



**expat**<sup>®</sup>

**15** Years  
Building  
Relationships



Relationships Built Through Trust

# Expat Groups

## A Decade of Passionate Investment - An Ongoing Evolution

Fifteen years in the life of any company is something worth celebrating, and even more so in an industry as competitive as Real Estate. Initiated in 1994, we have consistently been dedicated to uncovering the trepidation and stealth typically associated with Property Investment so as to meet clients at their point of need.

We commenced operations with the acquisition of 1500 acres of land on the outskirts of Pune and the development of the company's first project, 'The Solitude'. The Expat Group has since then acquired and transacted over 6,000 acres of land in and around key developing suburbs in cities like Pune, Mumbai, Bangalore and Goa; developed extensive infrastructure and marketed exquisite homes, in the process acquiring keen insight and foresight into structuring a great property investment for you. We have grown from being a 'Retailer of Property' to a provider of 'Total Real Estate Solutions', and one ingredient has remained key to our success story - the trust reposed in us by our customers matched by our belief in 'Building Relationships' rather than merely selling property.

Today, not only have we established ourselves in the arena of Real Estate, we have pioneered a relationship based integrated service modal addressing investments in land and developed property, construction and contracting, turnkey project and management consultancy, and also lease, purchase and sale, thus endeavoring to meet you at your point of need!

There's no doubt that our history confirms our ability and the value of our work, but we with our well-trained and highly motivated team, remain fully committed to our mission - 'Building Relationships' that is based on values of transparency, trust and dependability- with a vision to 'Impact Lives'.

## Our Vision

Our heartbeat is to impact lives. The scale of our business means that we have the chance to lead and have a global impact, changing the lives of millions of people and living our vision.

## Our Mission

At the core of the Expat brand has always been a very human and emotional sensibility as expressed in our 'Building Relationships' slogan. We believe connecting and feeling close to everything that matters to our clients is what makes for a long term and lasting relationship and that is our mission as a company, second to business.

In the spirit of transparency, it's routine to design & provide our clients and business partners with a comprehensive overview of our core activities. We ensure you have a clear insight into our business and the way we work.

# Group Companies

## Expat Properties (I) Ltd

The Expat Group can boast extensive success in handling complex Real Estate transactions. We have established a reputation for trustworthiness, value addition professional capabilities and skill in handling transactions requiring Real Estate specialties. Our genesis project 'The Solitude' on the outskirts of Pune paved the way for the emergence of the Land Trade, Property Sales and Contracting Divisions. However, in 2006, we continued to build on our strategic direction by expanding our operations to offer a broader array of services.



### - Allied Service

#### ▶ Property Sales

– With some of India's residential projects in our portfolio, our team of highly experienced professionals dedicated to Indian Property Management ensures that your property delivers maximum yields to you with minimum hassle. Our complete acquisition, management, solutions and proactive oversight ensure that we continue to hold your need above everything else.

Rest assured that whether you are looking for a luxury apartment, villas, land or second homes, we have searched and found the best available to make your property dreams a reality. Feel free to browse our current property offering, or contact us and let us know exactly what you are looking for.

## ▶ Channel Sales

In an effort to expand our reach we launched Channel Sales. They function as external vessels spreading not only product information on Land Trade, Property Sales, and Projects etc., but also our values to potential investors across the globe. With professionalism, enthusiasm and a personalized touch to match the Expat brand, be in no doubt that your needs are understood based on your budget and requirements.



## ▶ Land Trade

As the name suggests, this division advises you on all matters related to land acquisition and sale. Our first project on the outskirts of Pune spurred the development of this division and since then we have acquired and transacted over 6,000 acres of land of appreciable value. With careful scrutiny of property, distinctive market insight and competent negotiation skills we have accumulated an intimate knowledge of Land Trade. We owe this success to a network of well established relationships with Associates, Landowners, Developers and Investors as well as the support from our in-house legal and research team. Our principle is to predict future demographic shift trends and purchase land well in advance, so that you can enjoy the returns.



## ▶ Property Management

Property investments often constitute a big chunk of your portfolio investments, but are seldom looked after in like manner. Buy it and forget it – is often the overriding attitude – until of course you look at selling it! When undeniably a modest amount of attention can bring out the best value from your property investment and avert big capital outlays arising from neglect. This is where we offer hassle free comprehensive range of services to lease, redesign or refurbish, and re-align your portfolio.

# Expat Engineering (I) Ltd



The Engineering Division of our company was born in 1999 as there was an immediate need to develop land for our in-house project 'The Solitude'. The professional expertise and real time experience gained in executing a project of this scale has honed our skills in Planning, Design, Estimation, People Management, Rate Analysis, Scheduling and Execution of projects. As an experienced team of professionals, we are backed by a strong network of architects, labour and material suppliers, sub-contractors and consultants. The core values that drive this team are Transparency, Timely Delivery and Value for Money. These values have translated into a steadily increasing set of clients placing their trust in us. With the support of a reliable vendor network, we ensure quality of materials and an efficient management of labour, so that we set ourselves in a position to exceed your expectations and deliver your project on schedule. Our Engineering Team has been awarded several large infrastructure projects including development of roads, erection of telecommunication towers for companies such as Nortel, Hutch, Reliance, Aster and GTL, and the laying of underground water connections for both the private and public sectors, besides myriad residential projects. Our expertise and conviction has already taken us to 15 states across India, Internationally... and counting.



