

CHIDAMBARAM'S BEST-KEPT SECRET



REVEALED BY



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AREA

Welcome to an extraordinary investment opportunity presented by GHL India. Our ambitious project involves sourcing, developing, and selling a prime 23-acre Commercial cum Residential Land near Chidambaram, Tamil Nadu. This strategic initiative aims to cater to the diverse needs of both commercial establishments and residential developers.

Phase 1 of our project covers 12 acres out of the total 23 acres, ensuring a focused and manageable start to this exciting journey.

TOTAL INVESTMENT

We are seeking a total investment of INR 8,07,00,000 (Eight Crores and Seven Lakhs Rupees only) to finance the sourcing and development of this remarkable investment.

PRICE BREAKUP

Value of the property Rs. 60,00,000/acre	:	Rs. 7,20,00,000
Registration fee & Stamp Duty	:	Rs. 46,00,000
Development Cost (Cleaning & Fencing)	:	Rs. 15,00,000
Intermediary Commission	:	Rs. 10,00,000
Legal Fees	:	Rs. 5,00,000
Valuer Fee	:	Rs. 2,00,000
Other Consultation Fees	:	Rs. 2,00,000
Total	:	Rs. 8,07,00,000



LOCATIONAL ADVANTAGES

This property stands out as the unique property on the National Highway at East Coast Road (ECR). Currently the National Highways Authority of India (NHAI) is transforming this road from a 2-lane into a 6-lane toll road, positioning it as a vital component of the industrial corridor connecting Tamil Nadu's seaports. Moreover, just 1 kilometre away, the construction of Tamil Nadu's largest toll plaza with 24 gates is underway.

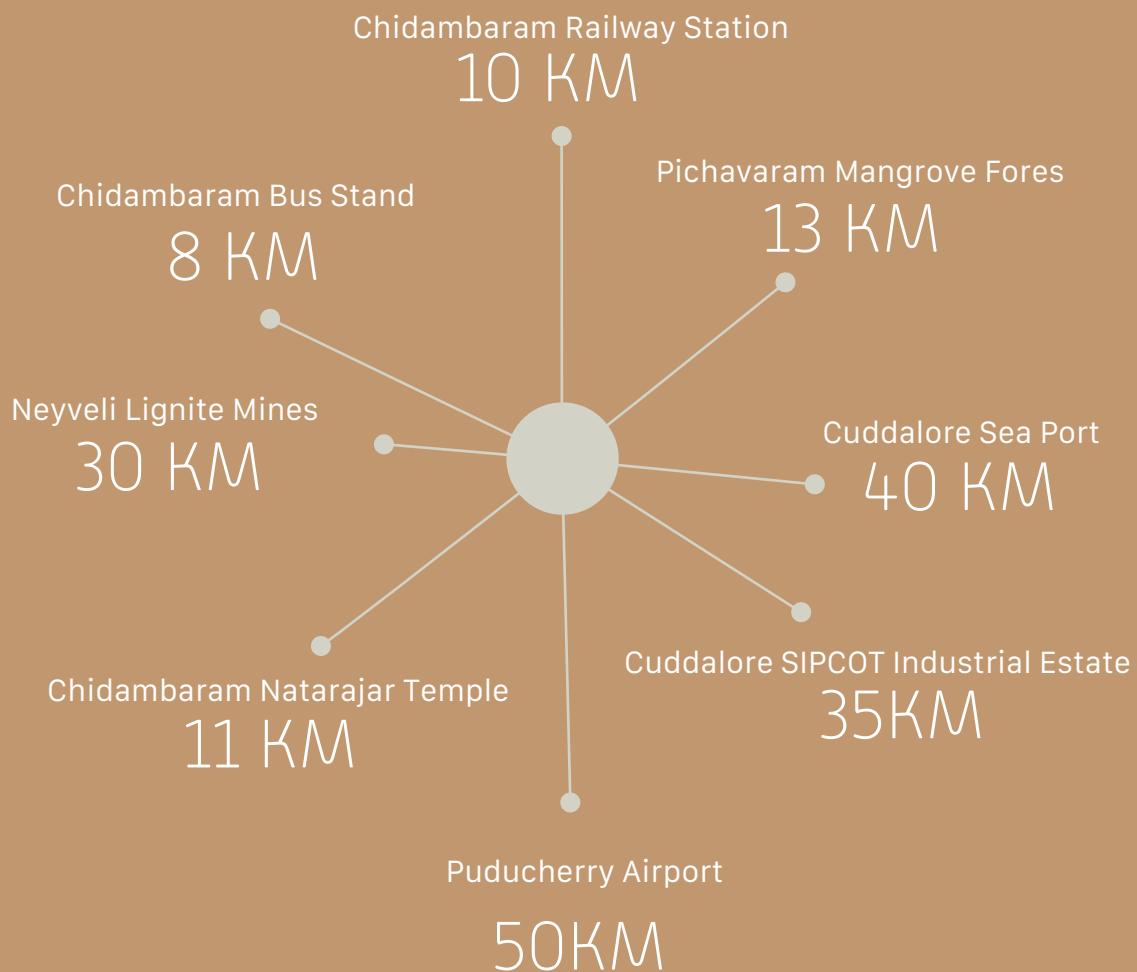
The location boasts an extensive and well-developed social, physical, and industrial infrastructure. Additionally, a domestic airport links this area to major cities such as Chennai, Bengaluru, Hyderabad, and Vijayawada. The presence of two sea ports in Puducherry and Karaikkal, along with well-established industrial estates, including Cuddalore SIPCOT with over 150 large and medium industries, further enhances the area's appeal.

