

Land Investments in india

Much of India's area is a peninsula jutting into the Indian Ocean between the Arabian Sea on the west and the Bay of Bengal on the east. While India ranks as the seventh largest country in terms of size - with over 3.25 million sq. kms. of area - land has emerged as one of the most sought after resources today. In a country like ours, despite ample availability of landed terrain, the pressure of the population on land is too much to make room for both food production as well as the realty market. Despite this the Indian property market is likely to weather the strain while investors continue to take advantage of this.

The Real Estate sector in India receives huge investments from all sides, the Government of India (GOI), individual builders, infrastructure developers, large

conglomerates and NRI's. Any developmental activity is nearly impossible to conceive without taking land into consideration. The ability of land to provide space for production is limited by its physical and location properties. In India many states have established industrial development corporations that acquire fragmented

land holdings from farmers and other owners, add a little bit of infrastructure and then sell them to business groups. Growing competition for investments has resulted in states offering incentives by way of tax concessions and land at below-market prices. NRI Real Estate Investment has been on a sharp rise in the recent few years. This can duly be

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CHAIRMAN SPEAKS

Dear Clients,

Season's greetings to you our Expat Family,

For those of you who have journeyed with us from the beginning, you may remember that when we first started our company we commonly used a quote that read "To everything there is a season, a time for every purpose under heaven" As we saw the end of 2008 and the dawn of the New Year, we are experiencing a change in season which started with turmoil and the melt down in financial markets across the globe. Having said that, we at Expat, burn with the same exuberance and expectation as we did at the onset of our financial year in April 2008 having launched our projects- Genesis, Oasis, Ocean Spray, Solitude Enclave – Goa, Sparsh and Operation 5k - OP5k - as it is now more popularly being called, with land investments in Tamil Nadu and Maharashtra.



During the second quarter we had a burst of growth which was spurred by project Genesis during our Desert Storm campaign. Close on the heels of this was the meltdown in the global economy which did not deter our growth as prior to this we had consolidated on what we had secured over the years which was, the expertise and network to acquire potential land banks and devised a plan OP5k. OP5k is an investment that is easy on the investor's cash flow yet has the potential of growth; locations for these investments have also been strategically chosen with futuristic growth being kept in mind. All this is being done as it does not take in-depth knowledge of Real Estate to recognise that investments in built up property requires large scale investments and at a time when liquidity is a concern the best option in Real Estate investment IS LAND!

Here is wishing you all once again the very best for 2009 as we will continue to strive in bringing to you through this new season exclusive investment opportunities.

Warm Regards,
Santosh Shetty

CUSTOMER RESPONSE

I heard about Expat Ltd. initially from family friends and then from a senior Expat sales executive. I was dealing with the company for the first time but I had a very good and comfortable experience with Expat. The executive explained to us about the various Expat projects in detail with the pros and cons of it. We had a very clear and transparent view about the projects. Therefore it was easier to take our decision to go ahead with Expat. We are happy that our valuable investment is in very professional and safe hands. We are sure to get the best returns for our investment in future. Looking ahead for such opportunities in future with Expat.

Umesh N. Puthran,

Franchise owner of Domino's Pizza

I was introduced to Expat Group more than 3 years ago, and it was through Expat I bought my first property in the

year 2006. It has been an extremely pleasing experience associating with the Expat team since then. The Expat sales executives are very honest and provide all the required information to turn a decision into an investment, they are extremely dependable and trustworthy. I depend fully on Expat team for any investment in properties. They see that my hard earned money is invested safely and get good returns. Expat has a 'Customer for Life' philosophy and they make you feel a part of their family.

K.Subramanian,

Branch Operation Manager
Emirates Bank International

Though my first brief encounter with Expat was through Kohinoor, it wasn't until my first meeting with one of the Directors in Dubai that I truly got to experience the Expat charm. No sales pitch, just straight

forward clean investment proposal. As any cautious first time investor, I treaded carefully. But thereon, there was no looking back. Like most investor's, I have my head on my shoulder most of the times, however, I must mention my experience with the Expat staff has been extremely satisfactory. I have always received an honest and open opinion on my investment or any project. Expat believes in a 'Relationship', which makes you feel like part of their family. Even in this current global financial turmoil, where my stock portfolio, mutual fund portfolios etc. are down, the only place where I do not see my investment in doldrums is Expat Properties. My only regret is that I didn't find Expat much before now.

