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Looking to invest in Nagpur's booming realty market but…

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…Upset that you've already missed out on the best deals?

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…Alarmed at the
high rates quoted
by developers?

…And concerned about delays in project handover and red-tape?

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Don’t worry, all is not lost

For here is your opportunity to benefit from Nagpur's realty boom

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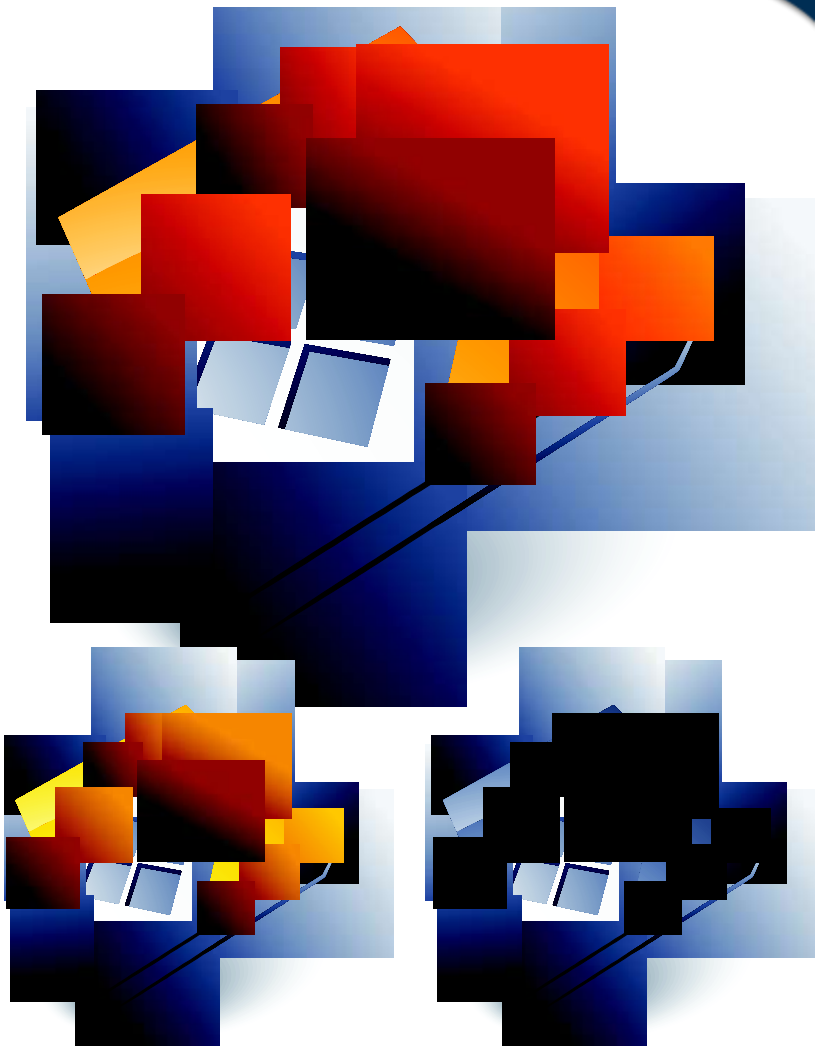
A realty boom evident from an increased housing demand & rising land prices, seen with the entry of companies like…



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TATA

TATA CONSULTANCY SERVICES

"Nagpur has become the next big hub for knowledge-based industries like IT & Engineering…"

N Chandrasekaran, CEO & MD – TCS

The Hitavada. Dec.20.2011

Source: (http://www.gharkul.com/news_detail.php?id=42)

FIRE Capital Fund

"Nagpur is in the list of 68 tier 2 cities whose realty market is seeing growth. There is tremendous interest in ITES and other industries which are expanding here."

Om Chaudhry, founder & CEO – First Indian Real Estate (FIRE) Capital Fund

The Economic Times. Jan.6.2012

Source: (http://articles.economictimes.indiatimes.com/2012-01-06/news/30597739_1_real -estate-fire-capital-golf-courses)

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BOEING®

"Nagpur is an excellent location for the Boeing Maintenance Repair & Overhaul facility due to tremendous investment being made by governments & private companies."

