

2025

# Hiranandani Tierra

Information Memo

Exclusive Land Plots

Oragadam, Chennai



# ZStake Enables Fractional Real Estate Investments in Residential Properties, Offering Yields & Appreciation



Invest Fractionally



Fully Vetted Properties



Market & Property Insights



Invest Digitally with Few Clicks

# Introducing Tierra

ZStake is now offering an incredible opportunity to invest in **land plots** by **Hiranandani**, one of India's top real estate developers.

**"Tierra"**





# LOCATION

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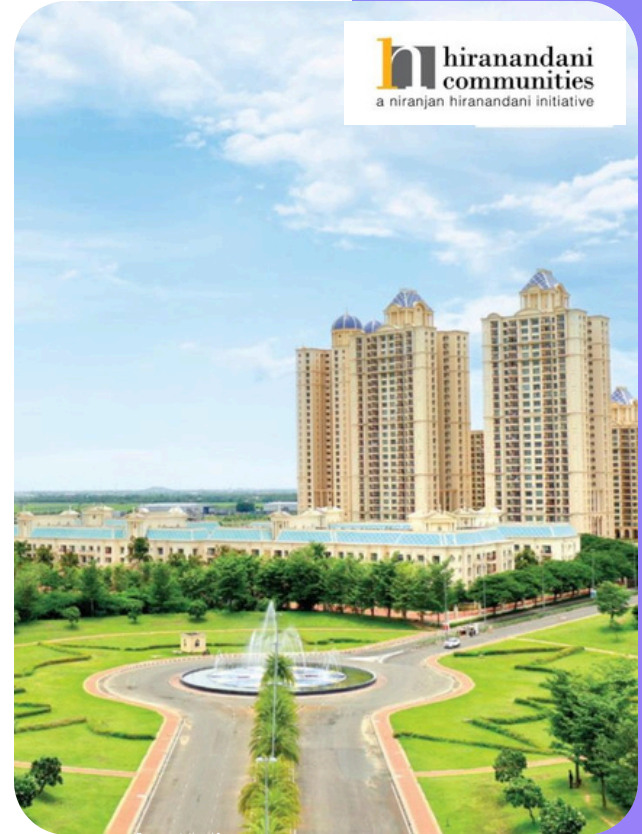
# Oragadam: Be a Part of India's Industrial Growth Story

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**h**iranandani  
communities  
a niranjan hiranandani initiative

Home to over 22 Fortune 500 companies, Oragadam is Chennai's fastest-growing industrial zone. The **Tamil Nadu government's Rs. 300 crore** Oragadam Industrial Corridor road will provide additional connectivity and growth, **creating jobs** and **urbanising the area**.



# Oragadam : Reasons to Invest

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## Fortune 500 companies

Home to over 22 Fortune 500 companies and is Chennai's largest & most developed industrial corridor



## Detroit of South Asia

Epicenter of all the major automobile manufacturers such as Daimler, BMW, Hyundai, TVS, Renault-Nissan, Royal Enfield, Yamaha Motors and more.



## Manufacturing Powerhouse

Leading manufacturing players like Foxconn (iPhone manufacturers), Apollo Tyres, Bosch etc. have setup base in this city



## Foreign Direct Investment

Witnessed close to \$16 billion FDI, giving rise to global companies, employment and real estate



## Active Employment Base

An active employment base of over 3 lakh professionals are present in this area



## Excellent Connectivity

Connectivity via major highways like NH48 and NH45, making it well-connected to key locations. Close to the proposed Parandurairport



# Oragadam's Getting Popular

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THE ECONOMIC TIMES | Industry

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## Yuzhan Technology lease out warehousing space in Chennai after rise in exports of Apple iPhones in India

By Sobia Khan & Kailash Babar, ET Bureau • Last Updated: May 16, 2024, 01:06:00 PM IST

### Synopsis

Yuzhan Technology, part of Taiwan's Foxconn Group, lease warehousing space at ESR Industrial Park in Chennai for a facility supports Foxconn's scaling operations due to grow products manufactured in India, optimizing supply chain activity.