Robert Farro,

Service Delivery Manager
EDS, an HP Company, Dubai, UAE.

LAND INVESTMENTS IN INDIA

(cont'd from page 1)

accredited to the tremendous growth in the Indian realty sector with an average of 30% last year. With the change in the government policy on FDI, all Real Estate sectors, residential, commercial and retail witnessed huge growth in demand. India, during the first half of 2005-06 fiscal has attracted more than three times foreign investment at US\$ 7.96 billion making it amongst the "dominant host countries" for FDI in Asia and the Pacific (APAC).

India has attracted billions of dollars in overseas investments and has thus emerged as one of the most appealing investment areas for domestic as well as foreign investors. The Government of India in March 2005 amended existing norms to allow 100 per cent FDI in the construction business. This liberalization act cleared the path for foreign investment to meet the demand into development of the commercial and residential Real Estate sectors. It has also encouraged several large financial firms and private equity funds to launch exclusive funds targeting the Indian Real Estate sector. Until now, only Non Resident Indians (NRIs) and Persons of Indian Origin (PIOs) were permitted to invest in the housing and the Real Estate sectors. Foreign investors other than NRIs were allowed to invest only in development of integrated townships and settlements either through a wholly owned subsidiary or through a joint venture company in India along with a local partner. Similarly, domestic business groups are also on a massive expansion spree, investing large sums. All these furious expansion plans can materialise only when adequate land is made available for industries and service providers. The steep increase in investments - both foreign and domestic - has resulted in a massive hike in land prices around the country, especially near the metros. Hundreds of acres have been acquired in recent months for the development of SEZs, IT and bio-tech parks, airports, hospitals, colleges, factories, residential colonies, office complexes and entertainment centres. And within months of the land being acquired, prices increase manifold.

In light of the current economic situation,

a leading trade body said, Indian Real Estate is still attractive and remains a popular investment. A study by the Associated Chambers of Commerce and Industry of India (Assocham) shows three quarters of the country's urban working class still prefer bricks and mortar to other forms of speculation. The group surveyed more than 1,400 mid-level workers including managers, teachers, and self-employed professionals, and found most thought Real Estate was still safe despite



the current slump in the sector. Assocham went on to say that "About 65 per cent of the urban working class remain keen to park their surpluses in buying residential properties in view of better connectivity, infrastructure and basic facilities."

However, land investments too have received a lot of attention from corporate who have acquired large chunks of land as they find that it's safer to transact with land as the rates do not fluctuate as much and are moderately priced in comparison to developed property (flats, villas etc). Thus, leaving the investor with the choice of constructing on or selling the land at a later time when the value has appreciated. Unlike stocks and shares, a land buyer will always have a tangible investment they can touch and use. Furthermore, due to its limited supply and demand, one can also rest assured that land values will almost always be on the rise, having already increased eight fold in value over the last twenty years. While land investment may not provide the instant gratification of a home purchase,

this sort of venture can be quite lucrative. Most of the people who tend to invest in property are looking to smaller and emerging cities like Jaipur, Pune, Nagpur and Tamil Nadu the figures show. Opportunities in bigger cities like Mumbai, Delhi and Kolkata tend to attract higher-end professionals. Some Analysts have previously said that a greater interest in reasonable property rates will see a revival of the country's Real Estate market over the next few ears.

At Expat we recognise the value of investing in land and want YOU to take advantage of this. As a result, we recently launched Operation 5K, where the underlying philosophy is to offer land that is affordable to everyone.

Many people aspire to become Zamindars but not everyone can afford to make large investments - Operation 5K, aims at making it possible by putting in place an easy instalment payment with smaller ticket sizes. In addition, we give you the security of demarcated land with a personal title deed for the land parcels you invest in. As a land investor, we know you have different needs and concerns than those of typical Real Estate investors - zoning, planning, environmental issues and legalities and so we have taken measures to ensure that your land investment is on solid ground.

So, invest and own your piece of land now and feel proud for having created Good Wealth that even future generations will benefit from.

