



Thailand – Antriksh Amigo International

01/10/2016



Agenda

A Colliers International Overview

B Why overseas property

C Thailand – Amigo Grandeur

Introduction

- The Colliers International Property Consultants' global federation ensures both an international perspective and an in-depth local knowledge of the changes sweeping regional property markets. It is one of North America's largest full service real estate companies with extensive property and client databases, enabling its professionals to access property opportunities worldwide and to pursue client interests in a cost-effective manner.
- The Company serves a broad range of clients, including corporate, financial and government institutions, all of who benefit from a unique combination of global viewpoint and specialized local knowledge.
- A key to the Company's success is the Firm's policy of instilling in all its employees a culture of Know How – knowledge of the property services industry, knowledge of the market, and knowledge and understanding of its clients' needs.

507
Offices

67
Countries

16,500
Experts

Colliers International India

- **First international real estate consultancy firm** to be established in India since 1995 – *More than 20 years in India !*
- **9 offices in India** - Bengaluru (Bangalore), Chennai, Mumbai, Delhi, Gurgaon, Noida, Kolkata, Hyderabad and Pune
- **Our service offerings include** - Project Management, Investment Services, Office Services, Residential Services, Valuation & Advisory Services, Facilities Management & Integrated Services
- **Service Quality** – Robust Customer Feedback Evaluation System
- **Integrated Services Focus** – National Account Management Platform

Affiliations, Designations & Awards



Best Property Consultant
of the Year - 2014

Residential Services

Residential Leasing

- Tenant & Landlord representation

Corporate Asset Management

- Buying/Selling of residential properties

Primary Projects Offers

- Discounted pricing for large group of corporate employees

Project Marketing

- Marketing upcoming residential projects on exclusive basis

International Project Marketing (IPM) / NRI Sales

- Marketing International projects on exclusive basis in India and Vice Versa

Residential Services

Backed by a strong corporate network, Colliers Residential Services provides:

Key Capabilities

- Expatriate Tenants: City and Cultural Orientation
- Acquisition & Investments
- Project Marketing
- Residential Sales & Corporate Leasing
- Marketing and Sales of International projects to Indian investors and Indian project to NRI customers.
- Landlord and Developer Representation
- Lease Administration & Renewals
- Negotiations & Documentations
- Market Research



British High Commission



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Why overseas property

- ❑ Its official now – RBI permits outward remittance of US\$ 250,000 per person in a FY. A family of 4 can remit \$ 1000,000 in a financial year
- ❑ Luxury Lifestyle & leisure choice
- ❑ Utility – Business travel & Children's education
- ❑ Alternate Investment Avenue – International residential property is seen to deliver comparatively more value for money than some of the Indian metropolitan cities
- ❑ Rental yields in most International residential properties are higher than in India , where the returns are generally between 1.5 to 3%

What do Indian's look for in a property overseas

- ❑ English speaking city, stable currency & political situation
- ❑ Utility Perspective is the dominant driver
 - ❑ 1 / 2 / 3 BHK residential options
 - ❑ Close to city centre for business reasons or close to child's university
 - ❑ Luxury Lifestyle / leisure / holiday home
 - ❑ Leasing / Facility management are hygiene factors
- ❑ Mortgage options or Staggered payments may be necessary due to foreign exchange restrictions
- ❑ Prospects for Rental Yields

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Thailand - Location benefits

- The Economy of Thailand is the second largest in South East Asia with GOP forecasting in between 5%-5.5% despite worldwide economic slowdown. Pattaya is the proposed head quarters of ASEAN which comprises of Thailand, Philippines, Singapore, Malaysia, Indonesia, Laos, Cambodia, Vietnam, Brunei, Myanmar. There are various Free Trade Agreements and Treaties being drafted under the ASEAN which shall give enormous business boosts to the existing and new business houses.
- The second-largest economy within ASEAN, the outlook for Thailand is bright
- Described by the World Bank as “one of the great development success stories” for its progress in social and economic development, the country remains on an upward trajectory.
- Thailand is a very popular Tourist Destination even though it accounts to just 7% of its GDP. China accounted for the highest proportion of international Visitors to Thailand last year, with 21%, followed by Japan (8%), Russia (6.4%) and India (5.7%).
- Thailand is known for Real estate investment trusts or REIT which is picking up rapidly. Its origin is in the financial tool known as a type one PFPO (property fund for public offering), which was introduced in response to problems caused by the 1997 financial crisis.
- In the first quarter of 2013, the 13 developers listed on the Stock Exchange of Thailand reported condo presales of more than 44.2 billion baht, an increase of more than 60% on the previous quarter.

