



INDIA
KEY TO FISCAL FREEDOM

Secured Debenture
SEQUEL - 5



Kanchipuram Land Phase -1

At GHL India, we are thrilled to join with you once again on our mission to revolutionize the world of investing. Our innovative fractional investment platform opens doors to exciting opportunities, allowing you to diversify and strengthen your investment portfolio.

With the expert guidance from our team, GHL India successfully negotiated a deal to purchase a land near Kanchipuram. We are pleased to provide comprehensive insights about the property and to support investors need to make informed decisions. Our dedicated team is here to assist you every step of the way, ensuring you achieve your long-term wealth objectives and secure a prosperous future. Together, we can turn your investment dreams into reality.

ABOUT THE PLAN

The proposed investment property at Kilambi, Kanchipuram, an ideal location for both residential and investment purposes. This plot offers a perfect blend of tranquility and accessibility, making it an excellent choice for building your dream home or securing a valuable investment.

Kilambi, Kanchipuram is renowned for its rich cultural heritage, thriving community, and robust infrastructure. The area is well-connected to major roads and public transportation, ensuring easy access to essential amenities such as schools, hospitals, shopping centers, and recreational facilities. The serene environment and scenic beauty add to the charm of this locality, making it a sought-after destination for homebuyers and investors alike.

An added advantage of this location is its proximity to the proposed Chennai International Airport and Aerospace City, which are just 15 kilometers away. This strategic positioning not only enhances the connectivity and convenience for residents but also significantly boosts the investment potential and value appreciation of the property. The development of these major infrastructure projects is expected to drive growth and increase property values in the surrounding areas.

The ongoing development in and around Kilambi, coupled with the rising demand for quality housing, makes this plot a valuable asset that is likely to appreciate over time.

Don't miss out on this exceptional Investment opportunity to investment in Kilambi, Kanchipuram, where you can build your future and watch your investment grow. Secure your ideal investment today and take the first step towards a prosperous tomorrow.

Gist of the project: Sourcing, developing and selling 2,35,295 sq.ft DTCP approved plots which is a part of 24 acres residential land at Kilambi, Kanchipuram

HIGHLIGHTS



Booming industrial cluster

The Property is located in the automobile development cluster and serves as a hub for major automobile manufacturers and industrial giants, making this place a key player in India's manufacturing sector. Several eminent industries situated nearby include Renault Nissan, Apollo Tyre, Hyundai Motors, Saint-Gobain, Daimler India, Eicher, Bosch, Ericson, Schindler Electric, Asian Paints, TVS etc.

Accessibility

The site is situated at a convenient distance of 7 kms from Kanchipuram district and 10 kms from the proposed new Chennai International Airport & Aerospace City and on the Chennai - Bangalore highway, making it accessible for travellers, business professionals, and residents alike. Public transportation options, including buses and trains, are available to other cities.



Proximity to District head-quarters

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

Investment Potential

The property's 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 Major Industries parks:



SIPCOT Industrial Park, Irungattukottai:

Located around 35 km away, this industrial park houses several multinational companies, providing ample employment opportunities.

Accessibility:



Bus Stand:

Kanchipuram Bus Stand is about 7 km from Kilambi, ensuring easy access to various parts of Tamil Nadu through a well-connected bus network.

Educational Institutions:



Colleges:

Proximity to reputed educational institutions such as Kanchi Kamakoti CHILDS Trust Hospital (around 7 km), and Meenakshi Medical College (approximately 10 km) ensures access to higher education.

Healthcare Facilities:



Hospitals:

Nearby hospitals, including Arignar Anna Memorial Cancer Hospital (around 6 km) and several multi-speciality clinics in kanchipuram, provide comprehensive healthcare services.

Connectivity to District Headquarters:



Kanchipuram District Headquarters:

Just about 7 km away, the district headquarters offers administrative services, government offices, and other essential facilities, enhancing the convenience for residents.



Natural Surroundings:

River Palar:

The nearby River adds to the scenic beauty and provides a serene environment, enhancing the overall living experience in kilambi.

Natural Surroundings:

Tourist Attractions:

Proximity to historical and cultural sites like the kanchi kailasanathar Temple and Ekambareswarar Temple enriches the cultural experience for residents.



Accessibility:

Railway Station:

Kanchipuram Railway Station is around 8 km away, offering rail connectivity to major cities like Chennai, Bengaluru, and more.



Accessibility:

Airport:

Chennai International Airport is approximately 75 km from kilambi, providing both domestic and international flight options, facilitating convenient travel for residents and businesses.



Educational Institutions:

Schools:

Numerous well-known schools in and around Kanchipuram cater to primary and secondary education needs.



