



horizon

Nattathi

A. Property

1. What is the Product?

Demarcated Quarter and One acre* Panchayat Non Agricultural plots
(*Plot Area is inclusive of Road Area.)

2. What is the total area of the project?

The total extent of the project is 250 to approx. 570 Acres

3. What is the total number and area of plots on offer?

Phase I - 177 plots
Phase II – 123 plots

4. When will I get the possession of the land?

Once the registration is done and ownership is transferred on the client's name.

5. Where is this project located?

It is located in Nattathi Village in Srivaikundam, Tuticorin, Tamil Nadu.
25 Kms from Tuticorin Port
20 Kms from the Tuticorin City
20 Kms from Tuticorin Railway Station
19 Kms from SIPCOT Industrial Complex
6 Kms & 9 Kms from the Tuticorin Airport (two routes to the property)
3 Kms from SH77 & 6 Kms from NH7A

B. Infrastructure

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

- Air – The Tuticorin Airport is **9 Kms**
- Rail - The closest railway station is the Tuticorin railway station which is **20 Kms** away.
- Road – The property is **3 Kms** from SH77 and **6 Kms** from NH7A.



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

- There are plans to upgrade **The Tuticorin Airport** just 9 kms from the airport to a **cargo hub** to commensurate with the rapid industrialization of the town.
- With a nod from the central government, the newly elected **shipping minister Mr. GK VASAN** promises to execute the **Sethusamudram Ship Channel Project** which will provide a boost to the **economic and industrial development of Tuticorin**. The port has the potential to transform itself into a nodal port like Singapore.
- And **The East Coast Road** which is expected to extend from Nagapattinam to Tuticorin will connect Chennai and all the **major cities on the coast line**.

3. Is there a Motorable road to the property?

A 9 meter motorable road will be provided for easy accessibility to the plot. Plot Area is inclusive of Road area.

4. What type of Terrain does the property have?

Flat Terrain

5. What is the zoning of the property?

This property is currently under Agricultural Zoning until explicit permission has been granted by the government to change it.

6. What kind of climate does this area experience?

The area experiences tropical climate.

7. What kind of crops can be grown in the area?

Cumbu, Cholan, Kuthiraivali, Cotton , Palmyrah, bananas and other pulses

C. Developments

1. Which major cities are close to the property?

Tuticorin, Kovilpatti & Tirunelveli

2. 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. The port is competing with international transshipment hubs such as Jebel Ali, Salalah, Singapore, Portland, Tanjung, Pelepas and Colombo.
- The fast developing town Tuticorin has the promise of rapid expansion and job opportunities, which will ensure appreciation of land, due to the development of the Tuticorin port into a SEZ port.



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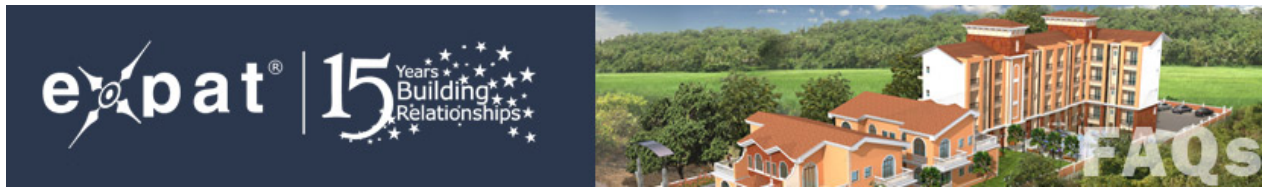
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- SIPCOT plans to acquire around 1000 acres near its existing plant which is 39 kms from the property, and will be converted to a SEZ port.
- Tata Steel is setting up a 2,500 crore integrated titanium dioxide project in Tamil Nadu's Tuticorin district.
- Tuticorin Industrial Complex – Phase I (promoted by SIPCOT) situated in SANKARAPERI VILLAGE is 8 kms from Tuticorin Town and 30 Kms from our property.
- Gangaikondan IT Park / SEZ – (ELCOT) has come up with an Information Technology Park on the extensive SIPCOT Industrial Complex.

These rapid developments that are in close proximity to the property become an accelerator for appreciation of this area and make Tuticorin a much sought after destination for investment.

