



Secured Debenture

About GHL India Asset V Pvt Ltd – Property trading

Scope: GHL India will source, develop and sale an Industrial Land at Kanchipuram to a Logistic & warehouse Company. The fund required for sourcing and development of the said land will be raised by issue of secured Debenture to investors.

The developed industrial land will be sold to the Logistic & warehouse Company and profit is distributed as interest to investors.

Area: 6.51 acre

Total Investment: INR 4,00,00,000 (Rupees Four Crore only)

PROERTY HIGHLIGHTS

- Ready for phase -2 of warehouse construction within 1 year
- The land is situated on main road
 - at 50 kms from Chennai
 - at 10 kms from Grand Southern Trunk road
 - at 20 kms from Chengalpet
 - at 5 kms away from Karikili Bird sanctuary
- The land is situated in Industrial Area surrounded by more than 50 factories located within 20 kilometer radius.
- Ideal location for warehouse for the goods transported from south Tamilnadu to Chennai
- The property has good access to road, surrounded by well developed areas.
- The locality has good ground water facility due to location of lake in vicinity.
- The property expects a good appreciation in near future due to the proposed road extension project.



- The location is choice of industry developers due to road access, availability of manpower and water resource.

Airport	60 Kms
Proposed new airport	45 Kms
Bus stand (Nelvoy X Road)	1 km
Railway Station (Chengalpet)	20 Kms
Karikili Bird Sanctuary	5 kms

Some of the industries located nearby

SNJ Distilleries, Seimens Gamesa, Indian Oil bottling plant, Anuj Tiles, Concord factory, British agro product, Young brand apparel, Screenline embellishers, Venkateshwara Fibre glass, granite and blue metal processing industries etc

Colleges

ACT Engineering college, Meenakshi Ammal group of institutions, Karpaga Vinayaga Institute of Medical Science, Karpaga Vinayaga Engineering College

Price Break up

Amt. in Rs.

Value of the property	3,18,00,000
Registration fee & Stamp Duty	23,00,000
Development Cost	50,00,000
Intermediary Commission	5,00,000
Legal Fees	1,00,000
Valuer Fees	1,00,000
Other Consultation fees	2,00,000
TOTAL	4,00,00,000

Details of Debenture issue

Issue of 4,00,000 (four lakh) Secured, Redeemable, Unlisted Non- Convertible Debentures of face value of INR 100/- (Indian rupees one hundred only) each, aggregating to INR 4,00,00,000 (Indian rupees four crore only) (the “**Debentures**”) on a private placement basis (the “**issue**”).

Issue size	Rs. 4,00,00,000
No of Debentures	4,00,000 nos
Face Value	Rs. 100 at par
Minimum investment	Rs. 50,000
Interest	24% per annum
Tenure	2 years
Business of the Company	Sale of Industrial Land
Security	(i) The Company shall create security/ charge by way of mortgage/ hypothecation over the Assets after allotment of debentures. (ii) Debenture allotment letter (iii) Debenture certificate either in physical or demat form