THE NEW  
INDIAN EXPRESS

WORLD STATES OPINIONS CITIES BUSINESS SPORT GOOD NEWS

Tamil Nadu

## US automation firm to establish unit in Chennai's Oragadam: Industries Minister TRB Rajaa

The facility in Chennai is expected to open in the first half of 2025 and will employ about 230 workers by the end of the year, Rockwell Automation said.

THU, JUN 20, 2024 | UPDATED 17:01 IST

ANI

South Asia's Leading Multimedia News Agency

## Greenbase Signs MoU with Tamil Nadu Government at Global Investment Meet 2024

ANI | Updated: Jan 12, 2024 11:11 IST

BusinessWire India

Chennai (Tamil Nadu)/ Mumbai (Maharashtra) [India], January 12: Greenbase, a fully owned subsidiary of Dr. Niranjan Hiranandani led Hiranandani Group, has signed a MoU with the Government of Tamil Nadu this week during the Tamil Nadu Global Investment Meet 2024. The MoU was signed by N Shridhar, CEO of Greenbase and Vishnu V, IAS, MD of TN Guidance in the presence of the Chief Minister and the Industrial Minister of Tamil Nadu. The group bets bullish on augmenting its investment in Chennai and its peripheral towns like Oragadam which is favourable for Industrial and Logistic Parks.



You do a lot of research  
before buying a phone.

Home / Markets / Capital Market News / ZFCVINDIA inaugurates new manufacturing unit at Oragadam, Tamil Nadu

## ZFCVINDIA inaugurates new manufacturing unit at Oragadam, Tamil Nadu

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Business News • Industry • Services • Property / Construction • ESR acquires additional 27 acres in Chennai's Oragadam to expand industrial park

ETPrime

## ESR acquires additional 27 acres in Chennai's Oragadam to expand industrial park

By ET Bureau • Last Updated: Jun 17, 2024, 07:05:00 PM IST

FOLLOW US SHARE FONT

### Synopsis

ESR Group, focusing on real estate services and investment in the Asia Pacific region, has expanded its industrial and logistics park in Chennai's Oragadam by acquiring an additional 27 acres of land. This brings the total area of ESR Oragadam Industrial & Logistics Park to 107 acres, with plans to develop 2.5 million sq ft. The Hong Kong-listed company will invest over Rs 276 crores for construction, including land costs.



Asia Pacific-focused real estate services and investment major **ESR Group** has acquired additional 27 acres of land to expand its industrial and **logistics park** in **Chennai's Oragadam**. With this acquisition, the expanded area of

Business Standard

Thursday, June 20, 2024 | 05:07 PM IST EN | Hindi

You c  
befor







# PROPERTY

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# Why Invest in Tierra?

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- Tierra offers two 630 sq. ft. plotted lands within Hiranandani Parks, Oragadam—a 360+ acre integrated, fully functional township.
- Hiranandani will take care of the Tierra plots, handling everything from grass cutting to street and streetlight upkeep.
- The township includes a 24-hour hospital, school, grocery stores, restaurants, medical stores, laundry services, etc.
- Tierra is part of Phase III of the plotted lands, following the sold-out success of Phases I and II, which has appreciated significantly.



