



OCEAN SPRAY

Property

What is the Product?

A gated community with Studio Apartments and Modular Villas consisting of three different built-up sizes with plot areas starting from 1600 Sq.ft to 2400 Sq.ft. These will be developed and managed on a rent back basis for two years.

What is on offer?

It is a fully operational resort where the individual rooms/units are owned by private individuals (investors/second home owners). Owners can hand over their individual rooms/units for Expat property management to get income through rent back. Owners with units in the rental pool receive a fixed amount (decided once the construction is completed) which shall be paid by the managing company.

What is the total area of the project?

The total area of the project is 1.82 acres.

What is the total number of units on offer?

There are 31 units in total.

How much is the FSI?

The FSI is 1:1

What is the location of this project?

Panaiyur, located on the East Coast Road (ECR), connects Chennai, Mahabalipuram, Pondicherry and Cuddalore. Situated along the Bay of Bengal coast, it provides connectivity to NH 45 (Chennai–Kanchipuram–Villupuram) and NH 45A (Pondicherry- Cuddalore).

36 kms from Mahabalipuram

7 kms from Mudaliarkuppam Boat House

52 kms from Pondicherry

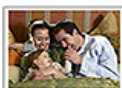
60 kms from Chennai International Airport

65 kms from Cuddalore an emerging port city

100 kms from Chennai City

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Infrastructure

What is the distance from the nearest airport & highway?

- Air – The International Airport at Chennai is 60 kms from the property
- Road – The property is just 1.5 km from NH 45 (Chennai–Kanchipuram–Villupuram) and NH 45A (Pondicherry- Cuddalore).

What are the unique features of the location?

- Just 500 meters away from the beach offering spectacular scenic beauty.
- The property is 1 km away from the ECR road which is proposed to become four lane. This will provide easy connectivity to Chennai, Pondicherry, Mahabalipuram & Cuddalore.
- The property is in close proximity to tourist spots along ECR, such as
- **Amusements parks** - MGM Dizzee World, VGP Golden Beach, Mayajal multiplex, Prarthana Drive-in Theatre
- **Other entertainments** - Cholamandal Artist Village, Mudaliarkuppam Boat House, Madras Crocodile Bank Trust, Covelong, Muttukadu Boat House , Muttukadu, Alamparai.
- **Temples** – Famous Marundeeswarar temple
- Close proximity to Aurobindo Ashram.

What is the Terrain of the property?

It is flat terrain.

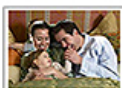
Is there a motor-able road to the property?

Yes, there is a motor-able road to the property

Developments

What are the developments in the area?

- Pondicherry proposed International Airport & SEZ
- Cuddalore Port & Ship Building industry which is a mere 15 mins drive from Pondicherry.
- Tidel Park - home to a number of BPO and IT/ITES companies and also the facilities of almost all major IT/ITES companies like HCL Technologies, Tata Consultancy Services, Accenture India, Wipro Technologies, Cognizant Technology Solutions, Scope International, Photon Infotech, Polaris Software Lab, and Infosys are situated along the IT Corridor.



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

NAME	LOCATION	RATES	AMENITIES
Tranquil Cove Villa by MARG - Seekinankuppam in Cheyyur Taluk	9 kms	Rs. 60 lakhs/ unit	Fully furnished villa with attached kitchen, bath, fully furnished bedrooms, dining area, etc.
MARG Navratna, Apartment Project - Seekinankuppam in Cheyyur Taluk	11 kms	Rs. 1,550/sq ft	Landscaped Park, Club House with Swimming pool, Gymnasium, Multi-purpose Hall, Covered Car parking and Separate visitors Car Parking
Hidden Bay by Golden properties, Beach Front Residential Plots - Chettikupam Panchayat.	30 kms	Rs. 345/sq ft to Rs. 450/sq.ft.	Free lifetime membership, 24 x 7 security, clubhouse with swimming pool, indoor & outdoor games with children's play area, well laid motorable roads.
Times Square by Olive Beach, Residential Plots - Muttukadu	70 kms	Rs. 1667/ per sq ft	Common area for parties, 24 x 7 security, 33 ft wide road, Walking pavement, etc.

What is the USP of this project?

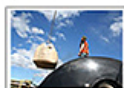
- Guaranteed Rent back for two years for the investor/owner – assuring income from the first day of handing over.
- A Holiday home – A perfect get away
- Close proximity to Pondicherry (tourist destination) & Aurobindo Ashram.



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Legal & Registration

Who has legal ownership of the Land?

Expat Properties (I) Ltd has the legal ownership of the land.

What are the booking amount and the payment schedule?

- 20% on Booking.
- Remaining 80% - monthly EMIs through bank finance.

Which documents would be issued upon down payment?

Receipt of payment

Allotment letter after 20% of the payment.

Transfer of ownership through registration on full payment.

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

Project Layout is sanctioned. Floor plans will be approved by March 15th.

When will I be able to select my plot?

Clients can select their plot immediately as per availability.

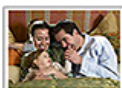
Facilities & Amenities

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. Both are already available for the property and same can be done for the plots after application to Panchayat.



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