

The Wave Sillangulam

A. Property

1. What is the Product?

One Acre* proposed Non Agricultural Plots with Club House Facility and Road connectivity.

(*Plot Area is inclusive of Road Area.)

2. What is the total area of the project?

The Wave is on a total extent of 108 Acres of contiguous land.

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

There are 57 plots on a total area of 90 acres in Phase I

4. What is the area of each plot?

One acre

5. What 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?

It is ideally located in Sillangulam, in the beautiful town Ottappidaram, which is just 37 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.

- 12 kms from Kadambur Railway Station
- 28 Kms from Gangaikondan IT Park/SEZ
- 30 kms from Tuticorin Industrial Complex
- 34 Kms from Tuticorin City (Shorter Route by Bike)
- 35 kms from Tuticorin Railway station
- 37 kms from Tuticorin Port
- 45 kms from the Tuticorin Airport
- 48 kms from Tirunelveli



Property Sales



Land Trade



Engineering



Projects



Investments



Property Management



Channel Sales

B. Infrastructure

1. What is the distance from the nearest airport, railway station or highway?

- Air – The airport is at Tuticorin which is 45 kms from the property.
- Rail - The closest railway station is at Kadambur at 12 kms and Tuticorin at 35 kms.
- Road – There are good roads connecting from Tirunelveli, Madurai and Kanniyakumari (some are 4 lanes now).

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

- Air – Reach tuticorin Airport then take a cab or bus to Tuticorin Town then choose ur mode of transport through bus or Cab to the Property.
- Rail - The broad gauge railway station is connecting Chennai, Mysore and Tirunelveli with daily trains. Pearl City Express shuttles daily between Tuticorin and Chennai
- Road - Reach Tuticorin City then take a Bus to Sillangulam
- Port - One among twelve major ports of India. So one can even travel by sea.

3. . What are the unique features of the location?

- NA Plot project just 37 kms from the Tuticorin Port which is soon to become a SEZ port.
- 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
- Acts as a catchment area for Tuticorin since Ottapidaram is the biggest taluk in Tamilnadu.
- Lots of importance shown on tuticorin by the state government by converting it to corporation.
- The land rates have gone up tremendously due to tuticorin becoming corporation.

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

4. Is there a Motor able road to the property?

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

5. What is the Terrain like?

It is a Flat Terrain.

6. What is the local population in that area?

Total population of Ottapidaram Taluka -115,254
Sillangulam village - 5,259



Property Sales



Land Trade



Engineering



Projects



Investments



Property Management



Channel Sales

7. What is the zoning of the property?

Proposed Panchayet N/A

C. Developments

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

Tuticorin, Kovilpatti & Tirunelveli

2. What are the developments in the area?

- 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.
- Tuticorin airport is to be expanded by 650 acres to accommodate larger aircrafts and night landing operations. The district administration is trying to use the land from 4 villages' closeby. Right now the airport is situated in 125 acres of land.
- Tata Steel is setting up a 2,500 crore integrated titanium dioxide project in Tamil Nadu's Tuticorin district.
- Tuticorin Industrial Complex – Phase I (promoted by SIPCOT) situated in SANKARAPERI VILLAGE which is 8 kms from the Tuticorin Town and 30 Kms from our property.
- Our Property is 28 kms from Gangaikondan IT Park / SEZ –(ELCOT) has come up an Information Technology Park on the sprawling SIPCOT Industrial Complex.

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

3. What is the USP of this project?

- Clear titles
- Developed Land
- Club House Facility
- Proposed Panchyat N/A
- Easy installment scheme makes it easily affordable

25-May-10 Version 1.2



Property Sales



Land Trade



Engineering



Projects



Investments



Property Management



Channel Sales

4. 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.

D. Legal & Registration

1. Who has legal ownership of the Land?

Expat

2. What are the booking amount and the payment schedule & Payment structure?

Easy Installment Scheme – Rs 4.5* lacs

(Booking Amt – Rs 90,000/-, Installment Payment Rs 6,000/- for 60 months)

Full Payment Rs. 4* lacs per acre

*(*Rates are subject to changes)*

3. Which documents would be issued upon down payment?

Receipt of payment, The Agreement of Sale will be issued along with the Allotment after All 50 PDC in place. Registration of plots will be executed anytime after full payment.

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 we can start construction on the plots?

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

6. When will I be able to register the plot?

When the full payment has been received

7. 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)



Property Sales



Land Trade



Engineering



Projects



Investments



Property Management



Channel Sales

8. 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.

9. 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.

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

Sale deed and the patta copy

11. Will I be assisted in the resale of their property after the registration?

Yes, at a cost – The charges will be decided at the time of resale.

12. What are the measures taken for security?

Expat will ensure against encroachment till the society is formed.



Property Sales



Land Trade



Engineering



Projects



Investments



Property Management



Channel Sales