BULLETIN BOARD

Lavasa Lake City near completion

Source: Business Standard, 13th Oct. '08

'Lavasa Lake City' will be added to the list of hill-stations for Indians. This is 12,500-acre lake city is being developed by Hindustan Construction Company (HCC) near Pune within the Western Ghat ranges. Promoted as free India's first planned hill station, Lavasa Lake City, when ready will be a complete town with a population of 1.5 lakh.



Being developed in accordance with the controversial Hill Station policy passed by the Maharashtra government, Lavasa Lake City has attracted opposition right from day one. However, the developers have now overcome all the difficulties and socio-political hurdles, as phase I of this Rs 40,000-crore project nears completion. The city is coming up on eight huge hillocks that surround the elongated Varasgaon dam backwaters to ensure excellent natural habitat for the city.

Mumbai-Goa ride set to get smoother

Source: Hindustan Times, 3rd, Oct. '08

The road journey from Mumbai to Goa will get smoother in two years. The narrow two-lane Mumbai to Goa route will be widened to a four-lane highway. The state government's ambitious project of four-laning the entire highway is set to give much relief to travelers.

The 570-km route to Goa includes stretches of national and state highways – all of which would be widened into four lanes.



The hill station itself will create more than 50,000 jobs over the next 10 years. Lavasa is planned in four phases out of which, the first phase titled 'Davse' will be operational from 2010 with almost 1,000 villas and 500 apartments. The development of phase-II will begin by the end of next year and the same would be ready by 2014. The third and fourth phases would be ready by 2017 and 2021, respectively.

Considering Pune city's identity as the next Information Technology (IT) hub, the developers have already started working towards getting a number of IT firms to have development centres within Lavasa. In addition to this, prominent educational barons such as Symbiosis, Oxford University and a number of other prominent institutions are setting up their campuses here. Names such as Apollo

Hospitals, Accor developers, Grand Mercure Hotel and Spa, ITC, Institute of International Business Relations-Germany, University of Berlin along with the National School of Hotel Management-Kolkata will all be at Lavasa to serve citizens.

Lavasa has already signed electricity supply agreements with Maharashtra State Electricity Distribution Company Ltd and Tata Power Company Ltd while it will pump water from Varasgaon dam, which is mainly responsible for Pune city's water supply. Through several dams and check dams, there would be an additional 0.9 TMC (thousand million cubic ft) of water added to the Varasgaon reservoir. It is said that Lavasa Lake City itself will consume approx. 0.5 TMC of water. Therefore, a surplus of 0.4 TMC water would be added to the Varasgaon dam.

The most common route to Goa from Mumbai includes two national highways, the NH-4 till Panvel and the NH-17 from Panvel to Panaji with stretches of the state highway in between. The entire stretch will be four – laned. Major work would be done along the longer NH-17 stretch that starts after Panvel as work on the NH-4 along this route is already under progress as part of the Rs 825 crore widening of the Sion-Panvel highway project.

On the NH-17, the 84 km stretch between Panvel and Indapur has been earmarked to be developed by the National Highway Authority of India (NHA) on a build operate and transfer

basis. The NHA has also earmarked a 139-km stretch along the Goa-Maharashtra-Karnataka border.



Maharashtra government keen on Sukhoi plant at Nagpur SEZ

Source: Business Standard, 10th Oct. '08

In what could be the biggest investment being pumped into Nagpur Special Economic Zone (SEZ), the Maharashtra government has decided to pursue a civil aircraft manufacturing proposal for the Multimodal International Hub Airport (MIHAN) project at Nagpur. If the proposal of the Russian jet manufacturer Sukhoi Company (JSC) comes through, it would lead to an investment of Rs 13,000 crore in the Nagpur SEZ.

Sukhoi Company will tie up with the Delhi-based Vavasi Group to set up the facility which will be the first aircraft manufacturing unit in the country. "This will not only mean the biggest investment so far in the MIHAN SEZ but will also create more jobs in the region," said Vilas Muttemwar, Union Minister for Renewable Energy. Sukhoi will be the fourth aviation related company after Boeing, Tata Group company TAL, and US based Bravia to evince interest in the MIHAN SEZ. While TAL has already set up its unit at the SEZ, Boeing is in its final stages of tying up a deal with the Maharashtra Airport Development Company Limited (MADC), the nodal agency for the development of the MIHAN SEZ. Bravia is also in the process of finishing the formalities for setting up a maintenance, repair and overhaul base here.

