



Building Relationships
Since 1994

EXPAT MAHIKA Hiriyur

A. Product

1) What is the Product?

The product on offer comprises of 500 acres of Land, and comprises Contiguous Half Acre* proposed Non Agricultural Plots, in a comprehensive plotted development, located in Kyathanamale village in the Challakere Taluka and bordering Hiriyur Taluka

2) What is the total number of plots on offer?

Phase VII – 22 plots

3) What is the zoning of the property?

Agricultural – Free Zone (Free Zone - Land can be converted into N/A after approval)

4) How much is the FSI?

The FSI is 1:1

B. Location & Infrastructure

1) What are the USP's and features of the location that makes it a winning proposition?

- The property is surrounded by developing Taluks in Chitradurga District and is located at Kyathanamale village, Challakere Taluk and bordering Hiriyur Taluk.
- Defence Research and Development Organisation (DRDO) had identified 3,000 acres of land at Hiriyur and Challakere taluks of the district, for a flying test range centre for unmanned aerial vehicle. Additionally, the Indian Institute of Science has sought 1750 acres to set up research center in Challakere taluk and a Steel factory will also be set up on an extent of 100 acres of land, just 35 kms from **Mahika**

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50,000 relationships



10,000 acres of land transacted



500 channel partners



16 years



10 offices



6 countries



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- The Central Government has taken many initiatives in providing world class road connectivity around Bangalore. They are six laning the Bangalore-Nelamangala stretch of NH-4, including a 4 km. long elevated corridor. They are four laning the Bangalore-Devanahalli section of NH-7 with some parts being six laned. These projects will greatly facilitate travel to and from North Karnataka.
- The most-ambitious Peripheral Ring Road (PRR) project in Bangalore. The primary features of the BMIC Project are 75 Meter wide 41 Kilometer Peripheral Road Connecting NH 4 –Bangalore – Pune road, Magadi Road, Mysore Road, Kanakapura Road, Bannerhatta Road and NH 7 – Hosur Road. About 11.5 km away from the outer ring road, the PRR will connect Tumkur road, Magadi road, Mysore road, Bellary road, Old Madras road, Hosur road and Kanakapura road. These 16 Interchanges act as mini commercial hubs besides facilitating easy entry and exits for the road users

These rapid developments become an accelerator for appreciation of this area and make Hiriyur a sought after destination for investment.

2) How do you get to the property

- Air – The International Airport is at Devanahalli just 165 kms from the property.
- Rail - The closest railway station is the Chitradurga railway station which is 55 kms away.
- Road – There are good roads connecting from Bangalore and nearby Talukas

3) Is there a Motorable road to the property?

There is a motorable road to the property

C. Documents & Registration

1) Who has Ownership of the Land?

The Promoters, their subsidiaries and associates of the Company have legal ownership of the land.

2) What are the Documents would be executed upon making down payment?

A Product application form for booking of a plot, is to be filled at the time of payment of the booking amount. Upon receipt of the Booking Amount and completed Product Application Form, a receipt for the payment received shall be issued. Thereafter, an Agreement of Sale (AOS) will be entered into at a stage intimated by the Developer based on completion of payments.

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3) When will I be able to register the plot?

The Plot will be registered upon receipt of the entire sale consideration by the Company in respect of the Plot.

4) Who will be eligible for the registration?

All the purchasers who have paid the entire sale consideration along with other charges as applicable shall be eligible for the registration. Further these plots can only be conveyed to agriculturists.

5) What are the registration and stamp duty charges?

At present it is 6.68% stamp duty + 1% registration of the guideline prescribed by the government or the sale consideration value set by the company whichever is higher. (Subject to change as per government policies)

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

Additional charges will levy towards legal, liaison, administration, society formation and Patta (7/12) transfer. The charges for this will be informed by the sales executives at the time of registration.

7) When will I get the possession of the land?

Possession will be handed over upon the conveyance of the property in favour of the Purchaser

8) How do you handover the Project to the Purchasers?

The company will intimate the handover process at the time of completion of the development of the project.

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

Nomination is possible at any stage of the purchase upon payment of a nominal fee.

10) Will I be assisted in the resale of the 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.

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D. Facilities & Amenities

1) What are the overall facilities provided by the company?

- Motorable road
- All plots clearly demarcated

2) Who will maintain the property after possession?

The property will be maintained by a Property Management Services Company. An annual maintenance charge for maintenance of the property is applicable.

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