

A circular inset image showing a modern, multi-story house with large glass windows and a balcony. In the foreground, there is a wooden deck with two lounge chairs and a blue cushion. To the right, an infinity pool extends to the edge of the frame, overlooking a vast blue ocean under a clear sky with a few clouds.

# Secured Debenture **SEQUEL - 4**

A sequel that will convert your earned income into a high-yield portfolio income

# ABOUT THE PLAN



GHL India excited to have you join us on our mission to revolutionize the world of investing.  
Our innovative fractional investment platform opens doors to exciting opportunities.

With cutting-edge technology and expert guidance from our team, GHL India won the bid on the auction of Town planning authority approved property from IDBI Bank. GHL India is happy to provide here the insights about the property and support that the investors need to make informed investment decisions and achieve your long-term wealth objectives.

Let's embark on this journey together and unlock the potential for a brighter financial future. Our latest fractional investment asset is nestled in the outskirts of vibrant city of Chennai, offering promises an unparalleled opportunity for investors. This prime plot is strategically located at the bank of Palar river in a coveted area, has easy access to key amenities, transportation hubs, industries, schools, hospitals, and entertainment options.

The project involves sourcing, development, and disposing of 14.88 acres IDBI bank auctioned residential property located at Oragadam (an industrial suburb of Chennai), including development of amenities like 40 ft Road, compound and illumination facilities, etc.

# HIGHLIGHTS



## BOOMING INDUSTRIAL CLUSTER

The Property is located in the automobile development cluster and serves as a house of major automobile manufacturers and industrial giants, making this place a key player in India's manufacturing sector. Few eminent industries situated nearby are Renault Nissan, Apollo Tyre, Daimler India, Eicher, Bosch, Ericson, Schinder Electric, Asian Paints, TVS etc.

## ACCESSIBILITY

The site is situated at a convenient distance of 30 kms from existing Chennai International Airport and proposed airport, making it accessible for travellers, business professionals, and residents alike. Public transportation options, including buses and trains, are available to Chennai Airport and various parts of the city.



## PROXIMITY TO DISTRICT HEAD-QUARTERS

The property is situated within close proximity to Chennai city, Chengalpet and Kanchipuram making it accessible to urban amenities, transportation hubs like Chennai International Airport and Chennai Central Railway Station, educational institutions, healthcare facilities, and commercial centers.

## INVESTMENT POTENTIAL

The property has strategic location, industrial significance, connectivity, and infrastructure make it a hotspot for real estate investment, commercial ventures, and industrial expansion, offering promising opportunities for investors and businesses, hence the property has a good marketability.





# LOCATION ADVANTAGE



## PROXIMITY TO DISTRICT HEAD-QUARTERS

Oragadam is strategically located about 35 kilometers from Chennai, the capital city of Tamil Nadu. This proximity provides easy access to nearby district head-quarters transportation networks, including the airport, seaport, and major highways, facilitating seamless connectivity for businesses and residents.



## INDUSTRIAL HUB

Oragadam is known as one of Asia's largest automobile hubs, hosting manufacturing facilities of major automotive companies like Hyundai, Renault-Nissan, and Daimler, Apollo Tyre. The presence of these industries has attracted ancillary businesses, suppliers, and a skilled workforce to the region, creating a robust industrial ecosystem.



## SPECIAL ECONOMIC ZONE (SEZ)











Oragadam has a designated Special Economic Zone (SEZ) that offers various benefits such as tax incentives, streamlined regulations, and infrastructure support to businesses operating within its boundaries. This encourages investment and fosters economic growth within the zone.



## RESIDENTIAL DEVELOPMENT

Alongside its industrial growth, Oragadam has also witnessed significant residential development with the construction of housing complexes, apartments, and gated communities. The availability of modern housing options at relatively affordable prices has attracted professionals and families to settle in the area.

