



THE DOVE

Property

What is the Product?

Expat offers NA plots in Ottappidaram. Each unit is of 1 acre* with FSI 1:1. We provide easy accessibility to the plot with a motor able road and demarcation with four corner concrete blocks. (*Plot Area is inclusive of Road Area.)

What is the total area of the property?

The total area of the project is 100 acres for Phase I.

What is the location of the property?

It is ideally located in Kelamudiman in the beautiful town Ottappidaram that is just 25 kms from the Tuticorin Port. Tuticorin, traditionally known for its pearl fishery and ship building industry, is the biggest taluka in the state of Tamil Nadu.

The exact location in terms of distances from the below mentioned places:

- 24 kms from Tuticorin Port
- 30 kms from Tuticorin railway station
- 39 kms from the Tuticorin Airport
- 54 kms from Tirunelveli
- 133 kms from Madurai

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

- Tuticorin Port has the potential to become a global container hub according to a report by Price Waterhouse Cooper. Tuticorin port is competing with international transshipment hubs such as Jebelali, Salalah, Singapore, Portland, Tanjung, Pelepas and Colombo.
- The fast developing town Tuticorin has the promise of rapid expansion and job employment, which will ensure appreciation of land, due to the development of the Tuticorin which is being developed into a SEZ port.
- SIPCOT plans to acquire around 1000 acres near its existing plant which is 39 kms from the property, and will be converted to SEZ port.
- Tata Steel is setting up a 2,500 crore integrated titanium dioxide project in Tamil Nadu's Tuticorin district.
- Infrastructure support for this region, such as the East Coast Road (ECR) which is expected to extend from Nagapattinam to Tuticorin that will connect Chennai and all the major cities on the coast line.
- Good Connectivity – Road, Rail and Air

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

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

All approvals received.



Property Sales



Land Trade



Engineering



Projects



Investments



Property Management



Channel Sales



What is the booking amount and the payment schedule & Payment structure?

I Easy Installment Scheme – Rs 3.5 lac
(Booking Amt – Rs 1,00,000/-, Installment Payment Rs 6,250/- for 24 months, Rs 56,250/- in the 13th and the 24th month)

II Rs. 3 lacs per acre
1 lac down payment
Balance – 2 equal EMI across 2 months

Infrastructure

What are the distances to nearest airport, railway station or highway?

- **Air** - Airport is at Vagaikulam (10 km from town) and Air Deccan flies daily from Chennai. Kingfisher has started operating from 27th of June, 2008.
- **Rail** - The broad gauge railway station is connecting Chennai, Mysore and Tirunelveli with daily trains. Pearl City Express train is available on Monday to Sunday. Tuticorin to Chennai and vice versa.
- **Road** - There are good roads connecting from Tirunelveli, Madurai and Kanniyakumari (some are 4 lanes now). Our property touches the SH 77.
- **Port** - One among twelve major ports of India. So one can even travel by sea.

Is there a motorable road to the property?

A motor able road will be provided for easy accessibility to the plot.

What is the zoning of the property?

Residential (NA) Plots

What is the local population in that area?

Total Population (1991 Census)	:	1,09,627
Men	:	54,033
Women	:	55,594

What is the Terrain like?

It's a Flat Terrain.

What is the topography of the place?

The land has dry red soil with a gentle slope from south west to north east. The average altitude is about 91m above mean sea level.

What is the total number of plots on offer?

100



Property Sales



Land Trade



Engineering



Projects



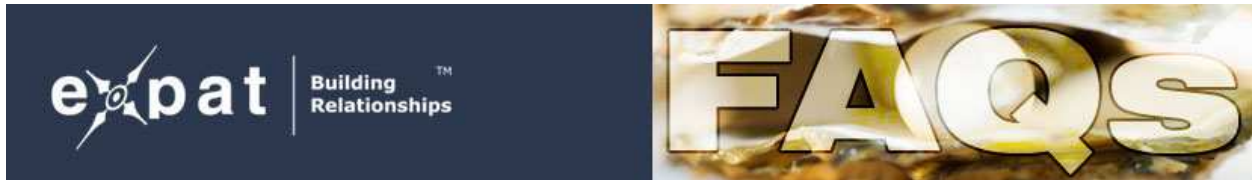
Investments



Property Management



Channel Sales



What is the area of each plot?

One acre.

How much is the FSI?

FSI – 1:1.

How long before we can start construction on the plots?

The construction of the plots can be started once the ownership has been transferred.

Developments

Which are the major cities close to the property?

Tirunelveli, Madurai, Tuticorin

What are the developments in the area?

SIPCOT Industrial complex

SIPCOT plans to acquire some 1000 acres near its existing plant which is 25 kms from the EXPAT property which will be converted to port SEZ.

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

Current farm land rates are 4 to 5 lacs per acre.

Land costs 1.25 CR inside the SIPCOT industrial complex which is 12 kms from our property.

What is the USP of this property?

- Security of clear marketable title
- NA land
- Easy installment scheme makes it easily affordable
- Its close proximity to the Port which is undergoing extensive expansion thereby making it a great investment product at a **low price entry**

Legal & Registration

Who has legal ownership of the Land?

Expat Properties (I) Ltd and its nominees

Which documents would be issued on down payment?

Receipt of payment

The Agreement of Sale will be issued along with the Allotment after 50 % of the payment.

Registration of plots will be executed after the plan is sanctioned

When will I be able to register the plot?

Registration is currently in process and we have already registered few plots in client's name.

Will there be a registration fee? If yes what is the cost?

Stamp Duty and Registration will amount to 8 + 1 % on the Guide Line Value of the area.



Property Sales



Land Trade



Engineering



Projects



Investments



Property Management



Channel Sales



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

Sale deed and the patta copy

How much are the closing costs? (Land tax, maintenance fees etc?)

Land tax as per the current scenario and maintenance fees to be decided by the Society when the project is handed over.

What are the steps to be taken after down payment?

Post Dated Cheques (PDC) on a decided time frame

Amenities

What are the amenities that will be provided?

Provision for Parks , Amenities space & Security.

Is fencing being provided?

Fencing will be provided for the entire property.

What is the source for electricity & water? How will it be distributed? Will there be 24 hrs water supplies?

Water and electricity will be provided by the Panchayat.

Is the land approved for a septic system?

NA

What are the measures taken for security?

For security purposes fencing is provided on the entire property.



Property Sales



Land Trade



Engineering



Projects



Investments



Property Management



Channel Sales