State set to get seven new SEZs

Source: Times of India, 11th Dec. '08

Union commerce secretary G M Pillai approved seven new Special Economic Zones (SEZ's) - five in the Konkan region and two in the Pune region. It is said to attract an investment of Rs 8,000 crore, create an estimated 2.5 lakh jobs and will require 5,000 hectares of land. For Maharashtra, which is already on top in terms of industrial investment, these new SEZ's will give it a further boost.

Significantly for the seven SEZs, the entire land is already in possession by the developers so it will not be difficult for the promoters to execute the project in a time bound period. According to official records, Vibhu Developers will set up an

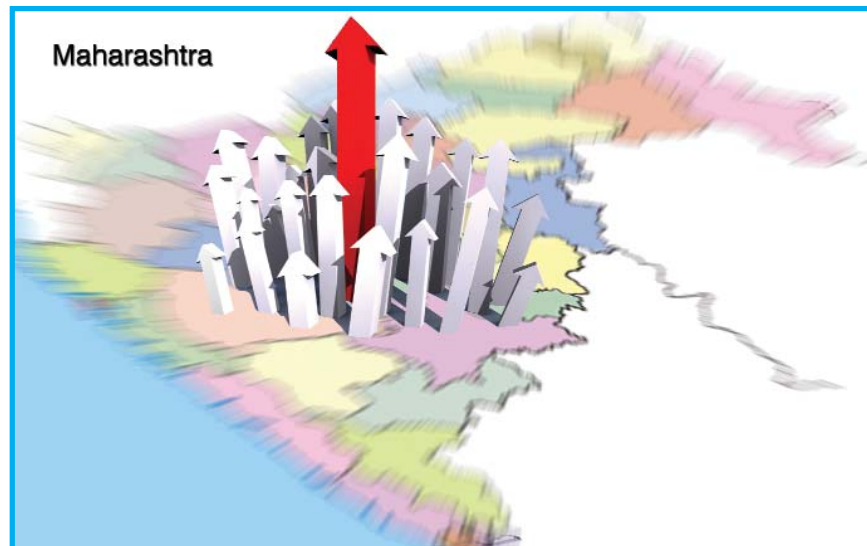
IT based SEZ in Pune district on 30 hectares of land (investment: Rs 748 cr), D S Kulkarni Developers will set up a multi - services SEZ in Pune on 100 hectares (investment Rs 2,307 cr), followed by Khed Economic Infrastructure, which will set up a multi product SEZ in Pune on 2,000 hectares (investment: Rs 500 cr).

In Raigad district, Jafza Industries will set up a free trade warehousing zone on 85 hectares (investment: Rs 365 cr), Rameshwar Vaibhav will set up a multi-product SEZ on 2000 hectares (investment: Rs 2,000 cr), Arshiya Technologies will set up free trade warehousing zone on 100 hectares (investment: Rs 2,307 cr.) while JSW Jaigarh Ports will set up a port-based SEZ in Ratnagiri district on 226 hectares

India is ranked second with respect to the flow of FDI. In India, Maharashtra topped with \$4.3 billion in the first 4 months of this financial year. According to the report Delhi ranked second with \$1.6 billion and Tamil Nadu ranked third with \$1.02 billion.

Another report by the Japan Bank for International Cooperation has hailed Maharashtra as the most attractive destination for investments from Japan.

An official from the CM's office said that the World Competitiveness Report 2006, published by the Institute of Management Development (IMD), Switzerland had also included Maharashtra as one of the most attractive destinations for FDI. Maharashtra, which ranked 37th globally, was the only state from India in



(investment of Rs 500 cr). Following the approval of the seven new SEZs, the total number of SEZs have increased to 139, which will attract an investment of Rs 1.43 lakh crore and 62 lakh jobs.

Maharashtra No.1 destination for FDI

Source: The Asian Age, 20th Nov. '08

Maharashtra has speedily emerged as the leading state in the country in attracting foreign direct investment (FDI) and is now being considered as one of the most alluring destinations for FDI globally, surveys reveal. According to a recently published report by the A.T. Kearney FDI Confidence Index 2007,

that list. IMD considered factors such as basic infrastructure for industries, administration, innovative state policies, quick response time and the law and order situation while preparing the list.