Connectivity to Temples:

Kanchipuram - The Temple City:

Kanchipuram, known as the “Temple City,” is renowned for its ancient temples and rich cultural heritage, adding a spiritual and cultural dimension to life in kilambi.





Proximity to Major Industries Parks:

Oragadam Industrial corridor:

Approximately 40 km from kilambi, this industrial hub is home to major automotive giants and ancillary industries, fostering economic growth.

Cultural and Recreational Amenities:

Recreational Spaces:

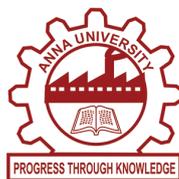
Parks, recreational centers, and local markets in kanchipuram add to the quality of life in kilambi. Kilambi's advantageous location near kanchipuram makes it a desirable place to live and work, with robust connectivity, access to industrial hubs, educational institutions, healthcare facilities, cultural sites, and natural surroundings. Its strategic fosters a balanced lifestyle, blending convenience with economic opportunities



INSTITUTION NEAR BY



PALLAVAN COLLEGE OF ENG



ANNA UNIVERSITY



JANUS GLOBAL CBSE



BILLABONG CBSE



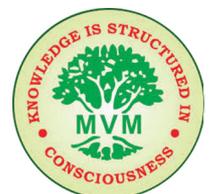
KANCHI SHRI KRISHNA



MEENAKSHI MEDICAL



BAV INTERNATIONAL CBSE



MAHARISHI VIDHYA

PROPERTY HIGHLIGHTS



- > Ready to sale, Town planning Commission approved plot
- > On Chennai Bangalore Highway
- > 7 kms from Kanchipuram Railway station
- > 15 km away from proposed Chennai International Airport and Aero space city
- > Near palar River
- > Well connected to Road, Rail and ports infrastructures
- > Close to schools, hospitals, shopping centers, and recreational facilities.
- > High potential for value appreciation

HOTSPOTS NEAR BY



Kanchipuram Railway Station
(7 Kms)



Proposed New Chennai Airport
(10 Kms)



Kanchipuram City
(7 Kms)



On Chennai-Bangalore Highway
(0 Kms)



Proposed Chennai-Bangalore
Express Highway (10 Kms)



Palar River
(8 kms)



Kanchipuram Bus Terminus
(8 Kms)



Oragadam Industrial Corridor
(30 Kms)

PRICE BREAK-UP

DESCRIPTION	PRICE (Amt.in Rs.)
Value of the property (Rs.510/sq.ft)	12,00,00,000
Registration fee & Stamp Duty	1,00,35,000
Development Cost (Cleaning,Metal Road,Drainage, Electricity and Fencing)	1,50,00,000
Intermediary Commission	29,70,000
Legal Fees	6,00,000
Valuer Fees	3,00,000
Other Consultation Fees	2,50,000
Total	14,91,55,000

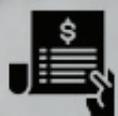
DETAILS OF DEBENTURE ISSUE

Issue of 1,49,15,500 (One crore forty nine lakh and fifteen thousand five hundred) Secured, Redeemable, Unlisted, Non- Convertible Debentures of face value of INR 10/- (Indian rupees Ten only) each, aggregating to INR 14,91,55,000 (Indian rupees Fourteen crore ninety one lakh and fifty five thousand Only) on a private placement basis.

Issue size	Rs. 14,91,55,000
No of Debentures	1,49,15,500
Face Value	Rs. 10 at par
Minimum investment	1 Lakh to 10 Lakhs
Interest	18% to 24% per annum
Tenure	2 years to 5 years
Business of the Company	Sale of Commercial & Residential Land

SECURITY FOR SEQUEL - 5

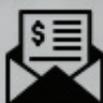
GHL India provides Security covering the principle and interest portions includes



Acknowledgement Letter of fund receipt



Debenture Agreement



Debenture Allotment Letter



Debenture Certificate
(Physical or demat form)



Bank Guarantee for ROI



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.

> **Can NRI invest in the property trading project of GHL India?**

To meet the RBI compliances, NRIs should neither invest through NRE account or NRO account. However, They can invest through their savings bank account that is maintained in india

If NRIs want to invest through NRO account, then they can invest in GHL India AIF operation.

> **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.

SITE GALLERY



Important Note:

- > Once the required fund is mobilized, this particular project will be completed within 6 to 8 months from the date of the total fund mobilization
- > The total fund which is raised for this project will be used to complete minimum 10 different property trading projects in the entire 5 years tenure
- > All the 10 projects have the potential to produce minimum 30% to 50% profit

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

A graphic featuring a red key shape with the text 'Key to fiscal freedom' inside. The key is positioned over a satellite view of the Earth, specifically highlighting the Indian subcontinent. The text 'Key to' is in white on a dark red background, and 'fiscal freedom' is in white on a bright red background.

Key to fiscal freedom

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