Pattaya - Location benefits

- Pattaya is Thailand's premier tourism destination and one of the top resorts in Southeast Asia.
- The opening of Suvarnabhumi International Airport, located closer to Pattaya, has further played a key role to attract more businesses to the eastern seaboard.
- The Board of Investment is regularly approving new projects within and around the boundaries of Pattaya, consequently attracting more employees to the city
- The return on Investment on the properties in Pattaya is second highest in the world, The average rate of return on Property Investment is 19% per annum. The average Rental Yield stands at 10%-12% per annum which is considered to be one of the highest in the world.
- The total condominium supply in Pattaya at the end of 2013 was approximately 54,650 units.
- The total number of condominium units supplied to the market in 2013 is the highest on record for Pattaya City. There is a gradual growth in this Industry over the last 15 years thus enhancing the interest of the Investors from various part of the world.
- There are several top quality hospitals, clinics and excellent dentists. Pattaya and Bangkok has become a hub for Medical Care in South East Asia. Pattaya also has several international schools and higher education facilities.
- For those looking to settle down with family, Pattaya has become a favourite destination mainly among Europeans and Americans.

Jomtien - Location benefits

- For those looking to settle down with family, Pattaya has become a favorite destination mainly among Europeans and Americans.
- Jomtien Beach is about 1 km south of Pratumnak Hill and 3 kms from South Pattaya.
- The locale is home to many high-rise condominiums, beachfront hotels, shops and restaurants.
- The area at the beginning of Jomtien is considered busier, while the area located at the end of this beach, known as Na Jomtien, is considered to be much more peaceful and less congested.
- Jomtien will continue to be the main player in the Pattaya condominium market, particularly in the mid-range to low-end sectors.
- The majority of condominium projects launched in the last 12 months have focused on mid-range to low-end buyers, though there are some exceptions concentrated at the upper end of the market also reporting strong sales figures.
- Mainstream buyers, both foreign and Thai, are mostly looking for an affordable holiday home, not far from the beach, with good facilities and trusted management from a recognized developer with a good track record

Amigo International

PROJECT FACT SHEET

Project Name	Amigo International Condominiums
Developer	The Antriksh Group & Amigo Grandeur Company Limited, Thailand
Project Configuration	Super Luxury Condominiums with Fully Furnished Amenities
Building Configuration	8 Storey Building with Reception, Office and Swimming Pool
Total no. of Units	186
Unit Types	One Bed Room
Amenities	Swimming Pool, Internet Service, Security, Jogging Track on Terrace.
Specifications	Queen Size Bed with Mattress, Cup Boards in Bedroom, Two Air Conditioners, Two LED Television, Sofa Set with Centre Table, Dining Area with Table and Chair, Refrigerator & Microwave, Kitchenette with Chimney and Induction, Vitrified/Wooden Flooring, Aluminium/Upvc Window and Glazing system, Water Heater in Bathroom, WC with all fittings, Wash Basin with Cabinet.
Floor Rise	Not Applicable

Amigo International

PROJECT FACT SHEET

Lock-in	Not Applicable
Project Approvals	Survey by Land Office Completed, Environmental Permit is under process. (Equivalent to IOD in India)
Completion	Apr-19
Payment Schedule	30% upfront deposit, balance as per construction linked payment plan. Mortgage for NRI's can be worked upon with the assistance of the developer
Current Project Status	Land Acquired, Survey Completed, Water Connection-Electricity Transformer- Under Ground Drainage Completed, Architectural Drawings and Environmental Permit File equivalent to IOD's in local Indian terms
View from the Project	Open and greenery all around
Overview of the project	Amigo International Condominiums is located 1.4 Kms from Jomtien Beach in the exotic location of Pattaya, Thailand. It's an ideal destination for family with more than 65 tourist spots in offering. It is also a part of ASEAN which enables tremendous growth potential for tourism as well as Industries.
Car Park	Inclusive in price –Can be 2 or even more cars (no extra charge)