In the last three years, the state government has approved 116 major projects wherein investment worth Rs 1,141,153 crore and over 3,31,357 jobs will be created. These projects include LG Electronics (Rs 535 crore), Boeing (Rs 500 crore), General Motors (Rs 3,400 crores) and Gulf Finance House (Rs 40,000 crore). There are 367 IT parks in Maharashtra, which have brought investments of over Rs 12,45,957 crore and provided 8,36,135 jobs.

OPERATION 5K



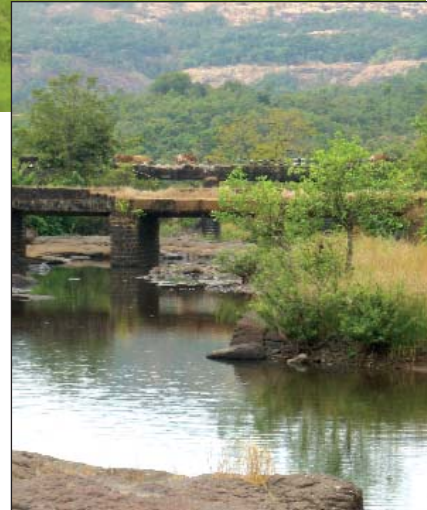
Recent events in the global financial system have been nothing short of seismic. While vacancy rates are on the rise and office space leasing has declined, land is still marked as a good investment. It is an obvious fact that land is a limited resource so there will always be a demand for it.

Last issue we examined the underlying philosophy and benefits of Operation 5K, below we present our investment offer that will serve not only you but future generations. The projects that blaze the trail of this operation are Saubhagya, Saujanya, Chanasya and Sampanna.

Our project Saubhagya is located in Varandoli, Saujanya in Tudil and Chanasya in Chimbave, and these three locations are part of the scenic taluka of Mahad in Maharashtra. Mahad is an important municipal council situated on

the banks of river Savitri in the South-East Raigad district. Although Mahad is situated 175 kms to the south of Mumbai, this vibrant and active city has a personality all its own due to its historical, social and cultural importance. The Raigad fort is an important tourist spot situated 24 kms to the north of Mahad. It even acts as a major stop-over for tourist going to the Konkan region and Mahabaleshwar. However, one of its best features from an investment perspective is The Mahad MIDC which is the largest industrial area in the Konkan!

Sampanna is located further south in a place called Thuraiyur, a Municipal Town in Tamil Nadu and is located 47 Kms North-West of Trichirappalli and 100 Kms South-East of Salem. This town and its surrounding areas have been built on grounds of history. Musiri is a small village near Thuraiyur where ancient



artifacts were found that show evidence of human life in the 3rd and 4th century before the Christian era. More recently, Thuraiyur has attracted attention for the SEZ in Perambalur located within a 50 Kms radius. This and other new developments taking place in and around Thuraiyur make it a lucrative investment opportunity.

expat gives you an exclusive offer this season... **OP5K**

chanasya

Down payment: INR65,000
60 months instalments INR5000

**Affordable
Secure & Tangible
Financial Benefit**

sampanna

Down Payment INR50,000
50 months instalments INR3500

UPDATE ON PROJECTS



After much anticipation, our in house project 'Genesis' in Wadhmukhwadi, Pune received approval for the building plan and has been issued a commencement certificate. This was then followed by the ground breaking ceremony which took place on the 4th of December. Initial excavation on A1 building has been completed and progress on the site is commendable. We expect the residential



part of this multi-storey project to be complete by December 2010 and we are currently on schedule for the same. At the



same time, IDBI bank approvals for the project have been finalized, thus enabling all our clients to avail of bank loans.



'The Solitude Greens' is our very own bungalow project, on a total area of 8 acres in the nodal city of Panvel. Presently, the tar lining work for the road is being carried out and the BBM layer is complete. Work progress has been right on schedule and electricity clearance is expected shortly. We expect to deliver this project by March 2009 as we continue full steam ahead!



Another scenic property that is currently ongoing is 'The Gardens' located in Khalapur. This ideal holiday home project has received conditional NA status for this however once certain bottlenecks are resolved we will receive a permanent NA status. The layout for this project has been sanctioned by the Town Planning Committee and we are making progress. Our other investment options include, Silent Meadows-Manipal, Sparsh-Karjat, Ocean Spray-Panaiyur, Oasis-Avinashi, Pushkar Titan-Nagpur, The Dove-Tuticorin.