Dinesh Kelkar, Vice President

Sales, Boeing Commercial Airplanes

http://www.shippingline.biz/Air/Boeing-Names-Nagpur-as-Site-of-MRO-Facility-in-India.html

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Now
is your
time to act

Grab this opportunity
to buy prime land
at an attractive
price

Land that comes with immediate registration & handover

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Land that's set to rise further in value

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Introducing

EXPAT
PUSHKAR
TITAN
NAGPUR

The Location

Located in Khanolibara, Nagpur

- 3.5 km from 5 star Butibori MIDC Area
- 12 km from Butibori railway station
- 21 km from NH6 Express Highway (via Hingna Road)
- 23 km from MIHAN
- 28 km from Wardha City
- 35 km from Nagpur Airport
- 42 km from Zero Mile
- 42.5 km from Nagpur Railway Station

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DISTANCES

Located in Khanolibara, Nagpur

- Property to 5 star Butibori Industrial Area - 3.5 kms
- Property to Ring Road - 4kms
- Property to proposed K. Raheja Project - 9-10 kms approx.
- Property to proposed Mantri Matrix IT Park - 10.5 kms
- Property to Butibori Railway Station -12 kms
- Property to NH7 A - 12kms
- Property to MIHAN – 21 km via Express Highway (Hingna-Wardha road)
- Property to Wardha City - 25 kms
- Property to the Nagpur Airport - 35 kms
- Property to Zero Mile - 42 kms
- Property to Nagpur Railway Station - 42.5 kms

Places

1 Boeing MRO
2 DLF
3 Satyam
4 HCL
5 Wipro
6 Ascendas
7 Dell
8 Shapoorji Pallonji Infocity
9 L & T Infocity
10 Vipul Ltd.
11 Raheja
12 D Y Patil Information School
13 Reatox City
14 Health City SEZ
15 5 Star Hotel
16 100MW Power Plant
17 Golf Course
18 MIHAN Flyover (entrance to MIHAN)
19 6 lane Road
20 Khapari Railway Terminal

Property Rates in Growth Areas

- 1050 sq.ft. Residential land near Khapri railway stn - ₹ 15 lakhs.
- 1500 sq.ft. residential land near Besa - ₹ 11 lakhs.
- 2 & 3 BHK Apartment near Besa - ₹ 24 lakhs onwards.
- 3 BHK Villas near Hingna MIDC - ₹ 35 lakhs.

Growth Areas

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Five key reasons why Expat Pushkar Titan is a great investment

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The MIHAN Project

- Fundamentally responsible for transforming the Nagpur realty market
- Just 23 km from your investment
- 51 companies have been allotted space in MIHAN
- Prominent companies - TCS, Boeing, Infosys, HCL Technologies, Wipro, L&T Infocity, among others

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The Five Star Butibori MIDC Area

- Just 3.5 km from your investment. A quick 10 min. drive
- Prominent companies - Reliance Power & Cement, Gammon India Ltd, Grindwell Norton, Inox Air, Indo Rama, among others
- Skilled taskforce of > 41,000. Indicates an influential target audience with disposable income/purchasing power
- Will also see an influx of additional companies

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3

Low Price

Expat Pushkar Titan is priced comparably **lower** that other projects; making this an **attractive investment**

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Unique Offering

The **ONLY PROJECT** in the **KHANOLIBARA AND NEW NAGPUR DEVELOPMENT** area that comes with…

Amenities	Expat Pushkar Titan	Other Projects
Water	Water supply to each plot	No water connection
Electricity	Electricity supply to each plot	No electricity connection
Fencing and demarcation	Fencing for the entire project. Demarcation for each plot	No project fencing . Only demarcation available
24 hours security	2 security guards during the day. 3 security guards during the night *	Not Available
Clear titles	Immediate registration & handover	Approvals in progress

* Security will be provided only if at least 50% of the clients agree to opt for Security Offer.