# PROPERTY HIGHLIGHTS

-  On Site Highway
-  Town Planing Authority approved
-  At the Bank of River Palar
-  In the House of Major Automobile Gaints
-  Near the proposed Chennai Bangalore Industrial Corridor
-  Easy access of Transport
-  Well Developed Infrastructure
-  Surrounded by University and Educational Institutions
-  Proximity to Developed Communities Like Hiranandini, Mahendra World City etc.
-  Proximity to Distict Headquarters

# INSTITUTION NEAR BY



# HOTSPOTS NEAR BY



Palur Railway Station  
(4 Kms)



Mahendra World City  
(15 Kms)



New Bus Terminus  
(20 Kms)



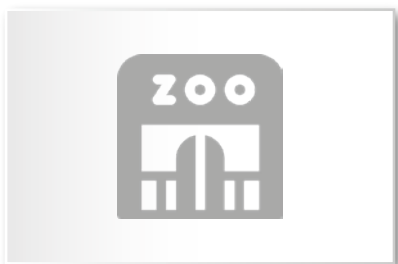
Chennai Airport  
(30 Kms)



Oragadam Industrial Area  
(6 Kms)



Proposed 8 Lane Road  
(0.5 Kms)



Vandalur Zoo  
(20 Kms)



Palar River  
(3 kms)

# PRICE BREAK-UP

DESCRIPTION	PRICE (Amt.in Rs.)
Value of the property (Rs.510/sq.ft)	8,16,00,000
Registration fee & Stamp Duty	70,40,000
Development Cost (Cleaning & Fencing)	75,00,000
Intermediary Commission	24,48,000
Legal Fees	5,00,000
Valuer Fees	2,00,000
Other Consultation Fees	2,00,000
TOTAL	9,94,88,000

# DETAILS OF DEBENTURE ISSUE

Issue of 99,48,800 (Ninety Nine lakh Forty Eight Thousand Eight Hundred) Secured, Redeemable, Unlisted, Non- Convertible Debentures of face value of INR 10/- (Indian rupees Ten only) each, aggregating to INR 9,94,88,000 (Indian rupees Nine crore Ninety Four Lakh Eighty Eight Thousand only) on a private placement basis.

Issue size	Rs. 9,94,88,000
No of Debentures	99,48,800
Face Value	Rs. 10 at par
Minimum investment	Rs. 1,00,000
Interest	24% per annum
Tenure	2 years
Business of the Company	Sale of Residential Land

# SECURITY FOR SEQUEL 4

GHL India provides Security covering the principle and interest portions includes



Acknowledgement Letter of fund receipt



Debenture Agreement



Debenture Allotment Letter



Debenture Certificate  
(Physical or Demat form)



Bank Guarantee  
(For Investment of Rs.10Lakhs & above)



Mortgage Deed



Charge Creation with MCA





# FAQS ON TAX

- **Does the investor have tax deduction on their return?**

Yes. TDS will be deducted @ 10% on interest amount as per the provisions of section 194 A / 195 of Income Tax 1961.

- **Can investor claim TDS deducted as a refund while filing their Income Tax return?**

Yes. Investor can claim TDS deducted while filing return of income tax. TDS certificate will be provided by GHL India.

- **Does my ITR filing process change?**

No, Salaried person can keep filing ITR-1.

- **Is there a difference in the income tax filing process for an NRI Investor when compared to the domestic investor?**

The process of filing Income tax will remain the same for an NRI investor as it is for an India resident investor.

An Asia's safest fintech alternate investment platform that connects bankable businesses with potential investors

A graphic featuring a large red key shape. The words 'Key to fiscal freedom' are written in white, bold, sans-serif font across the key. The key is positioned over a partial view of the Earth from space, showing Asia and the Indian Ocean.

## Key to fiscal freedom

### Head Office

2D, 2<sup>nd</sup> Floor, Queens Court  
No. 6 Montieth Road, Egmore  
Chennai - 600008

### Zonal Office

I-Thum Tower, Tower B  
Unit no. 219, 2<sup>nd</sup> Floor  
Plot no. A-40, Sector-62  
Noida 201301, Delhi NCR

contact

**+91 91503 94446**

**[sales@ghlindia.com](mailto:sales@ghlindia.com)**

**[investorservice@ghlindia.com](mailto:investorservice@ghlindia.com)**

**[www.ghlindia.com](http://www.ghlindia.com)**

ghlindiaasset    