



A. Property

1) What is the Product?

Half acre agricultural plots

2) What is the total area of the project?

The total extent of the project is 200 acres

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

The total number of plots on offer is 249

4) What is the offer?

- Half acre agricultural plots which will be converted into N/A panchayat plots
- Motor able Road (Plot area is inclusive of Road Area)
- Corner stone demarcation
- Barbed wire boundary fencing for the entire property with security cabin and gate will be provided

5) How much is the FSI?

The FSI is 1:1

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

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

7) What is the location of this project?

The property is located in Kalathur Village, Thuriyur, Trichy Dist, Tamil Nadu.

Snapshot of the distances:

- 17 Kms from Thuraiyur town
- 45 Kms from Trichy
- 28 Kms from Perambalur - [Trichy-Madras NH 45 road]
- 32 Kms from GVK - SEZ
- 55 Kms from Airport (Trichy Airport) & Railway Station
- 58 Kms from Attur Salem District -[Salem -Madras N.H.road]
- 67 Kms from Namakkal
- 80 Kms from Karur
- 114 Kms from Salem
- 165 Kms from Madurai

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B. Infrastructure

1) What are the nearby infrastructure/developments that will impact my investment?

- **Perambalur** at 28 kms has the GVK SEZ, spread over an area of 3000 acres and will cater to industries such as Textiles / Garments, Leather, Engineering goods, Pharmaceuticals, Power, IT / ITES, Iron & Steel, Fertilizers, Chemicals, Petrochemicals, Floriculture, Horticulture, Electronics & Communication etc.
- **Trichy** at 45 kms is the fourth largest city of Tamil Nadu, is a major engineering hub for energy equipment and fabrication. It is home to BHEL, OFT, HAPP and Golden Rock Railway Work Shop. **Trichy's** growing **IT industry, readymade talent pool** and a decent infrastructure is an ideal destination for business that will directly boost its real estate prices.
- **Salem** district 114kms from Thuraiyur is known for its Mangoes, Steel and Mettur dam, which is a major source of irrigation and drinking water for the state of Tamil Nadu.

2) How do you get to the property by Rail, Road and Airway?

Rail – via Trichy Railway station which is 55 kms

Road – via Perambalur - [Trichy-Madras NH 45 road], Thuraiyur is well connected by road with the neighboring district capital Trichy and also with Namakkal, Perambalur, Karur and Salem.

Airway – via Trichy Airport which is 55 kms

3) Is there a Motorable road to the property?

Yes, there is motorable road to the property which is inclusive of the plot area

4) What is the Terrain like?

Flat Land

5) What is the local population in that area?

30,998 (2001) censes.

6) What is the zoning of the property?

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



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C. Developments

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

Trichy – 45Kms, Salem – 114Kms, Namakkal – 67Kms, Perambalur – 28Kms and Karur – 80Kms.

2) What are the developments in the area?

Thuraiyur Town is emerging as an important Taluk in Trichy with its connectivity with the neighboring districts. There are many handloom & power looms units which are generating revenue thus making the town noteworthy.

3) What is the USP of this project?

- Legally clear titled land
- Developed Land
- Easy installment scheme

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

- Zamindhar Higher Secondary School is one of the famous schools in Thuraiyur.
- Sengunthar Higher Secondary School, Sowdambika Matriculation Higher Secondary and many other nursery and primary schools.

D. Legal & Registration

1) Who has legal ownership of the Land?

Expat Nominees have legal ownership of land

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

Yes

3) Which documents would be issued upon down payment?

Token Receipt cum Agreement (TRA) will be issued once the down payment is made and after 50% of the payment the Agreement of Sale will be issued.

4) When will I be able to select my plot?

On down payment you will be able to select your plot on a first come first serve basis.

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

Once the entire payment is made



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6) What are the registration and stamp duty charges?

8 % stamp duty +1 % registration on the guide line of the government or the consideration value set by the company whichever is higher.
(Subject to change as per government policies)

7) 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.

8) 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.

9) When can we start construction on the plots?

Construction on the plots can be started in 15 – 20 days from the time the plot has been registered in the client's name.

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

Sale deed and patta copy.

11) 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.

E. Facilities & Amenities

1) Who will maintain the property after possession?

It will be maintained by Expat Management Services at a cost

2) What are the measures taken for security?

Expat will ensure against encroachment till the society is formed.

3) Is fencing being provided?

Barbed wire boundary fencing for the entire property with security cabin and gate will be provided



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

Water & Electricity – Provided as per Local Panchayat norms.

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

Will be decided at the time of hand over



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