rains, the swish of the gentle breeze and the glory of bird calls. Reminding us that life is a treat only as a guest on this earth.

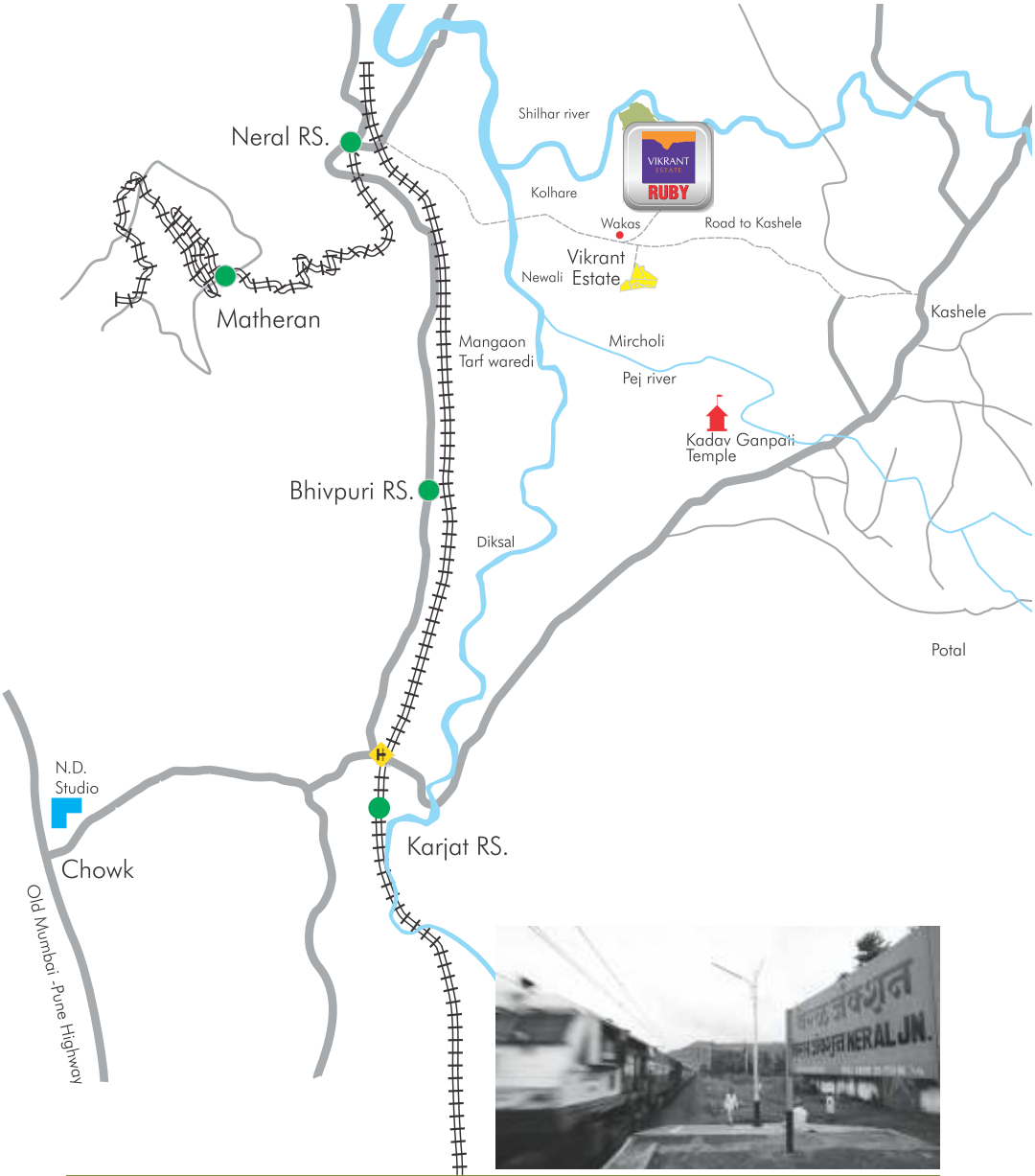
The hills
are alive with
the sound
of nature



Meet your neighbours. Matheran, Bhimashankar, Khandala

You can't have better neighbours than these. Silent, majestic, tolerant and magnificent to look at any time of the day. Step out of your home and meet the beautiful hill stations of Maharashtra twinkling in the distance. The narrow-gauge rail line, 21 km long, runs from Neral to Matheran. The nearby major towns of Badlapur and Karjat are easily accessible by road.