# Township Amenities

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ICC Standard Cricket Ground



Tennis Courts



7 Themed Gardens



24x7 Hospital



Swimming Pool



Badminton Courts



55 Acre Golf Course

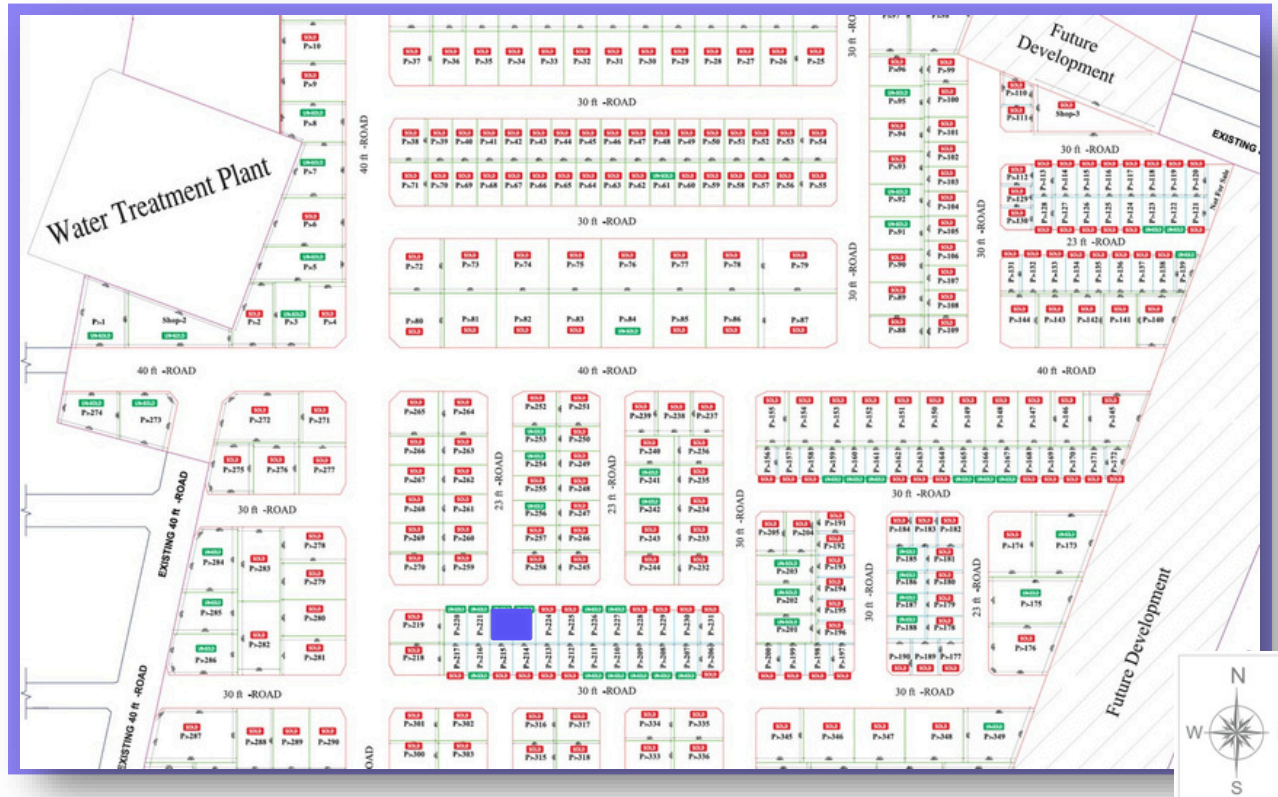


School

And many more.....



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 Sold

 Available

- Invest via ZStake





# INVESTMENT DETAILS



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# Investment Details

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Plot Area: 630 sq. ft.