Amigo International

PROJECT FACT SHEET

Price Details

Price List						
Carpet Area (Sq.mtr)	Rate Per Sq. ft.	Super Area (Sq.ft.)	No. of Units	CLP Rate	Down Payment Rate	50 : 25 : 25 Plan
25	11150	403.59	63	4500000	4050000	4275000
28.5	11150	460.09	14	5130000	4617000	4873500
30	11150	484.30	4	5400000	4860000	5130000
31.5	11150	508.52	4	5670000	5103000	5386500
33	11150	532.74	3	5940000	5346000	5643000

Down Payment comes with 10% Disc and 50 : 25 : 25 Plan comes with 5% Disc

Extra Charges

- Sinking Fund- INR 50,000 which is to be paid only once
- Common Management Fees- 40 Thai Baht per sq mt per month [once the project is completed and possession given]
- Electricity and Water Charges- INR 20,000 to be paid as security deposit and monthly usage cost is to be paid extra.

Amigo International

PROJECT FACT SHEET

Location Advantages / USP

- Amigo International Condominium is ideally situated for the perfect holiday lifestyle
- Close to the main tourist attractions
- Jomtien Beach is an up coming piece of real estate which is currently being developed by a number of top hotels and resorts
- Easy transport links to many local tourist attractions.
- Surrounded by lush tropical landscape and within easy reach of many different local beaches.
- Amigo International Condominiums, Jomtien shall also include a transport service for residents to the local beaches which are between 1 - 2 kilometer away.
- Very close to Walking Street, Floating Market and Under Water Adventure park

Why invest in this project?

- Low Investment Threshold- High Investment Yield
- Developer Guarantees 8% net return as rental yield
- Appreciation of the property (Minimum 15% per annum)
- Life Style Statement
- Ease of Ownership (Legally)
- Free Hold Property.

Amigo International



SUPER LUXURY CONDOMINIUMS
@ PATTAYA, THAILAND

located 1.4 Kms from
Jomtien Beach on
1860 Sq Yard Land
at Soi Chayapruerk
in Pattaya, consists of
8 Storey Building
having **186 Units** of
One bed room.