## Expat Projects & Development Pvt Ltd.

Besides the intrinsic knowledge gained from over a decade of on-ground experience, acumen about the economics, geography, demographics and possibilities of project planning and execution, count on us for raw consultancy derived from a strategic understanding of trends in development and land usage.

Our genesis with 'The Solitude' off Pune has taken us far and wide to key and emerging markets in Pune, Mumbai, Bangalore, Hyderabad, Kochi, Navi Mumbai, Mysore and Goa. While the footprint still journeys all across the country and indeed globally too, the extensive real time experience gained in executing various projects and the synergy of in-house expertise built through the focus of our various divisions has considerably honed our skills in Consultancy and Management of Projects.

A core team of in-house resources - town planners, project specialists, land experts, lawyers and product designers- stretched across the vast geography of our branches and armed with local knowledge, is backed by a battery of consultants, architects and vendors, that provide us with a time-tested and relationship-based edge. Thus, ensuring your every query is satisfied and every need fulfilled.

We believe Consultancy provides the Edge and Management the Delivery!

## Expat Investments Pvt. Ltd.



Initiated to fuel opportunities for HNI clients to invest in a selection of high-quality Real Estate investment portfolios from across the region, this division acts as your Personal Property Consultant. The aim is to identify direct and indirect investment solutions that can meet investors' target returns and risk profiles. By merging investors' objectives with their unique grasp of the opportunities in the marketplace they are able to craft customized solutions that make a tangible difference. At Expat their in-house products talk of returns, time horizon, risks and benefits. Overall, the Investment division provides advisory, transaction and investment management services to clients engaged in buying, selling, leasing, investing, or financing Real Estate.



## EXPAT MEDIA INTERNATIONAL

Expat Group has set up a joint venture with Expat Media International (EMI) with UK based Global Indian Travelers Association (GITA) for their 15 year old magazine, 'The International Indian'(TII). The magazine reflects the ethos of NRI's in the Gulf and globally, featuring remarkable people in their chosen fields of endeavor, thought-provoking issues, and insightful writing relevant to various aspects of NRI life. Fascinating first person stories and hard hitting columns make TII a unique publication. 'The International Indian' was the first to introduce 'Diaspora Journalism' in the Gulf, emphasizing "International" as a concept rich with meaning. Its feasibility has been validated and unsuccessful copycats have only proved the uniqueness of its formula. TII mirrors life in all its myriad facets of pleasure and purpose, with a passion for India and Indians living outside India. As the oldest, authoritative journal for Indians in the Middle East, TII records the achievements and history of Gulf Indian Society. With its growing base of affluent subscribers in the Gulf and beyond, it has captured the imagination of serious readers and advertisers whose loyalty has sustained TII for a decade and a half.

## Expat Leisure & Resorts Bangalore Ltd.



XLR8 is a unique product that successfully merges the frenzied appeal of outdoor sports with the pace, exhilaration, and flexibility of an indoor format. And in doing so, opens the flood-gates of health, fitness and entertainment aspirations to people of all ages, regardless of gender or skill levels.

From couch to court, XLR8 brings the latest in indoor sport into one hi-tech facility, complete with the amenities you will find at any well appointed Club. These include

well designed, world class courts and interiors, hygienic, modern changing rooms and washrooms for men and women, a viewing gallery, rehydration/ refreshment points, a sports goods centre and more. Indoor cricket, hockey, football are just some of the disciplines this exciting new product can almost instantly morph to facilitate.

XLR8's 5 international tournament-ready courts are designed to be flexible and can be adapted to suit various sports in a matter of minutes. So indoor cricket, football, hockey and netball can all played in the arena at the same time, each on a different court.

XLR8 launched its first HEALTHERTAINMENT Centre in Bangalore in early July, 2008. Flood lit and with professional assistance, coaching and particularly courteous service, it is where the fiercely competitive and the disarmingly carefree both emerge as winners.

XLR8 is an invitation to all people, regardless of age, gender or skill and stamina levels to not just play, but enjoy the sport they love. The small courts keep the competition keen, the pace up, the excitement high and the demands on stamina lower and more attainable than playing on a full-sized field.

With our teams gaining international presence with tournaments like Asian Development Cup, Indoor Cup and the Chevrolet Winter Friendship Cup XLR8 is where you can discover that whoever said "Life is all fun and games" is finally right. So whether you are a corporate, an educational institution, an NGO, a community or association, a family or an individual – we welcome you to a revolution in the world of HEALTHERTAINMENT!





[www.expatriate-group.com](http://www.expatriate-group.com)



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