

REAL VIEW

Observation On Developments In Tamil Nadu

January 2008

Dear Friends,

It's a great pleasure to launch a monthly news letter exclusively on real estate in Tamil Nadu particularly in Chennai and its Suburbs. This e-news letter will be of useful to update the latest happenings, developments and news. This will be a informative updation for the Non – Resident Chennaities. This news letter is an expert observation on the developments and activities which are taking place in Realestate, Industry, Infrastructure etc., in Tamil Nadu. Hope you all will enjoy this. Very Happy and Prosperous New Year to you and your family.

MEDIVILLE:

Elavur : A Mediville is coming at Elavur, its about 50 Kms from Chennai, 7 kms from Gummidipoondi on the NH-5 (Calcutta Highway). This is a JV from TIDCO and Front Line Hospital Which is headed by Dr. KM Cherian. This is going to be hub for Medicare and Medical Research in South Asia. This Bio Hospital will have 1000 bed with a capital of 450 Crores. This is going to be single stop for medical requirement which will be well connected by Rail, Road, Helipad etc.

- Confederation of Indian Industry (CII), Tamil Nadu State Council has welcomed Tamil Nadu Chief Minister, Dr Kalaignar M Karunanidhi's proposal to the Prime Minister to announce the development of the Chennai-Bangalore industrial corridor as an Industrial Corridor of Excellence on the lines of the Delhi-Mumbai industrial corridor.
- 3i Infotech Ltd has announced that the Company recently unveiled its expansion plans in Chennai. The Company announced the launch of its first International Data Centre & IDC, which will offer manage hosting services for application and disaster recovery solutions.
- Chennai is the base for over forty percent of India's automotive industry. Most of the automotive OEMs in India are based in Chennai, mainly in the Ambattur-Padi industrial zone. Several automotive-related companies such as: TVS, Ashok Leyland, Royal Enfield, Hyundai, Ford, Mitsubishi, TI Cycles and MRF have manufacturing plants in and around Chennai. The Heavy Vehicles Factory, Avadi produces military vehicles, including India's main battle tank: Arjun.
- Chennai: The Government of India will soon give its final approval for the Chennai Metro Rail project and help the State Government implement the Bus Rapid Transit System in Chennai, Coimbatore, Tiruchi and Madurai, said Jaipal Reddy, Union Minster for Urban Development.
- G R K Reddy, Chairman, Infra 2007 and Vice-Chairman, Chennai Zone, said the population of Chennai would reach 10 million in the next ten years. It was important to increase investment in creating affordable houses and upgrade the skill of people from tier II cities that would help their employment, he said.
- The CII proposed to the government that a contiguous area 4,756 sq km around Chennai extending up to Pulicat in the north, Marakanam in the south and Arakonam in the west be declared as a new region for urban planning.
- CHENNAI: The State Government should, without any delay, take necessary steps to resolve the power crisis in the State, a resolution passed at the administrative committee meeting of the Tamil Nadu All India Trade Union Congress.
- Nemilichery railway station project yet to gain momentum : CHENNAI: The decade-long dream of the residents of Nemilichery near Pattabiram for a railway station in their locality is yet to be fulfilled with the project struggling to move beyond the initial stages for two years now.

SAI BARATH BUILDERS

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Pre Launch Offer Benefits :

Less in rate: In this process you will be charged only at Cost price.

Preference in Allotment : You can select the plot as per your choice

Why so less when compare to market price?

Its mutually beneficial offer, You know promoting layouts will cost huge investment. We will be short in investment, instead of borrowing for interest, we accept amounts as investment for purchase of plots on pre-approval basis. We give benefit to the investors by charging them cost price plus overheads. Immediately on getting the approval we will register the selected plots to the investors. If any investor is willing to get back cash instead of plot, we will arrange to sell the plot at market rate, which will get them good returns.

Documents: We proceed only with Clear Title properties, If we come across any encumbrances in the Legal Opinion from our panel Advocates immediately we will drop that proposal in the initial stages itself.

Current Valuation : We value the selected property through our Er. Valuation Certificate, and also analyse the Market Rate on nearby existing layouts.

Selection of Location: we give due diligence in the selection of location considering the existing attraction, latest developments and proposals on future developments by Government or Private players.

Selection of Site: Selection of site is another important factor it should be easily approachable by good road connections, Electricity connection, water connection and other facilities.

Why invest in this Pre Launch Offer?

By participating in this Pre Launch Offer the investors will get twin benefit of High Returns on the appreciation of Real Estate and can select the desired plot.

Our current Pre Launch offer is at Thozhupedu, which is located exactly 100th K.M from Chennai, after Melmaruvathur on NH-45 (GST Road), Half a KM from Railway Station/Bus Stop, Close to Temple/Veda padasala/Schools/Engineering colleges/Hospitals. Price Rs. 290/Sq.ft, Available in 1200/1500/1800 Sq.ft, Free Registration for the first 10 bookings.

Independent Duplex Bungalow North Facing :
2 Hall, 3 Bed, Kitchen, Portico at Yamuna Street,
Gomathi Nagar, Chitlapakkam, Chennai-64.

Independent Duplex Bungalow South Facing :
2 Hall, 3 Bed, Kitchen, Portico at UV Swamina-
than Street, SBI Colony, Chitlapakkam, Chennai-
64

Chromepet CMDA Approved Vacant Land at
Purushothaman Nagar, 3600 sft North Facing
45X80

Chromepet CMDA c Vacant Land at RK Nagar
Extn. 1219 SFT South Facing 23 Ft on Front

Rathinamangalam 49 Cents Vacant Land Very
close to Lakshmi Gubera Temple, Tagore Engi-
neering College, 10 Kms from Kelambakkam IT
Express Way.

Guduvancherry Approved Vacant Land Near Rail-
way Station 1450 Sft, Close to GST Road 50 Ft on
Road side

Pallavaram, Kowl Bazar, Moovar Nagar, 2460 Sft
40 Ft on Road side

We accept Deposits@18% P.A Interest:
payable Monthly/Quarterly/Annual Options.

For any of your specific requirements or services in Buying / Selling / Rental of Property plz feel free to contact us :
saibharathbuilders@yahoo.co.in

For your feedback and to include / delete your contacts in / from our list : saibharathbuilders@yahoo.co.in If you do not wish to receive this news letter from Sai Bharath, kindly inform "unsubscribe" to: saibharathbuilders@yahoo.co.in or inform over phone by giving your details.

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