



EXPAT MEDIA INTERNATIONAL



ismaya - II

Sillangulam

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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VISMAYA – II - 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?

361 plots

9. What is the location of this project?

It is ideally located in Sillangulam, in the beautiful town Ottappidaram, which is just 37 kms from the Tuticorin Port.

12 kms from Kadambur Railway Station

28 Kms from Gangaikondan IT Park/SEZ

30 kms from Tuticorin Industrial Complex

34 Kms from Tuticorin City (Shorter Route by Bike)

35 kms from Tuticorin Railway station

37 kms from Tuticorin Port

45 kms from the Tuticorin Airport

48 kms from Tirunelveli

10. What is the FSI?

The FSI is 1:1

Infrastructure:

11. What is the distance from the nearest airport, railway station or highway?

- Air – The airport is at Tuticorin which is 45 kms from the property.
- Rail - The closest railway station is at Kadambur at 12 kms and Tuticorin at 35 kms.
- Road – There are good roads connecting from Tirunelveli, Madurai and Kanniyakumari (some are 4 lanes now).

12. How do you get to the property by Rail, Road and Airway?

Air – Reach tuticorin Airport then take a cab or bus to Tuticorin Town then choose ur mode of transport through bus or Cab to the Property.

Rail - The broad gauge railway station is connecting Chennai, Mysore and Tirunelveli with daily trains. Pearl City Express shuttles daily between Tuticorin and Chennai

Road - Reach Tuticorin City then take a Bus to Sillangulam

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Port - One among twelve major ports of India. So one can even travel by sea.

13. What are the unique features of the location?

- NA Plot project just 37 kms from the Tuticorin Port which is soon to become a SEZ port.
- Infrastructure support for this region, such as the East Coast Road (ECR) which is expected to extend from Nagapattinam to Tuticorin that will connect Chennai and all the major cities on the coast line.
- Good Connectivity – Road, Rail and Air
- Acts as a catchment area for Tuticorin since Ottapidaram is the biggest taluk in Tamilnadu.
- Lots of importance shown on tuticorin by the state government by converting it to corporation.
- The land rates have gone up tremendously due to Tuticorin becoming corporation.

These rapid developments become an accelerator for appreciation of this area and make Tuticorin a sought after destination for investment.

14. Is there a Motor able road to the property?

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

15. What is the Terrain like?

It is a Flat Terrain.

16. What is the zoning of the property?

Proposed Panchayet N/A

Developments

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

Tuticorin , Kovilpatti & Tirunelveli

18. What are the developments in the area?

- Tuticorin Port has the potential to become a global container hub according to a report by Price Waterhouse Cooper. Tuticorin port is competing with international transshipment hubs such as Jebelali, Salalah, Singapore, Portland, Tanjung, Pelepas and Colombo.
- The fast developing town Tuticorin has the promise of rapid expansion and job employment, which will ensure appreciation of land, due to the development of the Tuticorin which is being developed into a SEZ port.
- SIPCOT plans to acquire around 1000 acres near its existing plant which is 39 kms from the property, and will be converted to SEZ port.

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- Tuticorin airport is to be expanded by 650 acres to accommodate larger aircrafts and night landing operations. The district administration is trying to use the land from 4 villages' closeby. Right now the airport is situated in 125 acres of land.
 - Tata Steel is setting up a 2,500 crore integrated titanium dioxide project in Tamil Nadu's Tuticorin district.
 - Tuticorin Industrial Complex – Phase I (promoted by SIPCOT) situated in SANKARAPERI VILLAGE which is 8 kms from the Tuticorin Town and 30 Kms from our property.
 - Our Property is 28 kms from Gangaikondan IT Park / SEZ –(ELCOT) has come up an Information Technology Park on the sprawling SIPCOT Industrial Complex.
- These rapid developments become an accelerator for appreciation of this area and make Tuticorin a sought after destination for investment.

19.What are the current property rates in the Area and any future projections if available?

Current farm land rates are 4 to 5 lacs per acre.

Land costs 1.25 CR inside the SIPCOT industrial complex which is 12 kms from our property.

20.What is the USP of this project?

- Clear titles
- Developed Land
- NA plots which is a scarcity in close proximity to the Tuticorin Port

Legal & Registration:

21.Who has legal ownership of the Land?

Ownership of the land is in Expat's nominee names

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.

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24. Under whose name can the plot be registered?

The subscriber or the subscriber's nominee.

25. Which documents would be issued upon down payment?

A Receipt of payment.

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

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

27. When we can start construction on the plots?

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

28. What are the registration and stamp duty charges?

It's inclusive of the full payment.

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

No

30. When will I be able to register the plot?

6 to 9 months from the time of Full payment

31. Which are the documents that I would receive after the registration?

Sale deed and the patta copy

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 Tamil Nadu 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.

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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:

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.

SUBSCRIPTION:

39. 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)**

40. How do I cancel my magazine subscription?

No cancellation

41. 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

42. What is the subscription cost for 84 issues?

The payment break up for the 84 issues is as follows
AED 2800 (10 month installment)

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INR 38,000 (10 month installment)

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

43. 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/-

44. 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

45. 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.

46. 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.

47. Will Expat help me sell my land?

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

48. 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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