



Tranquil HEIGHTS Dharmapuri

MAGAZINE DETAILS

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:

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.

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:

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:

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.

Do you conduct regular circulation surveys?

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

09-Sep-09



TRANQUIL HEIGHTS - THE FREE GIFT OF LAND

General:

What is the total area of the land being offered?

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

What is the total number of plots?

103 plots

What is the location of the property?

Located amidst the beauty and serenity of gentle hills in Panaikulam village of Pennagram Taluk, a more secluded part of Dharmapuri district, in Tamil Nadu.

08 kms from Palakkodu Town – developed with schools, colleges & hospitals

30 Kms from Hogenakkal falls

44 Kms from Krishnagiri

69 kms from Hosur

90 kms from Bangalore Electronic City

110 kms from Bangalore Vidhan Soudha

Infrastructure:

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

Air – The Bangalore International Airport is **145 kms** from the property and the Salem Domestic Airport is **65 kms** from the property.

Rail - The closest railway station is the Palacode railway station which is **8 kms** away.

Road – The property is **16 kms** from NH7 and approx **10 km** from SH 17.

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

- **Bangalore is 110 kms from the property**, with the elevated Expressway from Bangalore city to Electronic city complete the journey time will reduce drastically and therefore one can expect the property prices to appreciate for our property as well.
- **Electronic City, 90 Kms from the property**, today is the largest industrial tech-hub of Bangalore, spread over 332 acres with a work force larger than 60,000 and housing more than 100 industries, including IT industry leaders such as Wipro, Hewlett-Packard, Motorola, Infosys, CGI, Siemens, ITI, Satyam etc.
- **Hosur, 69 Kms from the property is** one of the most industrialized places in India which produces goods varying from Pins to airplanes. The State Industrial Promotion Corporation of Tamil Nadu, (SIPCOT) has developed one of the largest industrial complexes in the country offering comprehensive services for more than 500 industries. With lots of companies preferring to setup their units in Hosur due to the friendly policies of the Tamil Nadu

09-Sep-09



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Government and the close proximity to Bangalore make this region a fast growing and investor friendly area.

- **Dharmapuri, Krishnagiri and Salem, 20 kms, 44 kms and 81 kms respectively from the property.** Dharmapuri having a self sustained economy and with neighboring districts like Krishnagiri a major transport interjection (NH 7, NH 46, NH 66, NH 219, NH 207) acts as a bridge for Bangalore and Tamil Nadu. Salem being the fifth-largest city of Tamil Nadu is known for Steel, Mango and the Mettur Dam and has a domestic airport.

Is there a motor able road to the property?

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

What is the type of Terrain?

Hilly Terrain with moderate slope

What is the zoning of the property?

Free Zone

Developments:

Which are the major cities close to the property?

Bangalore, Hosur, Dharmapuri, Krishnagiri & Salem

What are the developments in the area?

- **Road widening of NH 7** - L&T Krishnagiri Thopurghat Toll Road Private Limited (L&T-KTTRPL) a subsidiary company of L&T is upgrading the 62 Km long four-lane divided road from Krishnagiri to Thopurghat on NH-7. The project involves widening the existing road from Krishnagiri, which will bypass en route towns like Dharmapuri, Kaveripattanam and Periyampatti on its way to Salem.
- **Tanflora Infrastructure Park** (A joint venture project of TIDCO (Tamil Nadu Industrial Development Corporation) and M. Naseem Ahmed & Associates.) is a redefining concept of floriculture near Hosur, Tamil Nadu with centralized infrastructure, post harvest logistics and marketing facilities.
- **Hatsun Agro's milk powder and milk products plant coming up at Palacode, Dharmapuri district in Tamil Nadu** is a 100 Cr Milk Powder & Milk Product Plant coming up at Senkan Bhavan Village at a distance of 18 Kms from the Palacode (Panaikulam) Property
- **SEZ's** like Biopure HealthCare Pvt. Ltd., Best and Crompton, Taneja Aerospace and Aviation Limited., TIDCO are coming up along the Krishnagiri and Hosur Belt.

What are the current property rates in the area and any future projections if available?

Agricultural land near Palacode town is selling @ Rs. 5 lacs to Rs. 8 lacs per acre

Property adjacent to Tranquil Heights is selling @ Rs 3 lacs to Rs 4 lacs per acre

Developed property 5 to 10 kms from Tranquil Heights is selling @ Rs 300 to Rs 400/sq.ft.

And Tranquil Heights is selling @ Rs.25/sq.ft.

09-Sep-09



What is the USP of this property?

- NA Land close to major Economic Growth Zones
- Beautiful Natural Surrounding
- Clear titles
- Great Location for a weekend getaway

Legal & Registration:

Who has legal ownership of the Land?

Ownership of the land is in Expat's nominee names

Are the legal documents in place with clear titles?

Yes

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.

Who will nominate my attorney?

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

Which documents would be issued upon payment?

A Receipt of payment.

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.

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.

What are the registration and stamp duty charges?

It's inclusive of the full payment.

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

No

When will I be able to register my plot?

9 to 6 months from the time of the Full Payment

What documents will I receive after registration? Will there be a registration fee?

Sales Deed and a Patta Copy

09-Sep-09



Under whose name can the plot be registered?

The subscriber or the subscriber's nominee.

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.

What is the timeline for the NA approval?

By end of March 2010

Are there any costs in the NA conversion?

No Extra cost for panchayat approvals.

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

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

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.

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)

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:

Who will maintain the property after possession?

The Society

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

As decided by the society

What are the measures taken for security?

Expat will ensure against encroachment till the society is formed.

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

Water and electricity will be provided by the Panchayat.

How will my plot be demarcated in the layout?

Corner stone demarcation.

09-Sep-09



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SUBSCRIPTION:

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)**

How do I cancel my magazine subscription?

No cancellation

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

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

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/-

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

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.

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.

Will Expat help me sell my land?

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

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

09-Sep-09



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

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.

09-Sep-09

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