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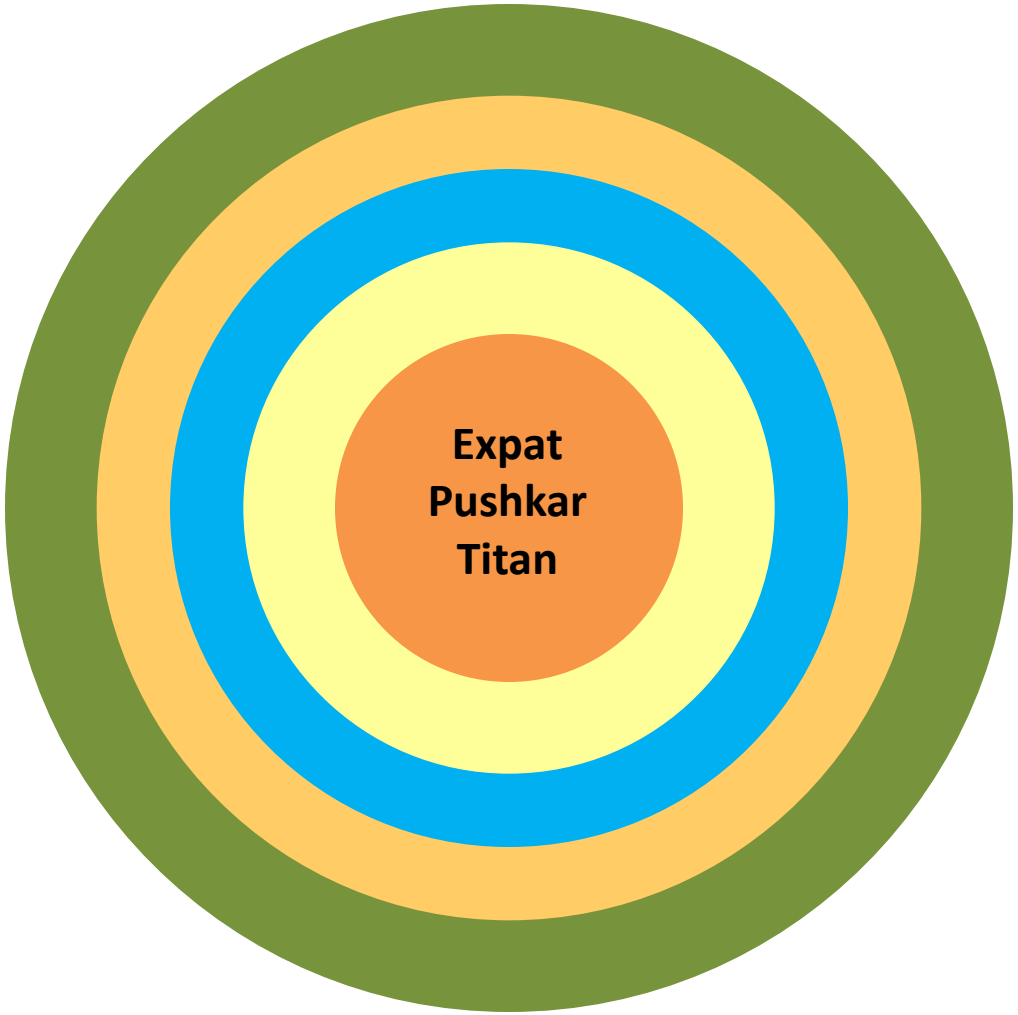
Hassle free EMIs

Buying real estate shouldn’t be complicated. That’s why we’ve arranged a hassle free two year payment schedule. Invest today and watch it appreciate, even as you pay low EMIs.

Rate Benchmarking



Crystal 3. Approx 13 km from Expat Pushkar Titan. Residential plots at Rs 310 psf

Green Heaven Flamingo. Approx 24 km from Expat Pushkar Titan. Residential plots at Rs 600 psf

Green Heaven Nightingale. Approx 24 km from Expat Pushkar Titan. NA plots at Rs 600 psf

Gracelands Pride. Approx 30 km from Expat Pushkar Titan. NA plots at Rs 450 – 600 psf

The Offer

- Developed NA plots sanctioned by the Town Planning Authority
- Plot area - 1500 sq.ft. to 3000 sq.ft.
- Amenities include -Motorable road, water supply & electricity to each plot, fencing for entire project, demarcation for each plot, 24 hours security *

* Security will be provided only if at least 50% of the clients agree to opt for Security Offer.

