

## INVESTMENT OFFER



## **INVESTMENT OFFER – BEULAH ESTATE**

### **The Offer:**

- Expat is developing a mixed development project with villas and apartments on 125 acres of land in a premium area in the suburbs of Bangalore called Chandapura in two phases.
- The offer is for 3 units of 2 BHK apartments of built-up area of 800 sq ft at the end of 3½ years.
- The land is currently under industrial zone. Expat will get the plans approved for residential use.

### **Location:**

- 6.5 km from Chandapura circle
- 13 km from Electronic City
- 32.5 km from Vidhan Soudha
- 25.5 km from Madivala/ Silk Board
- 34.5 km from Domestic airport
- 3 km from Anekal railway station.

### **Investment Amount:**

- Rs. 18 lakh.

### **Investment Tenure:**

- Minimum 3½ years

### **Returns on Investment:**

- 3 units of 2 BHK apartments of built-up area of 800 sq ft at the end of 3½ years.
- The following is the ROI in monetary terms under three different price scenarios.



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**Note: Current residential prices in Chandapura range between Rs.1300 – Rs.1800. The selling price in the below table is based on conservative rate of Rs.1400 per sq ft – Rs.1500 per sq ft.**

Built Up Area (A)	Loading (B)	Saleable Area (C) (A*B)+A	Rate psf (D)	Total Sales Revenue (E) (C*D)	Returns Excluding Investment Amount (F) E-1800000	ROI for 3½ years (F/1800000/3.5)*100 (in %)
2400	15%	2760	1400	38,64,000	20,64,000	33
2400	15%	2760	1500	41,40,000	23,40,000	37
2400	20%	2880	1400	40,32,000	22,32,000	35
2400	20%	2880	1500	43,20,000	25,20,000	40

Thus the investor is getting a minimum ROI of 33% p.a to as high as 40% p.a over a period of 3½ years for an investment of Rs.18 lakh.

**(Note: The stamp duty and the registration charges as applicable at the time of registration will have to be borne by the investor.)**

If at the end of 3½ years, Expat does not deliver the above mentioned 3 units of 2 BHK apartments due to any unforeseen reasons, then in such scenario, a 3600 sq ft developed plot will be registered in the name of the investor. The stamp duty and the registration charges as applicable at the time of registration will have to be borne by the investor.

Following is the Return on Investment (ROI) in monetary terms under two different price scenarios:

**Note: The Current price of plots around Chandapura is Rs.800 per sq ft. The selling price in the below table is based on conservative pricing of Rs.1000 per sq ft – Rs.1100 per sq ft.**



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Plot Area (A)	Selling Price psf (B)	Total Sales revenue (A* B) (C)	Return apart from investment (C -1800000) (D)	ROI for 3½ years (D/1800000/3.5)*100
3600	1000	36,00,000	18,00,000	29
3600	1100	39,60,000	21,60,000	34

Thus, an investor gets a minimum ROI of approximately 29% p.a to as high as 34% over a period of 3½ years on an investment of Rs.18 lakh.

### **Specifications for 2 BHK Apartment:**

- RCC structure
- Entries and landscapes of Kota stone and locally available material
- Kota stone flooring for lobbies and hallway
- Vitrified flooring
- Kitchen – Kota flooring/Granite counter
- Aluminum windows
- Doors of concrete frames with flush shutters
- OBD/ Cement based paints
- Asphalted paving
- Walls of fly ash blocks
- Electrical fittings of reputed make
- Plumbing and sanitary of reputed make

### **Key Business Drivers:**

- Contiguous 125 acres of prime land, extremely difficult to get especially at such close proximity to Bangalore city.
- Integrated townships are today's preferred market choice.
- Pricing is extremely conservative considering present market scenarios.
- Fast developing infrastructure in and around the property makes it a trigger for appreciation.



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