Lavarde

With a view that beckons early retirement, we are happy to announce that our project Lavarde located in the Hill Station zone of Pune, is right on track. The 3.5 Kms road cutting is complete and so is the 1.5 Km formation layer and 1 Km boulder soiling. We are on schedule and at the pace at which work has been progressing; we expect to deliver the completed project by March 2009.



THE SOLITUDE ENCLAVE

Solitude Enclave, our development in India's favorite tourist destination - Goa, has received all necessary approvals and construction work is making progress. We have begun work on four villas and will soon start construction of another two villas. Buyers interested in this project, who wish to buy a unit, can now take advantage of bank loans from LIC housing finance.



XLR8 - THE BEST IN THE WORLD?

The best indoor sports arena in the world right here in Bangalore, is that possible? Throw in fantastic construction; a high roof with 7 high powered exhausts; AstroTurf for that eclectic feel of real, fast paced sport; high tension nets that provide cover for those high tensile last ball moments in sport; gigantic graphic panels which behave the electric larger-than-life atmosphere; LCD displays for the latest hi-tech buzz to every run scored and wicket earned. Add the glare of floodlights suspended from the roof and the arena is nigh prepared to host passion of manic proportion. And when on this befitting stage enter the warriors with curdled battle cries, and appeals rise in crescendo to the Umpire Almighty and spectators belt passion from the grandstands, the picture is indeed complete for India's finest indoor sporting experience - a la XLR8. The revolution is here!

Kicking off with the Ad Club Tournament, Bangalore's media and ad fraternity



populated XLR8 in large numbers over 2 days, exhibiting a never-before frenzy – first over the discovery of indoor cricket and next over the spoils of war. The mood spilled over to the ambitious Corporate Champions Cup, which too urged corporates into competitive engagement over league matches every Sunday over a feverish 3 month span. Two teams from the Taj Residency, a host of ad agencies including Grey Worldwide and Saatchi & Saatchi, AXA and many more spanning IT, textile and events spurred the competition to great heights. Our 'Rock & Roll Saturdays' provided the perfect adrenalin rush featuring one-day



tournaments every fortnight – over a fusion of music and cricket. 'Happy Hours' afforded an opportunity for teams to cash in on the cricket craze at subsidised rates on weekdays. Meanwhile, Thursday and Friday evenings screamed out Futsal – 5-a-side football tourneys – with the boys fighting it out over guts and glory. Netball, throwball and volleyball are soon to follow suit as big attractions.

The New Year promises much with mega events, mega buzz and mega sport. It is the year when India discovers an active passion... we call it moving from couch to court, the evolution of a new era in cricket! World class, Exciting and Revolutionary – XLR8 rocks.

CITY FOCUS: JOURNEY TO THE CENTRE OF INDIA

Nagpur - Located at the centre of India, has successfully emerged as the hub of Real Estate. With Improved Infrastructure, Advanced Development, Rapid Industrialization and Positive Changes in the Real Estate Sector it is set on a High Growth Path. It is one of India's most promising locations on every property consultant's book!

The Real Estate Scene in Nagpur

Shedding its "Orange city" image, Nagpur's property market has undergone a total makeover with the contemporary architecture that is burgeoning in new localities in and around the city. Nagpur has loads of advantages to its favour. It is the most central city, with an abundance of affordable land and

labour, which works out in favour of most companies who want to set up a unit in the city. However; much of the Real Estate and Infrastructural boom in Nagpur is merited to the Multi-modal International Hub Airport (MIHAN) project of the Government of India. The project integrates road and rail connectivity. It consists of two parts namely the International Airport to act as a cargo hub and a Special Economic Zone with residential zone covering a total area of 40.25 sq km on the southern end of Nagpur. Spread over 3310 hectares, the MIHAN project will utilize 1200 hectares exclusively for the airport. MIHAN will be used as a cargo hub to handle large to medium containers coming from South East Asia and the Middle East. Apart from that National and International cargo will be



accumulated and distributed from here. Since the launch of the project in 2006 there has been extensive commercial and residential development in the city. This has led to a surge in prices in Real Estate in the city. Nagpur already has several medium to heavy industries well entrenched, so it is not surprising that so many more are looking to set up units here. Major companies like Satyam Infotech, GE, DLF, L&T Infotech, Patni



Computers and Microsoft have taken up large parcels of land in the SEZ within the cargo hub which in time will assist in adding higher value to land thus creating greater appreciation.