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

The property rates close to our layout are selling at **Rs.11 lacs per acre** for barren Land. Our in house project **Dove** just 30 kms from the Tuticorin Port and approximately 40 kms from Airport are currently being registered at **Rs.8 lacs per acre**. (Govt.guideline values)

4. What is the USP of this project?

- Affordable Rates
- NA Land close to the Tuticorin Airport
- Easy installment scheme making it easily affordable
- Clear titles
- Part of a bigger layout – Proposed '**Airport City**' by Expat Properties

D. Legal & Registration

1. Who has legal ownership of the Land?

Ownership of the land is in Expat's nominee names

2. Are the legal documents in place with clear titles?

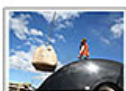
Yes



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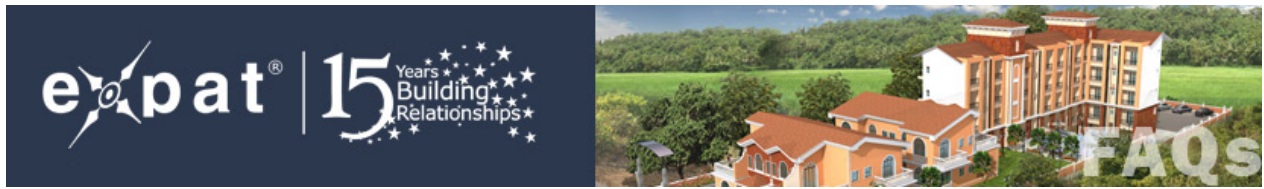
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3. What are the booking amount and the Payment structure?

The Payment structure is as below: -

1/4 Acre plot

Full Payment - Rs. 2.75 Lacs

Installment – Rs. 3.25 Lacs

Down Payment - Rs. 1.25 Lacs

6th Month - Rs. 1 Lac

12th Month - Rs. 1 Lac

1 Acre plot

Full Payment - Rs. 10 Lacs

Installment - Rs. 11 Lacs

Down Payment - Rs. 4 Lacs

6th Month - Rs. 4 Lacs

12th Month - Rs. 3 Lacs

**Rates are subject to changes*

4. Which documents would be issued upon down payment?

Receipt of payment and the Token Receipt cum Agreement (TRA) will be issued after securing all payments.

5. 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.

6. When can we start construction on the plots?

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

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

Registration can be done once the entire payment is made.

8. What are the registration and stamp duty charges?

8 % - Stamp Duty

1 % - Registration

All charges are based on the guidelines given by the Panchayat on the value of the property at the time of registration. (Subject to changes as per government policies)

9. 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.

10. 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.



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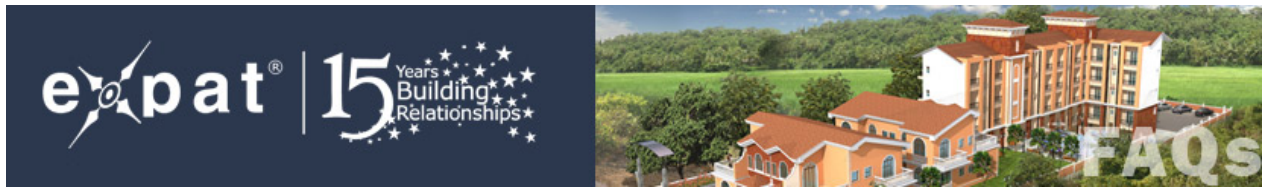
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11. Which documents would I receive after the registration?

A Sales deed and the patta copy

12. What is the timeline for the NA approval?

6 – 8 months from the date of registration

13. Will Expat assist in converting the land?

Yes

14. Are there any costs in the NA conversion?

No Extra cost for panchayat approvals.

15. What happens if the conversion doesn't take place as stipulated?

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

16. When will the developments on the property begin and be completed?

Tentatively the development should be completed by October 2011

17. 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 nominees of the company (the nomination documents can be produced if needed)

18. What is the procedure to cancel my purchase during the tenure of the installment? Will there be a refund of the encashed cheques?

Please refer to the TRA documents

E. Facilities & Amenities

1. Who will maintain the property after possession?

The Society

2. What are the measures taken for security?

Expat will ensure against encroachment till the society is formed.

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

As decided by the society



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

Water and electricity will be provided by the Panchayat.

5. Is fencing provided?

Fencing is provided for the entire layout but not for individual plots

6. How will my plot be demarcated in the layout?

Corner stone demarcation



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