

Project Type:	Luxury Homes in a Resort Setting
Development Size:	Small (Under 10 acres)
Project Status:	Partially complete
Number of Units	Under 50
Unit Sizes:	Ultra-luxury houses: 4,800 square feet Luxury row-houses: 2,500 square feet
Amenities:	Swimming Pool Health Club & Spa Access to golf course Restaurant & Bar Conferencing & Business meeting facilities
Accessibility:	Within Mercara Town in Coorg 5 minutes from the main highway in Mercara Mercara, as the capital of Coorg, is well-connected by road

LOCATION CHARACTERISTICS OF PROPERTY

If you find Ooty, Kodaikanal or Munnar a bit too touristy and crowded a destination in southern India, **Coorg** is that perfect holiday spot in Karnataka that is sure to please toddlers, youth and the old alike.

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Coorg, popularly known as “*the Scotland of India*,” is a mountainous high-end vacation destination in Southern India. Some of the finest resorts in India, such as *Orange County*, *Taj Vivanta Mercara* and *Tamara* are located in Coorg. **CRG-MER-SKY** is a luxury home project within the setting of a high end resort with access to all resort amenities.

CRG-MER-SKY is located on the highest privately owned mountain peak of Mercara, the capital city of Coorg. **CRG-MER-SKY** has an unmatched view of the beautiful and picturesque valley beneath it and all the luxury homes are nestled on the edge of the mountain with spectacular views of the valley below.

The luxury homes have full access to the resort facilities of the adjacent resort, including spa, pool, health club, restaurant and bar, room service, etc.

DEVELOPER TRACK RECORD

Project developed by the property development wing of one of the largest construction companies in Karnataka with a 45 year old lineage.

FIRST PROJECT	100,000 sft+	500,000 sft+	1 million sft+	5 million sft+	10 million sft+
DEVELOPER SIZE (sft completed)					

Project types completed: Commercial, Residential, Healthcare, Industrial and Hospitality

PRICING

This project is structured as follows:

1. The developer has marketing rights for a period of 18 months subject to a marketing fee of Rs. 400 per square foot.
2. The client receives 100% of the upside.

Current market price per sqft (including ST and VAT)	5,200.00
Exclusive SmartOwner price per sqft (including service tax & VAT)	3,310.00
Amount payable now	2,910.00

Please add Rs. 600 to each application for stamp duty

* SmartOwner's offer is structured such that other charges (BESCOM, STP, WTP, sinking fund, maintenance, etc.) will be collected from the final buyer at the time of resale. Please contact your advisor for more details.

Under the terms of the marketing agreement, the following are the minimum resale prices below which the developer may not sell the apartments.

FROM DAY	TO DAY	MINIMUM PRICE	BUYER'S UPSIDE	FROM DAY	TO DAY	MINIMUM PRICE	BUYER'S UPSIDE
0	30	3,960	100%	271	300	4,520	100%
31	60	4,020	100%	301	330	4,600	100%
61	90	4,080	100%	331	360	4,680	100%
91	120	4,140	100%	361	390	4,760	100%
121	150	4,200	100%	391	420	4,840	100%
151	180	4,260	100%	421	450	4,920	100%
181	210	4,320	100%	451	480	5,000	100%
211	240	4,380	100%	481	510	5,080	100%
241	270	4,450	100%	511	540	5,180	100%

PROJECT DURATION

12 months (with a 6-month grace period)