



EXPAT MEDIA INTERNATIONAL



Rashmika

Penukonda

MAGAZINE DETAILS

1. What is Expat Media all about?

Expat Media is a joint venture with The International Indian and Expat Properties. The International Indian is the first of several media products that Expat Media plans to develop.

Product:

2. What kind of magazine is The International Indian?

The International Indian is a thought provoking Indian magazine that aims to serve, entertain, inform and connect Indians the world over.

3. How long has the magazine been in publication and how often is it published?

The International Indian is a bi-monthly publication that has been inspiring, challenging and serving India and the Indian community for the past 16 years all across the gulf region.

Contents:

4. What type of articles feature in the magazine?

The magazine features articles on Investment, Politics, Finance, and the Economy as well as articles on lighter topics such as Travel, Fashion, Art, Society, community stories etc.

Circulation:

5. Who is the target audience and what is the current circulation of TII?

The magazine caters mostly to NRIs in the Middle East but was recently introduced to resident Indians and has a circulation of 30,000 copies.

6. Do you conduct regular circulation surveys?

We have applied for a Circulation Audit in Feb 2008 with BPA

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RASHMIKA - THE FREE GIFT OF LAND

General:

7. What is the total area of the land being offered?

A 1200 sq ft plot with every subscription of 84 issues.

8. What is the total number of plots available?

Total no. of plots is 426.

9. What is the location of the property?

The property is located in Sutapattna palli Village in Penukonda Taluk, a small town in the Anantapur district of Andhra Pradesh.

10. What are the features of the location that set it apart?

- The property is just 157 Kms from Bangalore City and 127 kms from Devanahalli International Airport.
- It is just 48 kms from Puttaparthi, known for the Prasanthi Nilayam ashram. This ashram has world class educational centers and a hospital and provides service to all. Also the ashram owns the Sri Sathya Sai Airport which is connected to Mumbai and Chennai by Indian Airlines as a stopover for their Hyderabad-Visakhapatnam services.
- It is approx 20 to 25 kms away from the Rassai Properties Limited SEZ.
- The NH-7 is just 16 kms from the property, and passes through 47 villages in the district by covering a distance of about 170 km.
- It is 42 kms from Hindupur Growth Center Developed Industrial Area (APIIC) located in Thumukunta Mandal. This growth center offers potentials for minerals, sericulture and textile based industries.
- It is 44 kms from Lepakshi Aerospace Station and Academy (LASAA), located in Chilamattur, Anantapur district. This Aerospace Station and Academy will have the largest integrated ecosystems for design, manufacture and maintenance of space vehicles and satellites, both civil and defense. It is 75 kms from Bengaluru International Airport, adding that global aerospace and aviation players would be involved in R&D of both civil and defense aircrafts.

Infrastructure:

11. What are the distances to the nearest airport, railway station or highway?

- **Air** - One can land in Puttaparthi airport which is 48 kms from our property. The airport is connected to Mumbai and Chennai by Indian Airlines as a stopover for their Hyderabad-Visakhapatnam services. Alternatively, exit from the Bangalore International Airport at Devanahalli and travel by road.

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- **Rail** – Penukonda Railway station is located 17 kms from the property. To the south is Hindupur Railway Station which is the nearest main station. Going north, the major halting point next to Penukonda is Dharmavaram Junction Railway Station in order to travel to any part of India.
- **Road** – The property is well connected by road to Ananthapur (87 km) , Hindupur (30), Hyderabad (445 kms), and Bangalore (157 km) by State run APSRTC buses. KSRTC buses also ply from Bangalore which is 3 to 4 hours away by road. To travel on your own from Bangalore, one has to take NH 7.

12. Is there a motor able road to the property?

A motor able road will be provided for easy accessibility to the property.

13. What is the local population in that area?

The population of Penukonda Mandal is 1,36,918 as per http://www.fireservices.ap.gov.in/aboutus_jurisdiction_Anantapur.htm

14. What is the type of Terrain?

It has Flat Terrain.

15. What is the topography of the place?

This place has average sandy red soils of normal productivity.

16. As infrastructural development takes place, will the property and its surrounding areas come under commercial or residential Zone?

The area will acquire both residential and commercial zoning.

Developments:

17. Which are the major cities close to the property?

Bangalore is just 157 kms from Penukonda. Other prominent places like Madakasira, Hindupur & Pavagada are close in proximity to the property.

18. What are the developments in the area?

- The property is just 20 to 25 kms away from **the Rassai Properties Limited SEZ**. This SEZ will have developments of Township, InfoTech Park, Media City, Leisure & Entertainment, Residential, Education, Sports & Hospitality.
- The NH-7, just 16 kms from the property passes through 47 villages in the district by covering a distance of about 170 km. Very soon this National highway will be upgraded from the existing two-lane highway to a 4-way divided carriage super highway as part of the North-South Corridor.
- **Proposed Neogen Properties Pvt. Ltd. Apparel Park SEZ** is 42 kms from Rashmika.
- **Proposed Penukonda Industrial Estate** is a project developed by the Andhra Pradesh Industrial Infrastructure Corp. (APIIC) on a total extent of 91 acres. This project plans to house potential industries that will enhance employment opportunities in Penukonda.