PROPERTY HIGHLIGHTS

Property Highlights: Our Land is ideally situated along the Chennai to Kanyakumari East Coast Road (ECR), offering a beautiful view of the Vellar River near Chidambaram. Key landmarks in close proximity include Pudupettai Beach (8 km), Chidambaram City (10 km), Chidambaram Natarajar Temple (11 km), Pichavaram Mangrove Forest (13 km), Cuddalore Port (30 km), Neyveli Lignite Mines (30 km), Vandalur City (15 km), and more.

The property enjoys excellent road access and is surrounded by well-developed areas, ensuring a consistent supply of groundwater due to its closest proximity to the Vellar River. With the ongoing 6-lane ECR toll-road development project connecting Tamil Nadu's ports, this property promises substantial appreciation in the near future.

HOTSPOTS NEARBY





Institutions Nearby: The educational landscape is rich, with more than 20 schools and 15 colleges and universities in close proximity. Notable institutions include Annamalai University, Government Arts College, Mahatma Gandhi Medical College, and Aarupadiveedu Medical College.

INSTITUTIONS NEARBY

DETAILS OF DEBENTURE ISSUE

Issue size	: Rs. 8,07,00,000
No. of Debentures	: 80,70,000
Face Value	: Rs. 10 at par
Min - Investment	: Rs. 1,00,000
Interest	: 24% P.A
Tenure	: 2 years

INVESTMENT DETAILS

Our core business involves the sales of Commercial and residential Land, aligning perfectly with this investment opportunity.

OUR BUSINESS

1. Acknowledgement of fund receipt letter
2. Debenture allotment letter
3. Debenture certificate (Physical or Demat form)
4. Debenture Agreement
5. Mortgage Deed
6. CHG9 Form of MCA (Principal Security)
7. Bank Guarantee (ROI Security)

SECURITIES

Join us in unlocking the potential of this exceptional venture with GHL India, and together, let's grow along with the landscape of Chidambaram today.



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

Key to fiscal freedom

A graphic of a key with the words 'Key to fiscal freedom' written in white on a dark red key shape. The key is positioned over a satellite view of the Earth, with the Indian subcontinent highlighted.

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