



Building  
Relationships  
Since 1994

**EXPAT**  
**ALCREST**  
**MEADOWS**  
Hindupur

## A. Property

### 1) What is the Product?

1 acre demarcated agricultural land which will be converted into N/A panchayat plots.  
(\*Plot Area is inclusive of Road Area.)

### 2) What is the total area of the project?

The total extent of the project is 150 acres.

### 3) What is the total number of plots on offer?

20 plots – Phase 5

### 4) What is the area of each plot?

The area of each plot is 1 acre.

### 5) How much is the FSI?

FSI is 1:1

### 6) What is the location of this project?

It is located in Honnampalli Village, Hindupur, Anantapur District in Andhra Pradesh.  
Hindupur Town – 11 Kms  
Expat's Penukonda Project – 22 Kms  
Madaksira – 23 Kms  
Lepakshi Knowledge Hub & Aerospace Park – 26 Kms  
Gouribidanur – 38 Kms  
Pavagada – 47 Kms  
Putaparthi Airport – 79 kms  
Bangalore International Airport – 82 Kms  
Bangalore City – 111 Kms  
Anantapur – 119 Kms

10.02.2011

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## B. Infrastructure

### 1) What is the distance from the nearest airport, railway station or highway?

- Air – The Bangalore International Airport is 82 Kms.
- The Putaparthi Airport is 79 Kms.
- Rail – Hindupur Railway station is located about 14 Kms from the said property. Bangalore City Junction Railway Station is 140 Kms.
- Road – The property is 49 Kms from NH-7, 73 Kms from NH-207, 13 Kms from SH-3 and 12 Kms from SH-9.

### 2) What are the features of the location that make it a winning proposition?

The features of the location that make it a winning proposition are that

- Hindupura is centrally located to all the administrative subdivisions in the district such as Gornatla, Penukonda, Pavagada and Madhugiri.
- The property has close proximity to many SEZ's like Rassai Properties Limited, Lepakshi Knowledge Hub & Aerospace Park, Salarpuria Biotech SEZ etc.

### 3) Is there a Motor able road to the property?

A motorable road will be provided. Plot area is inclusive of road area.

### 4) What is the Terrain like?

Flat Terrain

### 5) What is the topography of the place?

Hindupur is located at 13°50'N 77°29'E / 13.83°N 77.49°E / 13.83; 77.49 on the banks of river Penna. It has an average elevation of 621metres (2037feet).

### 6) What is the local population in that area?

Hindupur – 1, 25,056 as 2001 Censes

### 7) What is the zoning of the property?

Present zoning of the land is agricultural which will be converted into N/A panchayat plots.

## C. Developments

### 1) Which are the major cities close to the property?

Bangalore cities, Anathapur are the major cities close to the property.

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## 2) What are the developments in the area?

- Hindupur is an industrialized town having branches of many famous companies like MRF, WIPRO, three spinning mills etc.
- Trade and commerce is thriving in Hindupur because the town is well-connected with the other places in the region, owing to the good transportation infrastructure it has.
- Hindupur Industrial Park - Prominent Industries – (WIPRO (Fluid Power Division), Gomathy Alloy Castings, Prime Granites)
- Hindupur Growth Center - Located in Thumukunta, (V) Hindupur which is 64 Kms from our said Property - Which provides space & infrastructure for mineral, sericulture and textile based industries.
- Indus Fila setting up a Textile Plant in Hindupur – which is expected to be completed in two years. The new unit will also generate more than 8,000 jobs.
- SEZ - There are lots of SEZ setting up in Hindupur mandal which will grow the economic infrastructure of the district and the State.
- Rassai Properties Limited – Multi product SEZ. (Opposite to the property)
- Lepakshi Knowledge Hub & Aerospace Park – SEZ: (26 Kms from the said property)-
- Salarpuria Biotech SEZ (64 Kms from the said property)-
- Neogen Properties Pvt. Ltd (65 Kms from the said property)

## 3) What are the current property rates in the Area and any future projections if available?

230 to 250 per sq.ft for developed plots (1200 sq.ft Plots)

## 4) What is the USP of this project?

- It's a great opportunity to own land at low entry point with close vicinity to SEZ & Industrial Developments.
- Easy installment scheme making it easily affordable.

## 5) Which are the closest schools, colleges and hospitals etc?

Closest schools include the Renowned EM High School, Sri Balaji Vidya Vihar and the Alhilal English Medium School. Sri Krishna Devaraya University, Balayesu Junior and Degree College, are examples of the institutions of higher learning which are closest to the property.

## D. Legal & Registration

### 1) Who has legal ownership of the Land?

Expat Properties Nominees

### 2) Are the legal documents in place with clear titles?

Yes

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**3) When are the plans – project layout & floor plans to be sanctioned?**

Approvals – 6 to 8 months from the time of Booking of this Phase V  
Development - 24 months.

**4) What are the booking amount and the payment schedule & Payment structure?**

Total Consideration - Rs. 4, 50,000  
Down Payment (25%) - Rs. 1, 12,500  
6 Month (25%) - Rs. 1, 12,500  
9 Month (25%) - Rs. 1, 12,500  
At the time of Registration (25%) - Rs. 1, 12,500

**5) Which documents would be issued upon down payment?**

Token Receipt cum Agreement (TRA) will be issued once the down payment is made.

**6) When will I be able to select my plot?**

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

**7) When can we start construction on the plots?**

Construction on the plots can start once the handover is done, which happens only after registration

**8) When will I be able to register the plot?**

The plot can be registered once the project development timeline is complete & after 100% payment is made

**9) What are the registration and stamp duty charges?**

0.5% - Registration  
9 % - Stamp Duty  
All on the guide lines given by the Panchayat on the value of the property at the time of Registration (Subject to change as per government policies)

**10) What are the other charges apart from the registration and stamp duty charges?**

Apart from Stamp Duty and Registration charges there will be charges for legal, liasoning and administration charges. The charges for this will be advised by your sales executive at the time of registration.

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

Yes it can be done if the full payment is received from the existing customer with a nominal fee.

**12) Which are the documents that I would receive after the registration?**

Sale deed and the patta copy

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**13) When will I get the possession of the land?**

Possession of the land will be given after handover

**14) Will I be assisted in the resale of their property after the registration? If so what is the transfer charges/brokerage charges involved?**

Yes, at a cost – The charges will be decided at the time of resale.

## **E. Facilities & Amenities**

**1) Who will maintain the property after possession?**

The Society

**2) Will a society be formed there?**

Yes

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

As decided by the society

**4) What are the measures taken for security?**

Expat will ensure against encroachment till the society is formed.

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

Water and electricity will be provided as per Local Panchayat norms.

**6) Is fencing being provided?**

Barbed wire fencing will be provided to the entire property.

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