

Dear Concerned,

Kodaikanal Property (Mannavanur and Poondi Villages, Kilavarai/Kadavari Munnar Hill range, Kodaikanal SRO, Kodaikanal Taluk)

1022 Acres Estate spread from Foothills to Hilltop

There is **1022 Acres** of land falling under Mannavanur and Poondi villages (1 hour from Kodaikanal and 1 hour from Munnar) (centrally located between Kodaikanal and Munnar). This land was once owned by Cyrus Mistry of Shapoorji Pallonji group and is located at one of the most scenic locations in South India. We have presented the value proposition for this particular piece of land below:

ROI: 300% returns is possible over a 5 year period with the right strategy and active development.

LOCATION: Breath-taking 180 degree valley view at 8K ft, surrounded by forest at the back, above the clouds and part of Munnar hill range but located on Tamilnadu border side. Greenest patch (google maps) & 2nd highest (Anamudi - 9k ft) in Western Ghats. Imagine the chances of finding flatlands on top of a mountain.

INFRASTRUCTURE: Private dam, abundant natural water supply, road access, electricity access, flat lands with no steepness. Well developed and maintained by the previous land owners (companies).

ACCESSIBILITY: 4 hours from Madurai airport with excellent roads and beautiful enroute scenery (coniferous forest), 1 hour from Kodaikanal and the entire stretch in between is a reserve forest (Palani hills forest conservation area).

STRATEGIC: This land is very close to a 1 hour strategic road access to Munnar (47 km) road approved which reduces 3 hours of travel time between Kodaikanal and Munnar

APPRECIATION: In less than 5 years place this region will be a major tourism hub (already popular for trekking and camping) and the real estate prices will be exorbitant (similar to Kothagiri which is 1 hour from Conoor - Kothagiri costs Rs.2 Crore plus an acre while Conoor costs Rs.4 Crore plus an acre for a similar type of land as the one in question)

PLANTATION: There are already 3 Lakh eucalyptus trees (in the 1022 acres) generating a revenue of Rs.1.5 Crores per year for the oil (Buyer - Amrutanjan Company).

FLORA & FAUNA: Deer, Elephants, Gaur (bison) and Nilgiri Tahr are part of the ecosystem besides exotic trees and plants. This hill is part of Munnar range but on TN side. The famous Kurinjimala sanctuary is right behind it.

FARMING: Extremely fertile soil and no farming has been done on this land before. Hence organic farming certification should be easy to acquire.

SECURITY: Clear legal titles owned by the Shapoorji Pallonji for 2 decades and not a single suit filed against them on any of the 1022 acres till date.

DOCUMENTATION: Extensive and clear documentation

LABOUR: The villages there are dependent purely on agriculture and the work-force is available at very economical rates for real estate development and maintenance.

TAX SAVING: Agricultural Income is tax free in India and also no capital gains tax.

PROVIDENCE: This place makes a great location for luxurious holiday homes. It is even possible to approach Taj to create Taj Kodai here similar to Taj Madikeri.

VAASTU: The sun rises on the plains and sets in the mountain behind the land parcel making the entire 1022 acres as East Facing.

The below Youtube video gives a fair idea about the location.

<https://www.youtube.com/watch?v=ltT6a7dM7RU&t=118s>