Once a dormant city, Nagpur has made good progress. The residential supply in Nagpur has grown by almost 100% over the last few years and with a number of new projects coming up. Dhantoli, Wardha, Marathahalli, Shankar Nagar and Amravati Road, Manish Nagar have seen extensive residential development and command good rates. NRIs have shown a special interest in the city, as it is one of the most lucrative tier II cities in India. Also, a lot of people who moved out of the city to metros can now make their way back. Thus, Real Estate development in Nagpur is on an upward curve, making it the fastest growing city of Central India.

Nagpur: The City to Invest In

Nagpur is justifying its stand of being the second capital of Maharashtra and in all the ways is competing with metros in every avenue by winning for itself esteemed projects like



MIHAN, Boeing, IT parks, Multiplexes, Townships by DLF, Sahara and other prominent housing societies, assuring to change the landscape of the city. It is this belief that makes Nagpur the safest bet to invest. Justifying the claims are the following: Set up by the Government of Maharashtra and implemented by the MADC, MIHAN is a Special Economic Zone enclosing an Information Technology City, Health City, a Captive Power Plant and other manufacturing units in its precincts. The project is assured of support with world class infrastructure to make it an ideal centre for international operations. Apart from MIHAN, plans are underway for 3 other SEZ's and Nagpur is expecting 500 IT companies, 52 Five and Seven Star Hotels and many other international Malls and trading units. It is the availability of educated manpower, cheap Real Estate and land for large developments that are attracting many companies to this city. The Nagpur

Improvement Trust is planning around 11 mega township projects in various locations in the outskirts of the city. In the next few years, residential, commercial and retail activity will be concentrated on Wardha Road, Airport Road, south eastern and south western locations around the Ring Road. The development of the MIHAN project is the main reason for projecting Wardha Road as the growth corridor. Additionally, the commercial property market in Nagpur has also witnessed steady growth in the last few years. There is a demand for quality commercial space across the city. The amount of business generated will increase and it will become a business centre. IT majors like Wipro, HCL, TCS and some more IT companies have exhibited heightened interest to set up their facilities in this city. Thus, with excellent infrastructure in place, a proactive local government and growing momentum in the Real Estate sector, Nagpur is attracting considerable investments!

World Invests in Nagpur Property

The market in Nagpur has caused a real frenzy and prices have shown no sign of decreasing despite the recession.

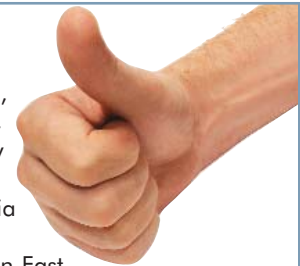


Thousands of buyers are lured by the city's growth potential and are queuing up to buy land or apartments in and around Nagpur. The ambitious International cargo hub project, the multi-million dollar maintenance aviation base for Boeing and the MIDC in Butibori industrial area are also fuelling the interest of investors. These developments will bring in a new work force thus creating demand for property. Developers feel affordable prices, land availability, better appreciation and lesser bottlenecks are among the crucial factors especially for NRI's to invest heavily says the Economist. An improved air-connectivity is an added advantage so much so that many Real Estate brokers and agents make trips abroad to hold exhibitions to attract the NRI investors from Middle East, UK and even the US.

At a Glance - Nagpur's Infinite Possibilities

This is the right time to invest in Nagpur; it is booming, with new Townships, new SEZ's, new IT companies, new Power Plants. But there is more to Nagpur, below are facts you may not know:

- Nagpur ranked as the 10th richest city in India according to the BBDO Guide to Urban Markets.
- It has the first and only International Cargo Hub in East Asia which will attract INR 40,000 CR private investment
- Land prices are doubling every 10 months
- Will be the trans-shipment point for businesses connecting Europe and Middle-East to the Far East
- Over USD 4 billion investment by Government
- SEZ, spread over more than 200 hectares, with special fiscal and tax incentives
- Over 500 hectares of IT park.
- 40 Hectares of super speciality hospital
- Boeing International Maintenance hub in Nagpur
- Air Flights up from 6 to 74 plus daily with all major airlines operating.
- Midpoint of S-E Asian aviation route. Cleanest & greenest city of India
- "0" mile city of India. Hence well connected via roads & rails.
- Cosmopolitan culture with peaceful ambience.
- It has the highest student populated city after Pune.
- Second capital of Maharashtra.
- Evolving Medical Tourist destination.



