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GHL India Asset VI Pvt Ltd - Property trading

GHL India will source, develop and sale a Commercial Land at Puducherry to a Media Company to develop its Film Studio & Resort near proposed 100 acre Puducherry film city. The fund required for sourcing and development of the said land will be raised by issue of Secured Debenture to investors.

The developed Commercial land will be sold to the Media Company and profit is distributed as interest to investors

Area :
2.85 acre
Total Investment :
INR 6,00,00,000 (Rupees Six Crore only)

Location Highlight - Advantage of Puducherry :

Puducherry, a union territory of India is bounded on the East by the Bay of Bengal & on the remaining three sides by the state of Tamil Nadu, sprawled around 490 Sq. Kms and is located at **170 Kms** from the Chennai. Puducherry is one of the **fastest-growing union territories** in the country with gross state domestic product (GSDP) stood at **~Rs. 380.04 billion** (US\$ 5.39 billion) and is growing at a Compounded Annual Growth Rate (CAGR) of 9.31% annually. The Export of Puducherry accounts for **USD 492 million**.

Puducherry has :

- a well-developed social, physical and industrial infrastructure
- a domestic airport that connects it to cities such as Chennai, Bengaluru, Hyderabad and Vijayawada
- two Sea ports in Puducherry and Karaikal
- nine well developed industrial estates.
- the Key business sectors: Agricultural, Tourism & Hospitality and Marine products.
- strong presence in tourism that accelerates the high inflow of tourists which is accelerating tourism revenue
- been allocated Rs.148 crore for Puducherry tourism development under Swadesh Darshan Scheme



PROPERTY HIGHLIGHTS

The land is situated on Puducherry to Cuddalore East Coast Road at the bank of Therpennai river near Puducherry and Tamilnadu border. The location is

- 1.5 kms from East Coast Road (Recently Cent Govt announced development of this road to 4 way track from Chennai to Kanniyakumari at a budget of Rs. 29,000 Crore)
- at 1 km from Pudukuppam Beach
- at 18 kms from Puducherry Bus Stand
- at 8 kms from Cuddalore Bus Stand
- Ideal location for a resort or a Media industry
- The property has good access to road, surrounded by well developed areas
- The locality has good ground water facility due to location of Therpennai River.
- The property expects a good appreciation in near future due to the proposed ECR road development project and proposed Film City.
- The location is choice of Tourism and Media industry.

HOT SPOTS NEAR BY



Puducherry Airport
22 Kms



Puducherry Railway Station
18 Kms



PIPDIC Industrial Estate
18 kms



Auroville
29 Kms



Cuddalore Bus Stand
8.3 Kms



Cuddalore Railway Station
12 Kms



Cuddalore Sea Port
13 Kms



Cuddalore SIPCOT Industrial Estate
17 Kms

INSTITUTIONS NEAR BY



Mahatma Gandhi Medical College



Aarupadiveedu Medical College



JIPMER Medical college



Manakula Vinayagar Medical College

PRICE BREAK UP

Price Break up	Amt. in Rs.
Value of the property @ Rs. 435 per sq. ft	5,41,00,000
Registration fee & Stamp Duty	27,00,000
Development Cost	20,00,000
Intermediary Commission	8,00,000
Legal Fees	1,00,000
Valuer Fees	1,00,000
Other Consultation fees	2,00,000
TOTAL	6,00,00,000

Details of Debenture issue

Issue of 60,00,000 (Sixty lakh) Secured, Redeemable, Unlisted Non- Convertible Debentures of face value of INR 10/- (Indian rupees Ten only) each, aggregating to INR 6,00,00,000 (Indian rupees six crore only) on a private placement basis.

Issue size	Rs. 6,00,00,000
No of Debentures	60,00,000 nos
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 Commercial Land

Security



The Company shall create security/ charge by way of mortgage/ hypothecation over the Assets after allotment of debentures



- 1) Debenture allotment letter
- 2) Debenture Agreement
- 3) Debenture certificate either in physical or demat form



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