

Secured Debenture

About GHL India Asset VI Pvt Ltd – Property trading

Scope: GHL India will source, develop and sale a Commercial Land at Puducherry to a Media Company to develop its Film Studio 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 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 Thenpennai 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 Pudhukuppam 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 Thenpennai 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
Puducherry Sea Port	
PIPDIC Industrial Estate	18 kms
Aurovilla	29 Kms
Cuddalore Bus Stand	8.3 Kms
Cuddalore Railway Station	12 Kms
Cuddalore Sea Port	13 Kms
Cuddalore SIPCOT Industrial Estae	17 Kms

Institutions nearby
Mahathma Gandhi Medical Collage, Aarupadiveedu Engineering Collage, Aarupadiveedu Medical Collage, ZIPMER Medical collage & Hospital

Price Break up

Amt. in Rs.

Value of the property @ Rs. 435 per sq. ft	5,41,50,000
Registration fee & Stamp Duty	27,07,500
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	6,00,57,500

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) (the "**Debentures**") on a private placement basis (the "issue").

Issue size	Rs. 6,00,00,000
No of Debentures	60,00,000 nos
Face Value	Rs. 10 at par
Minimum investment	Rs. 50,000
Interest	24% per annum
Tenure	2 years
Business of the Company	Sale of Commercial 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