Amigo International – Site Plan



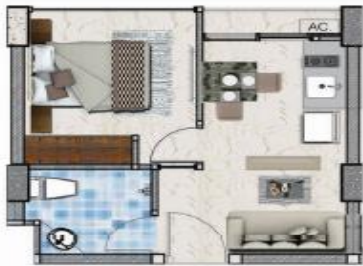
Amigo International - Interiors



Amigo International – Proposed elevations



Lobby View



1 Bedroom unit



Pool View from Lobby

Popular Tourist Destinations of Pattaya

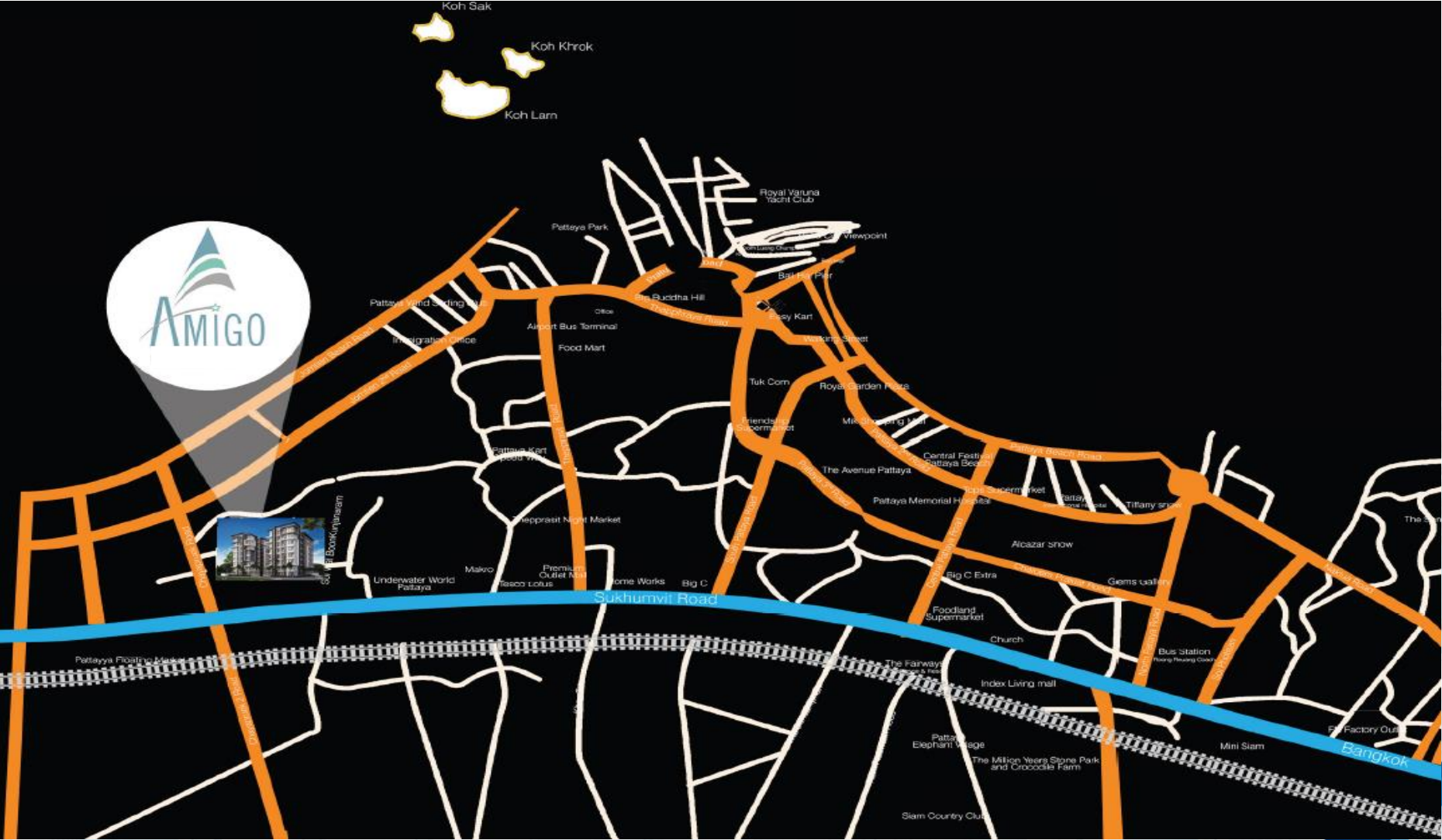
- Tracks N Trails Pattaya
- 2Sky Pattaya-Rocket Ball
- KhaoKheow Open Zoo
- NongNooch Tropical Botanical Garden
- Sanctuary of Truth (PrasatSutJa-Tum)
- Julia Dangs Pattaya
- Million Years Stone Park & Pattaya Crocodile Farm
- Big Buddha
- Elephant Village Pattaya
- AnekKusonSala (ViharnraSien)
- KhaoPhraTamnak
- Tiffany's Show
- Alcazar Cabaret
- Easy Kall Pattaya
- Mini Siam and Mini Europe
- The Venue Cabaret
- ALANGKARN
- Buddha Mountain (Khao Chi Chan)
- WatPhraYai
- WatYansangwararam
- Walking Street Pattaya
- WatYannasangWararamWoramahawihan
- Ripley's Believe It or Not!
- Wong Amat Beach
- Colosseum
- Teddy Island, Teddy Bear museum
- Colliseum cabaret
- Pattaya Rowing World
- Central Festival Hounted House
- Pattaya Park Tower
- Megabreak Pool Hall
- Jomtien Beach



- Gem Factory Shop, Museum and Tour
- Pattaya Floating Market
- Tawaen Beach
- Herb Garden Pattaya
- Pattaya Monkey Training Centre
- Asian Spicy Garden
- Beach road
- King Power Pattaya
- Splashdown water park Pattaya
- Funtasia
- The Porch
- Cho Nateetong Thai Boxing Camp
- Three Kingdoms Park
- Bottle Art Museum
- Pattaya Classical Music
- Pattaya Beach
- Sukhawadee House
- Tuxedo Illusion Hall
- Horseshoe Point Country Club
- Pattaya Dolphin World & Resort
- Bira Circuit
- Wat Chai Mongkon, Pattaya
- Pattaya Water Park
- Pattaya Kart Speedway
- Amazon Fishing Park Pattaya
- Chang Thai Thapraya Safari
- Louis Tussaud's Waxworks
- Mini-Golf Pattaya
- Jurassic Garden
- Miniature Thai Royal Barge Performance Center
- Chang Siam Park
- Tagada Disco Pattaya
- KOH LARN Island



Amigo International – Location Map



Amigo International - Payment Schedule

Payment Plan

CLP Plan

- 10% Booking
- 10% Within 30 Days
- 10% Within 90 Days
- 10% on the Completion of 1st Slab
- 10% on the Completion of 2nd Slab
- 10% on the Completion of 5th Slab
- 10% on the Completion of 8th Slab
- 10% on Completion of Brick Work
- 10% on Completion of Electrical Work
- 10% on Handover of the Unit