Quantity: 2



Min. Investment: Rs 5 lakhs



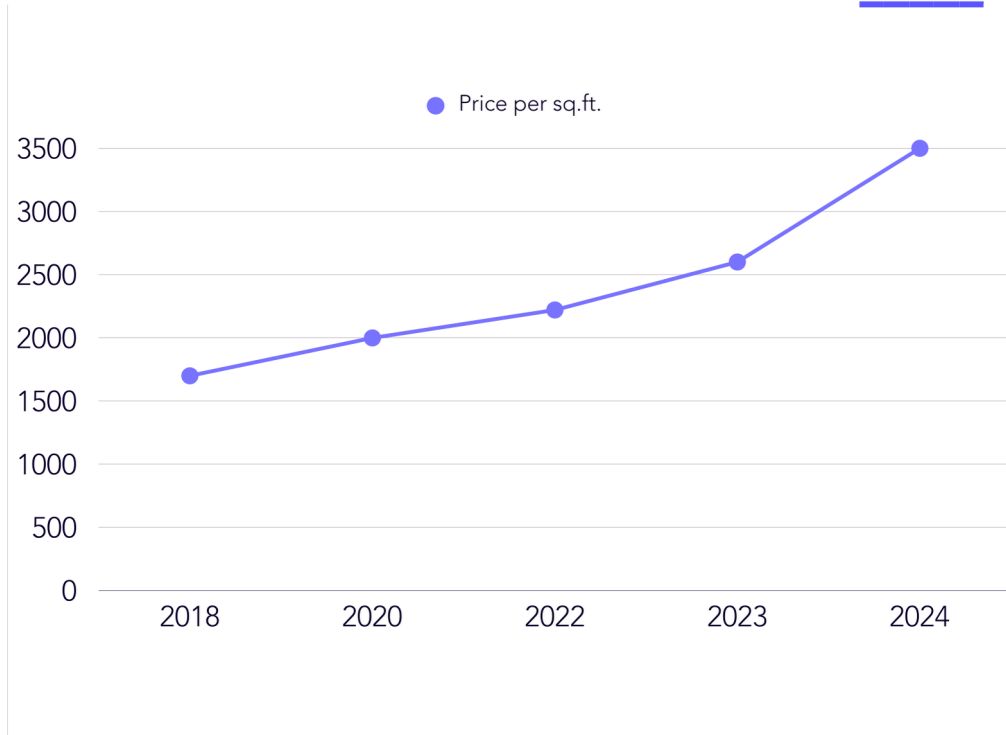
Timeframe: 6 –7 years

Particulars	Amount (Rs.)	One Share*
Land Price (All Inclusive)	43,75,180	4,02,731
Government Charges (Stamp Duty + Registration, etc.)	4,81,799	44,349
Acquisition Fees, Legal and Compliance Expense	5,06,876	46,657
Reserve (Maintenance Payment for the Investment Period)	68,040	6,263
<b>Total Investment Price</b>	<b>54,31,895</b>	<b>5,00,000</b>

\*Note: Price is calculated based on your min. Investment of Rs 5,00,000

# Historical Returns

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Land Appreciated by  
**~105%**  
In the last 6 years

\*Note: Historical Returns are solely based on the price per sq. ft. of this township's selling price over the years.

Returns from this investment opportunity will be received at the end of the investment period, as the land cannot generate income on an annual basis.