Vikrant Estate Ruby is just 6 kms away from the Neral station. Driving down is a breeze of course, but you can hop onto a public transport or even walk to the property from the station if you want. It's a destination that's close enough to run away to, whenever one desires.



Convenient connections to Vikrant Estate Ruby			
From	Distance (kms)	Transport	Time
Thane	80 Kms	Local Train	1 hour 5 mins
		Car	1 hour 30 mins
Dadar	90 Kms	Car	2 hours
Panvel	55 Kms	Car	40 mins
Pune	119 Kms	Car	2 hours
CST	105 Kms	Local Train	2 hour 30 mins

Enjoy the
comforts of the
extended
Vikrant Estate
developments



Ruby is a 55 acres hilltop land, part of the 300 acre Vikrant Estate development in Neral, Karjat. Vikrant Estate has always enjoyed a great popularity among buyers riding on high quality infrastructure development and a location that offers the maximum benefits from the future development of the area.

Vikrant Estate Ruby Masterplan envisages live-in permanent residents from the surrounding areas, connected to livelihoods in the neighbouring industrial towns of Badlapur, Panvel, Nava-Sheva; and guest residents with second and weekend homes from Mumbai and Pune. The location, accessibility, infrastructure, security and maintenance services have been planned to meet all kinds of requirements.

6 kms from the Neral Station on the main road, right after Village Wakas a 1 km long path leads off Northwards climbing gently to reach the Ruby hilltop.

Vikrant Estate's extended development creates a neighbourhood of luxury and comfort for the community here.

- Upcoming resort and multiple clubhouses
- Restaurants
- Studio apartments
- Bungalows and NA plots



At Vikrant Estate Ruby you either buy a freehold NA plot of land to build your own home; or a plot and a bungalow with approved plans and defined specifications, constructed and delivered to you. All you have to do is to move in.