Nagpur is in its most attractive phase right now and will continue to be the hotspot for the next few years.

LIFESTYLE



When it comes to decorating the home, a great way to decorate it is by taking inspiration from the different regions of the Mediterranean. Each region is full of culture and history and you just have to take one look at the architecture in order to get the feel of it all.

One particular country which some people love to base the décor of their homes around is Greece. The decorative term 'Spartan' is often used with a Greek Mediterranean theme and basically means simple. Recalling the simplicity of an age long past, the Greek home is as spare and unfussy on the inside, as it appears on the out. The Greeks claim that there is not much need for decoration when the view from the window puts home accessories to shame. After all, what could be more spectacular to look upon than the opalescent blue sky and crystal azure seas of the Aegean.

Creating a Greek Mediterranean Theme in the Home

According to themselves no uncertain likeness to their chosen divinities, the Greeks lived in pillared houses, the same as their 'gods.' Still, even in Athens during the classical period, most houses were fairly plain. Like Greek temples, Greek houses were initially made of wood. Later, they were built from set stones or clay brick, and then covered with plaster. Houses were typically roofed over with

timber beams and then overlaid with terracotta tiles. The Greeks may have been impressive, but when it came to interior decorating, they did not have the time or the resources to make their homes overly comfortable. Things were kept incredibly simple and that was also partly to do with the fact that the citizens of Greece became more determined when things were kept simple. Purchasing fancy goods for the home was considered to be a waste of time and money and there were more important things to focus on in the Greek's opinion.

The brilliant white walls of the Greek home are rendered in hand plastered stucco. In ancient times, walls were decorated with murals and mosaics, or with carpets hung for warmth. The interior ground was laid with pebbles, stone, and in some cases tile, while upper floors were constituted with wood. Furniture was simple, few, and functional throughout.

The most richly decorated of all rooms in the house, was the place where guests were received and entertained. Its walls were lined with high, backless divans made of wood, and piles of fleece and animal hide cushioned daybeds designed for sleeping, but also, for lounging while enjoying a meal. Scattered to various uses were small three-legged stools, square tables with bronze lion's paw detailing, and the elegant, curved legged, subtle reclining chair.

In the home of the wealthier Greek, the banquet room might resemble a small temple lined with Doric columns. This home might also have a tile mosaic floor. By comparison, the average Greek would pave his floors with small stone pebbles, which functioned almost as well as tile. In the ancient kitchen, clay ceramic bowls, large jugs, and a four legged wooden chest are ready to be used for carriage and storage of food and water. Under the flame of an open fire, fresh

bread was baked and porridge stewed to perfection.

Unlike the main living areas, whose furnishings are familiar to a modern age, the Greek kitchen of antiquity was defined less by the skill of the carpenter and more by the flair of the cook – and by the appetizing aromas emanating from the general direction. It was in this room that a house was made a home. Times have changed and technologies have advanced. Still, in the Modern Greek home, feasting and festivity remains a silent toast to a rich past carried in small glasses of ouzo (the traditional drink).



These days we love nothing more than to surround ourselves with fancy decorations. However, they do not always make us feel any better about ourselves or our lives. The Greeks found that by creating only simple styled homes, they were free to focus more on the state of their mind and that is something that we do not do today.

However, whilst that simple theme worked for a long time, eventually art was introduced into the Spartan theme. The style mainly remains the same, but these days it has a much brighter effect and whilst it is still simple, it also looks homely. So we could really learn something from their old way of life.

Overall Greek style decorating is one of the simplest forms of Mediterranean style décor, though it can still look extremely nice within the home. So in order to create the best possible Greek Mediterranean feel in your home, you need to keep the designing of it simple, yet impressive.

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