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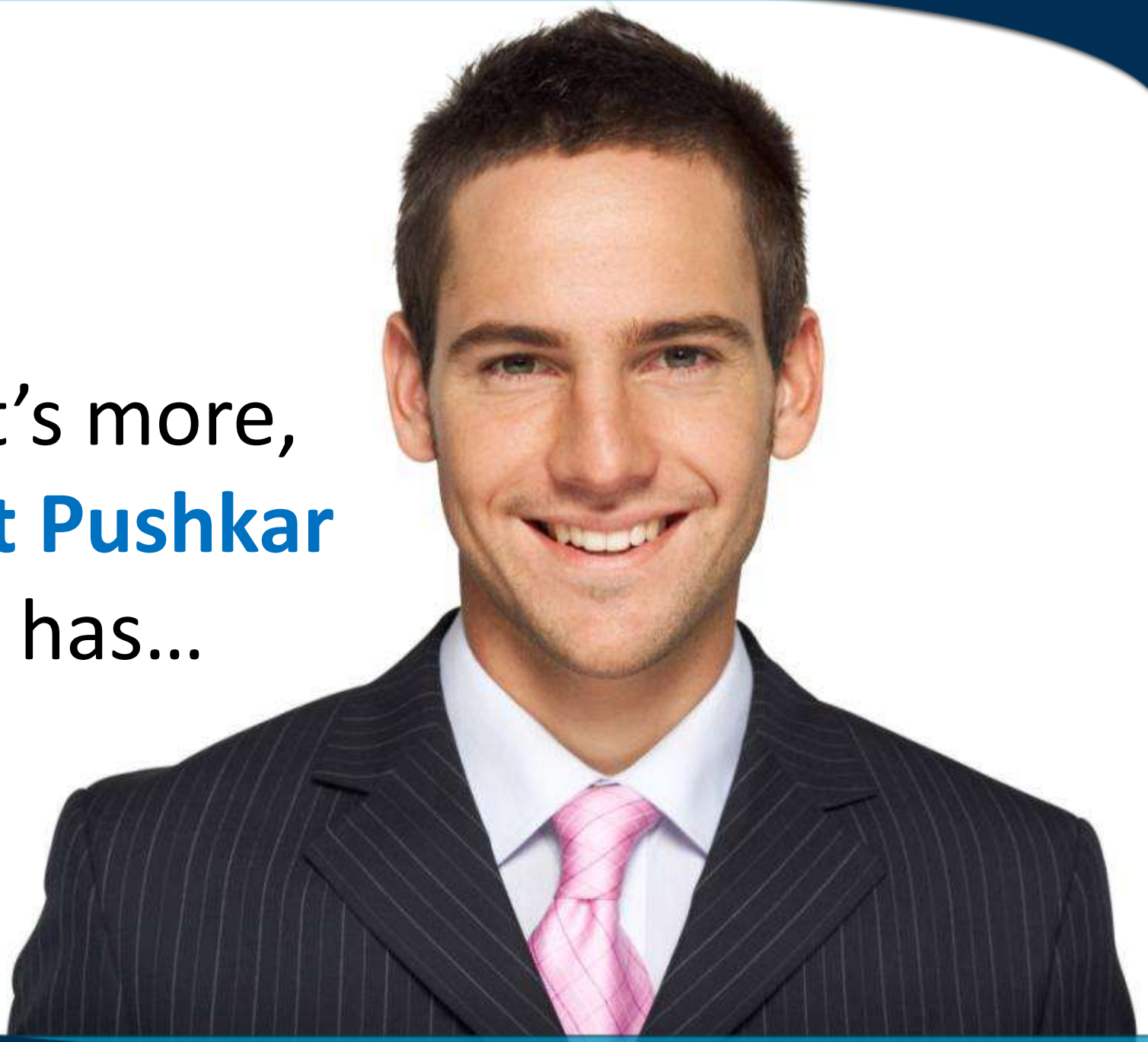
What’s more,
Expat Pushkar Titan has…



All clear titles

All cheque payments

And comes to you from Expat Properties a Company that transacted 8,000 acres, built 1,25,000 relationships, partnered with 250 channel partners and has 14 offices

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Your next step

Call your sales representative today and book your plot

Thank You