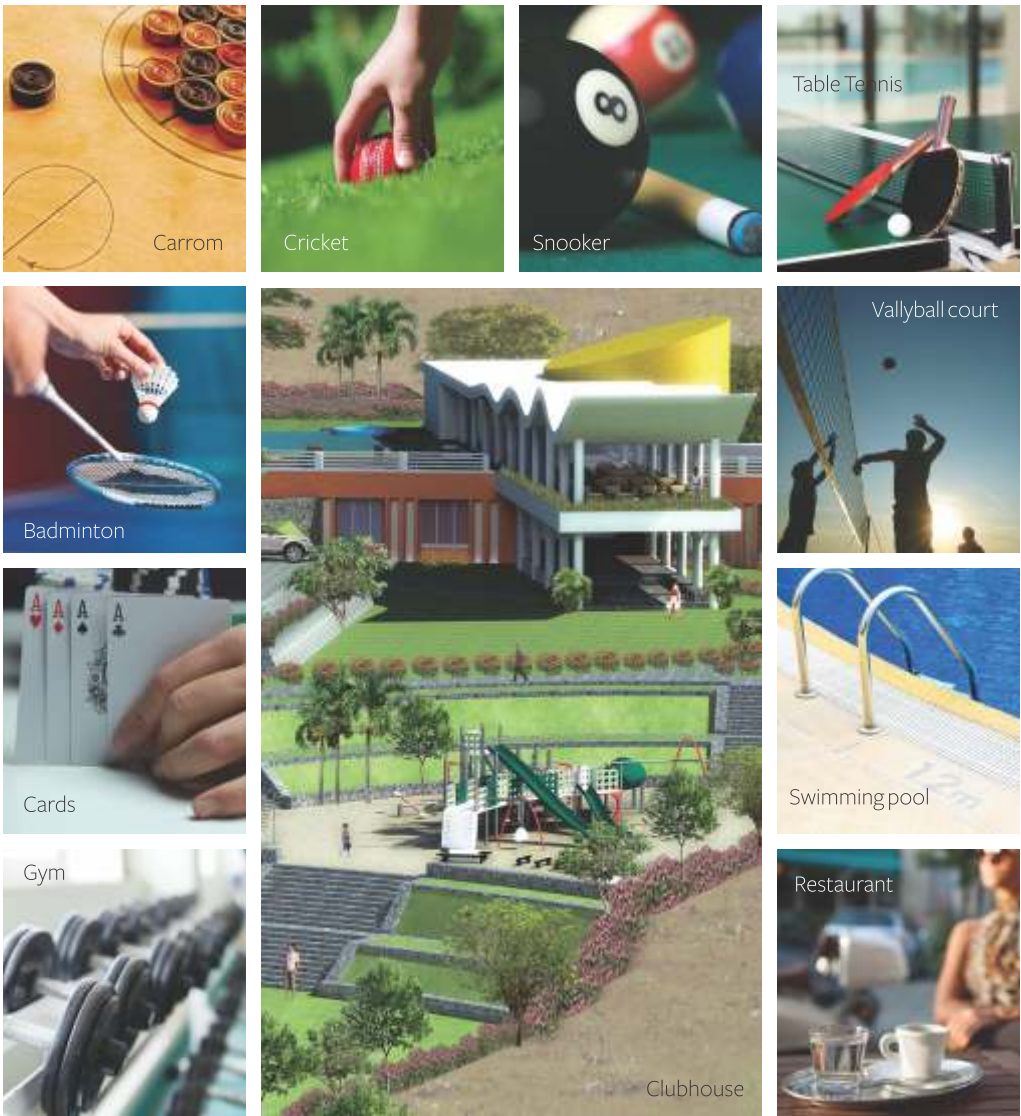
Your residence

Vikrant Estate Ruby non-agricultural plots come with pre-sanctioned bungalow plans, with flexibility to design your own too. Prices are available for complete construction and delivery of bungalows with approved plans. You have the option to choose from a set of floorings, finishes, fittings etc. for your home. Empanelled contractors, architects and interior designers eliminate the hassle of searching, evaluating and assessing the reliability of these professionals.



So what do you want to do today?

To keep you absorbed with nature and the beautiful outdoors, there's a vast range of activities available for you to participate in. Ruby is for the adventurous, for the hobbyist, for the spiritual, for those seeking a healthy life combining leisure and sports. A central Activity Management Centre desk will provide trained instructors and equipment, and maintain proper facilities to conduct all activities round the year for the residents.



Clubhouse for sports and recreation

A well-appointed clubhouse is the nerve centre for sports and entertainment with swimming pool, gymnasium, restaurant, and a host of indoor and outdoor games facilities.



Skateboarding



Cycling

The Ruby Masterplan promotes a healthy and active lifestyle with a cycle track running through the estate and dedicated skating and skateboarding facilities for beginners to regulars.



Campsite



Barbeque



Horticulture



Nursery



Mini dairy



Farming lessons

Pick up a new hobby. Learn a new skill. We believe that widening your interests gives you more contentment and fulfillment. Celebrate your your new home with a completely new way of living.



Kitchen gardens



Yoga and Meditation

Nature and peace guides you gently to nurture your spirit. The Ruby Masterplan has a special spiritual zone to focus your mind and energy and connect to your inner self.



Vikrant Estate Ruby Masterplan is to create a fully secure, gated community with quality infrastructure for daily living. Round-the-clock, throughout-the-year maintenance will ensure that your home and your neighbourhood is in top shape whether you choose to live here or drop in for occasional visits.

- Permanent demarcation of Plot, hedge fencing and gate
- Secured compound wall on the periphery
- Uninterrupted water supply
- Electricity supply
- Broadband connection for internet
- Plantation for every plot
- 45 feet wide Main road and wide arterial roads
- Street lights and internal road plantations
- 24-hour security
- Central overhead water tank for storage of drinking water and for other usages
- Gardens and children's play areas
- Customized construction of Bungalows through empanelled, reputed contractors and consulting architects





Plot Plan. Ownership process

Plot rates

Current unit rates for plots are available but subject to change with real estate price movements. So refer to the enclosed rate card, but consult us for the existing rate at the time of your booking.

Payment

Pay the booking amount (about 20%) when signing up. Balance payment will have to be made before registration, generally within 30 days. Or it can be financed through Housing Finance companies.