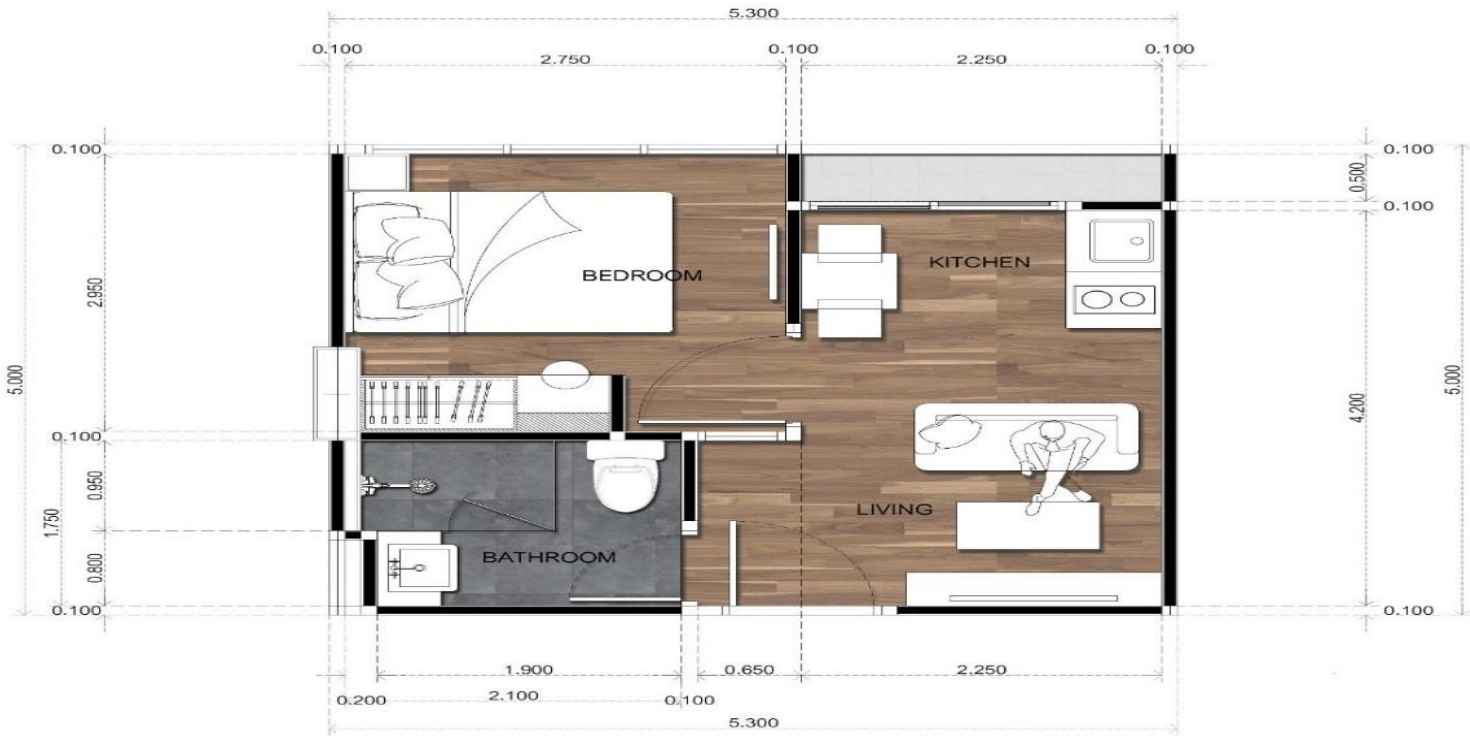
50 : 25 : 25 Plan

On Booking	50%
On Super Structure	25%
On Offer of Possession	25%

Down Payment Plan

On Booking	95%
On Offer of Possession	5%

Amigo International – Floor Plans



1BEDROOM
25.00 sp.m.

Amigo International – Floor Plans



1 BEDROOM
28.50 sq. m. (Carpet Area)

Amigo International – Floor Plans



1 BEDROOM
30 sq. m. (Carpet Area)

Amigo International – Floor Plans



1 BEDROOM
31.50 sq. m. (Carpet Area)

Amigo International – Floor Plans



1 BEDROOM
33.00 sq. m. (Carpet Area)

Amigo International - FAQ

- **Who are Amigo Grandeur Company Limited? Who are the Founders and Promoters of the Group? What is their experience and qualification?**

Amigo Grandeur Company Limited is a privately owned Thai Company. It is promoted by 4 Indians having experience in Construction, Engineering and Interiors.