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- Bangalore based **Indus Fila Ltd.** is setting up a 60 Cr. Textile Plant in Hindupur According to the group, the new plant in Hindupur will enhance the current production capacity and will also generate more than 8,000 jobs in two years once the project is completed. It is just 30 kms from Rashmika

19. What is the USP of this property?

- Its proximity to Bangalore
- Security of a clear marketable title

Legal & Registration:

20. Who has legal ownership of the Land?

Expat and its nominees have legal ownership.

21. Are the legal documents in place with clear titles?

Yes

22. What are the documents required at the time of registration?

You would require a copy of your passport, passport size photograph, proof of address and a copy of your PAN card. However, if you are an NRI, and would like us to register the property on your behalf, a POA attested by the Indian consulate in the country of residence would also be required.

23. Who will nominate my attorney?

Either you can appoint one or one will be nominated for you by Expat, taking full responsibility.

24. Which documents would be issued upon payment?

A Receipt of payment.

25. When will I be able to select my plot?

Once the booking amount is received you will be able to select your plot on a first come first serve basis.

26. How long before we can start construction on the plots?

Construction on the plots can be started once the ownership has been transferred in client's name.

27. What are the registration and stamp duty charges?

It's inclusive of the full payment.

28. Can the plot be transferred without registering, during the lock in period to someone else?

No

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29. When will I be able to register my plot?

9 to 6 months from the time of the Full Payment

30. What documents will I receive after registration?

Sales Deed and a Patta Copy

31. Under whose name can the plot be registered?

The subscriber or the subscriber's nominee.

32. When will I get possession of the Property?

Possession of the property is confirmed after the full payment and the registration of the land is done.

33. What is the timeline for the NA approval?

By end of March 2010

34. Are there any costs in the NA conversion?

No Extra cost for panchayat approvals.

35. What happens if the conversion doesn't happen as stipulated?

NA conversion is allowed by the Andhra Pradesh government and Expat has complied with all the requirements of the government. Therefore, making N/A sanction a sure thing.

36. When will the developments on the property begin and be completed?

The developments work will commence from 31'st October 2009 and will be completed by December 2010.

37. Why is the property papers not registered in the Company's name?

As a company we cannot buy agricultural land so we have procured land in the name of nominee of the company (the nomination documents can be produced if needed)

38. What is the procedure to cancel my purchase during the tenure of the installment? Will there be a refund of the encashed cheques?

No cancelation and refund.

Amenities:

39. Who will maintain the property after possession?

The Society

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40. What would be the maintenance charges & society formation charges if applicable?

As decided by the society

41. What are the measures taken for security?

Expatriate will ensure against encroachment till the society is formed.

42. What is the source for electricity & water? How will it be distributed?

Water and electricity will be provided by the Panchayat.

43. How will my plot be demarcated in the layout?

Corner stone demarcation.

SUBSCRIPTION:

44. Can I purchase more than one subscription?

Yes, but from the second subscription onwards you will have to nominate a friend or a relative to receive the magazine. **(Land not included for nominee but payee)**

45. How do I cancel my magazine subscription?

No cancellation

46. Where should I report a damaged or missing issue, change in address, or make other changes to my account?

For any enquiries, please send an email to theinternationalindian@expat-group.com

47. What is the subscription cost for 84 issues?

The payment break up for the 84 issues is as follows

AED 2800 (10 month installment)

INR 38,000 (10 month installment)

Cheques to be made payable in the name of EXPAT MEDIA INTERNATIONAL MFZLLC

48. Is there a discount on full payment?

Yes, there is a discount of if the payment is made in full, it is as follows

AED 2345

INR 32,000/-

49. What are the different modes of payment?

We accept cash payment as well as all major credit cards and cheques. If paying in installments we collect post dated cheques.

OTHER

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50. Can I buy the land if I live outside India?

Since this land is deemed NA and if you hold a NRI or PIO status, you can buy land.

51. What kind of time frame are we looking at for a ROI and how much?

We cannot predict an exact time frame however, if you refer to the upcoming developments in the vicinity that should give you a rough idea of the returns that can be expected.

52. Will Expat help me sell my land?

Yes, however, this will be available at a cost.

53. How safe is the area surrounding the property? What is the stability in political, religious terms?

The state of Andhra Pradesh is politically stable at this time, and relatively free of communal tension.

54. Is one property more high-risk than the other? Do you consider this a high-risk, high-yield investment, or a low-risk, low-yield?

This would be termed as a low risk – high yield investment.

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