Bungalow construction

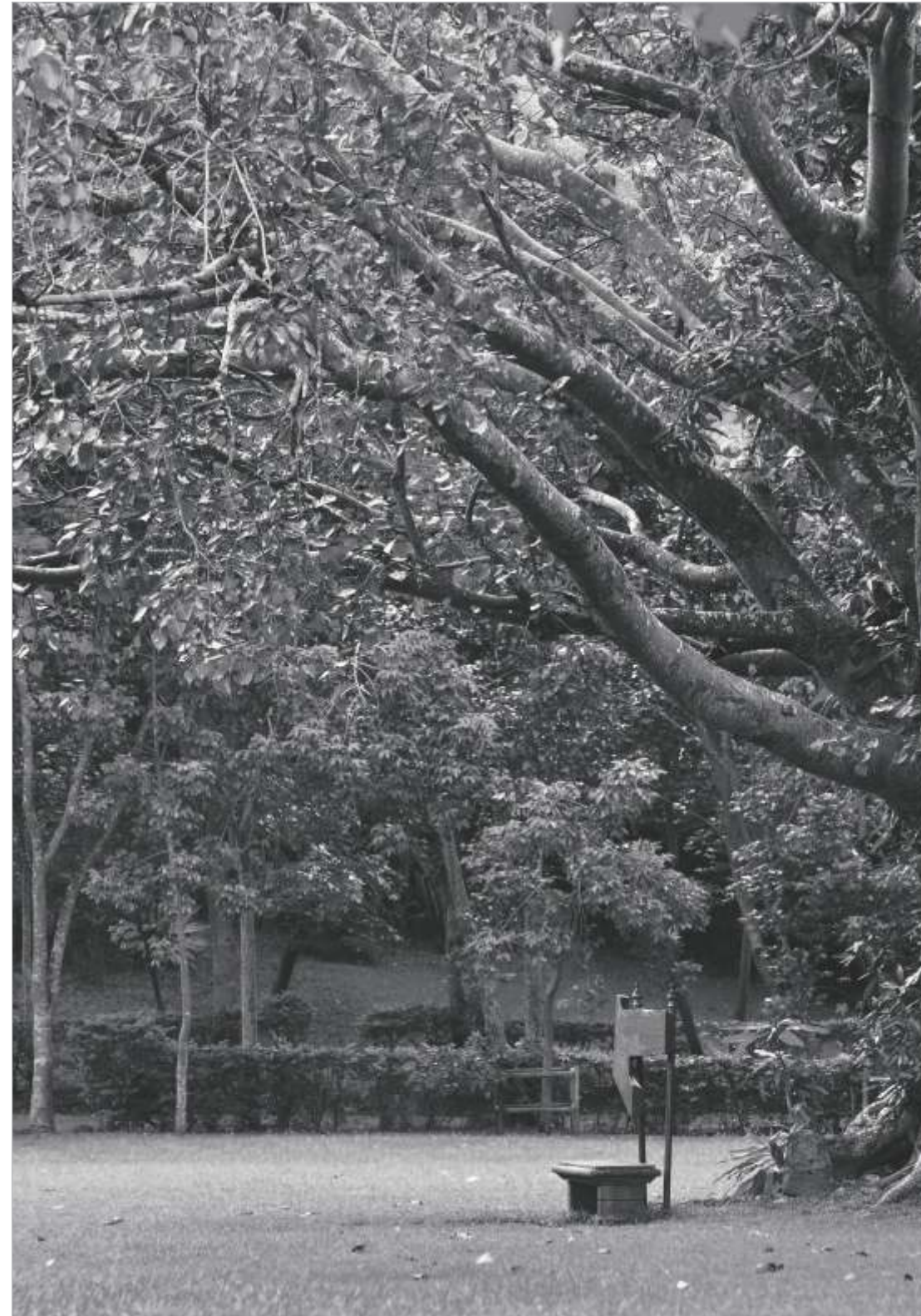
You can opt for approved plans for bungalows or customize your plan by our empanelled architects. You can expect the bungalow to be constructed in 8-9 months (without interior finishing) with our help, at comfortable prices.

Plot maintenance

The management at Vikrant Estate will maintain your plot in immaculate conditions and ensure safety and security of your assets. You will be charged an annual fee to meet the expenses towards maintenance costs. Maintenance fee is @ Rs 6/-per sqft per year currently.

Residence maintenance

Extended bungalow maintenance will be offered through a Facilities Management Company. This will ensure that within your Bungalow, all rooms are clean and in ready-to-use condition on your visits. You may offer your friends, customers or your boss a weekend out, with everything taken care of.





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All Vikrant Estate plots are Non-agricultural plots on Free Hold Land with

- Separate 7x12 Extract
- Clear and Marketable Titles
- Sanctioned Non Agricultural Permission
- Approved FSI of 1.0 (100% constructible area)



Neral is not only blessed by nature for its scenic beauty and a great place to live, but also it is a top destination to invest in.

It is readying itself to greet a world of opportunity that is taking shape around it. Employment opportunities are growing in Badlapur, Vashi, Panvel and Nhava Sheva. A proposed six-lane highway between Panvel and Ahmadnagar through Bhimashankar will squeeze the distance from the future International Airport to a 20 minute drive to Neral. The rail station of Vangani, close to Neral, is earmarked as a major terminus for trains bound for South India.

Vikrant Estate Ruby beautifully balances your needs for a home that offers contentment and an investment that delivers. Come, share the best of both worlds.