The other companies which are being successfully operated by them are:

- Amigo Constructions, Visakhapatnam, India.
- Cedar Crest, Atlanta, USA.
- Shiyan Projects, Visakhapatnam, India.

Amigo Constructions, India

Amigo Constructions is incorporated in the year 2006 and is currently a leading Residential Builder in Visakhapatnam known for its quality and timely delivery of apartments. Amigo Constructions has constructed and handed over more than 50000 Sq Mts of Finished Floor Area to the utmost satisfactions of its clients.

Cedar Crest, United States of America

Cedar Crest was incorporated in the year 2002 with an objective to build an investment based country resort where attractive returns could be given to the investors along with a weekend destination for families and children. Built on 43.19 acres, located on the foothills of Appalachian Hills, it is one hour drive from Atlanta, United States of America. The property includes 16 Log Houses, 20 Horse Stable, 5000 Sq Ft of Recreational Pavilion and Tennis Court. This has become a fantastic opportunity for rental business in private setting. All the cabins are rented with an average price of \$ 525 per Cabin. Cabins are also let out on rental basis.

Amigo International - FAQ

Shiyan Projects, India

Shiyan Project has been established in the year 2008 and deals in Industrial Constructions and Finishing Works. Shiyan Project is an empanelled contractor with leading construction houses in India like Larsen and Toubro Limited, Shapoorji Pallonji and Co. Ltd, Bridge and Roof Company, Gannon Dunkerley & Co. Ltd, SEW Infrastructures Limited and many more. Shiyan Projects also undertakes several works from International Clients situated inside Special Economic Zones namely Brandix India Apparel City (Sri Lanka), Pioneer Elastics India Limited (Hong Kong) and Eisai Pharmatechnology and Manufacturing Limited (Japan).

Promoters of the Group

Avvaru Chandrasekhar

He has graduated in Engineering and Masters Degree in Business Administration. He is having more than 20 years of work experience in USA. He is mainly looking after the overseas marketing and investments from America.

Dommetti Shanmukesh

He has graduated in Mechanical Engineering and is having more than 18 years of Global Experience. He is heading the technical team and has several Engineers and Supervisors working under him.

Amigo International - FAQ

Debayan Basu

He has graduated in Engineering and Masters Degree in Business Administration in Finance from one of the premier Business Schools in India. He is having more than 10 years of Experience. He is responsible for the marketing in India and also the Finance Department of the Company.

Saptorshi Mukherjee

He has graduated in Engineering and Masters Degree in Business Administration from one of the premier Business Schools in India. He is having more than 7 years of Experience. He takes care of the Finishing and Interiors of the Projects. He specializes in Aluminum Fabrication and Glazing. He also has in-depth knowledge on Green Building Constructions.

The team comprises of other senior technical, supervisory staffs, marketing and sales staff, accounts and clerical staff which work hand in hand to enable the organization to reach the pinnacle of success through sheer dedication and honest approach towards any task.

Amigo International - FAQ

➤ Who are the Architects and Project Management Consultant of the Project?

Wandee Group has been appointed as the Architect and Project Management Consultant. The Chief Architect is Mr. Mario Kleff who is a German by Nationality and has over 30 years of Experience in designing and construction of Condominiums in Thailand, UAE and USA. He has experience of building over 250 Condomiums across the Globe and more than 60 in the last five years in Pattaya itself. With the experience of Wandee Group on board, we are confident to offer the best engineering and construction experience and techniques to the project resulting in the best quality of the building and its finishings.

➤ What is the Return on Investments earned in the real estate sector in Pattaya? Where does our project stand?

The property prices in Pattaya have been increasing at an average of 15%-19% year on year over the last 5 years. This is predominantly due to the high influx of tourists from various parts of the world throughout the year. There is a long-term rental potential in Pattaya, certainly in the league of Six to Twelve month rental agreements from people with business interests in Pattaya or who work for international companies that are establishing bases on the eastern seaboard. The Rental Yield is between 10%-12% per year which is one of the highest in the world.

Anywhere across the world, the average Rental Yield is just 2%-3% including India and USA.