# HOW IT WORKS?

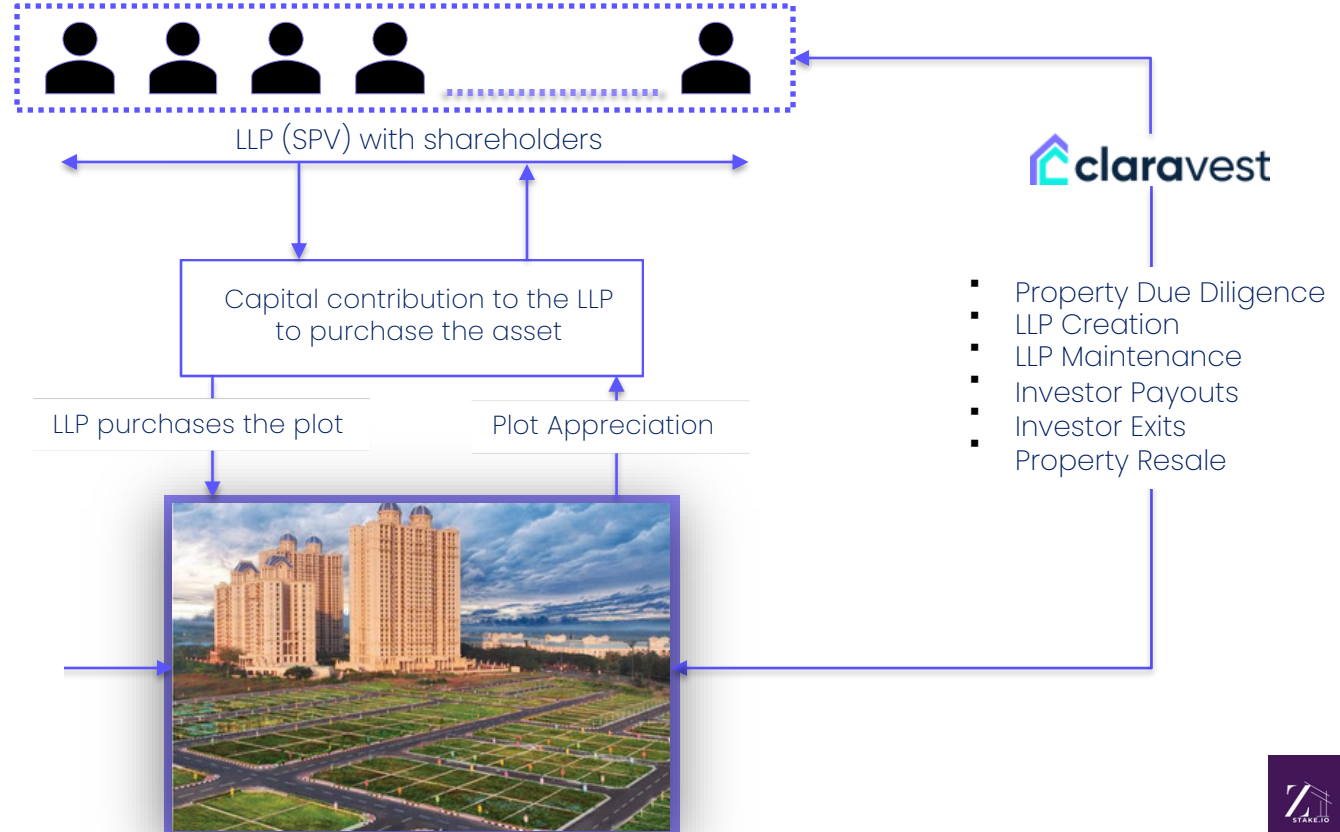


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# Ownership Structure

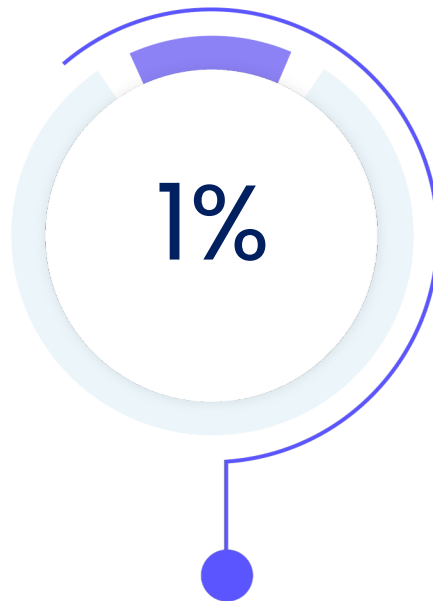
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# No Hidden Fees

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Exit Fee only on Resale of Plot

# Investment Process

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Sign Expression of Interest (EOI) to secure limited spots



Once all EOIs are signed, transfer funds & sign LLP agreement. Investors become partners in the LLP.



LLP purchases the property & shares registered sale deed with the owners



Sit back, relax and earn property appreciation at exit

with **Tierra**,  
you can **invest affordably** in signature plotted lands,  
earning property **appreciation**

A new avenue for **wealth creation**

For more details, [contact us](#)





# We Would Love To Tell You More



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[www.zstake.io](http://www.zstake.io)

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# Risk Disclosures

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The plotted development, Tierra-III is DTCP-approved Layout No. 72/2023 and has been registered with the Tamil Nadu RERA vide registration number: TN/01/LAYOUT/0395/2024 dated 01/02/2024 and the same is available on the website <https://rera.tn.gov.in/> under registered projects. The President, Vadakapattu Village Panchayat approved the Layout vide Resolution No. 57/2023-2024 dated 27.11.2023. The said project is mortgaged to Axis Trustee Services Ltd. and Financed by Axis Bank and Aditya Birla Finance Ltd. and Axis Finance Ltd. NOC/ROC shall be provided on demand from the lenders. 1 Acre = 4046.86 sq. mtrs., 1 sq. mtr. = 10.764 sq.ft.