AMIGO GRANDEUR CONDOMINIUM offers a rental of 8% on completion of the projects and a minimum 20% growth every year on the price of the property. Our Property services (Rental and Re-sale) shall help all the investors to reap maximum profit out of their investment.

Amigo International - FAQ

➤ *Why Buy a Unit in Pattaya, Thailand?*

- Low risk investment and large profit potential.
- Condominiums are sold in the planning stage and usually 60-70% is sold before the skeleton of the building is completed.
- Land prices are rising and therefore the condominium prices will also rise.
- Price escalation YOY is 15%-19%
- Rental Yield is 10%-12%
- Thailand being the part of ASEAN. Pattaya being the proposed head quarters.
- Proximity to Rayong Industrial Area. (Major Industry Hub with Tatas, Birlas, Reliance having their plant)
- Proximity to Lae Chapang Port, Second deep sea port in Asia.
- Over 65 Tourist Destinations. More than 10 Million Tourist Visiting every year (Return Fare from India is approximately INR 15,000)
- Just 147 Kms from Bangkok. It takes about 1.5 Hrs from Suvarnabhumi Airport by road.
- Several Infrastructural Projects announced including high speed Bullet Train from Kunning, China.

➤ **If the developer Amigo Grandeur Co., Ltd delays, how is the client compensated?**

Amigo Grandeur Co., Ltd assures a rental of 8% per year. Amigo Grandeur Condominiums shall be handed over by April 2019. In case we delay to handover the project, monthly rental equivalent to 1% of the property purchase price shall be given to the Buyers till the units are not handed over. In this way, the Buyers doesn't lose out on Income due to the delay by the developer. This is a standard practice by the developers in Thailand incase the project is delayed.

Amigo International - FAQ

➤ **What are the documents to be executed on purchase of a unit?**

On purchase of a unit, Contract by by Amigo Grandeur Company Limited, Thailand and the Buyer will be entered into. This contract is recognized by Thai Court of Law under the Condominium Act 2008. Sample contract is attached as Annexure I. During the handover of the Unit, the Chanaut and Blue Book shall be issued to the buyer from the Chonburi Land Office.

We have a team of lawyers who shall give every type of assistance to our buyers if required free of cost during the entire buying process.

Mr. Ken, Chief Attorney – ken International Law Firm, Number: +66 890687819

Ms. Asadapohn, Attorney – N.T Legal Services, Number: +66 837069995

Emails could be sent to pattayalegal@gmail.com for immediate response.

➤ **What is the role of the Government in these kinds of projects? Are there any other statutory agencies involved?**

Thailand is a country known to be investors friendly and a top destination for International Investments. The entire project is monitored by the Department of Business Development, Thailand, Department of Special Investigation Thailand and Land office, Chonburi.

The Antriksh Group & Amigo Grandeur Co., Ltd is getting the project insured with leading insurance firms which shall safeguard the interests of both the developers as well as buyers.

Amigo International - FAQ

➤ How to Purchase an Unit in Amigo International?

90% of the properties in Thailand is owned by Foreigners (Non Thai Nationals). Foreigners in Thailand can purchase and own free hold condominium which means a Foreigner can absolutely obtain an ownership of a condominium in Thailand. Thailand is deemed to be one of the safest destinations for Investment in the world. The Condominium market in Pattaya is increasing by over 150% Year-on-Year.

Condominiums in Thailand can be purchased in two ways:

On an Individual Name:

Foreigners including Indians can purchase Condominium on an Individual Name. The total amount has to be transferred to the account of “Amigo Grandeur Co. Ltd”, or can be paid by cash at the office of “Amigo Grandeur Co. Ltd” in Pattaya, Thailand.

Indians can transfer money to the Account of “Amigo Grandeur Co. Ltd”, Thailand under the Liberised Remittance Scheme introduced by Reserve Bank of India upto an amount of USD 250,000 per year.

In Company Name:

Foreigners can purchase Condominium in Company name. Our Legal Team in Thailand shall assist in opening up a Thai Company in Pattaya and the Condominium shall be registered in the name of the Company.

Under the liberised Remittance Scheme, an Indian can legally acquire shares in any foreign company. However there is a limit of USD 2,50,000 that can be transferred during in a financial year.

Whenever the property is to be sold, the share of the company may be transferred in the name of the new buyer. All companies in Thailand is protected and governed under the Acts of World Trade



Thank You!

Accelerating success.