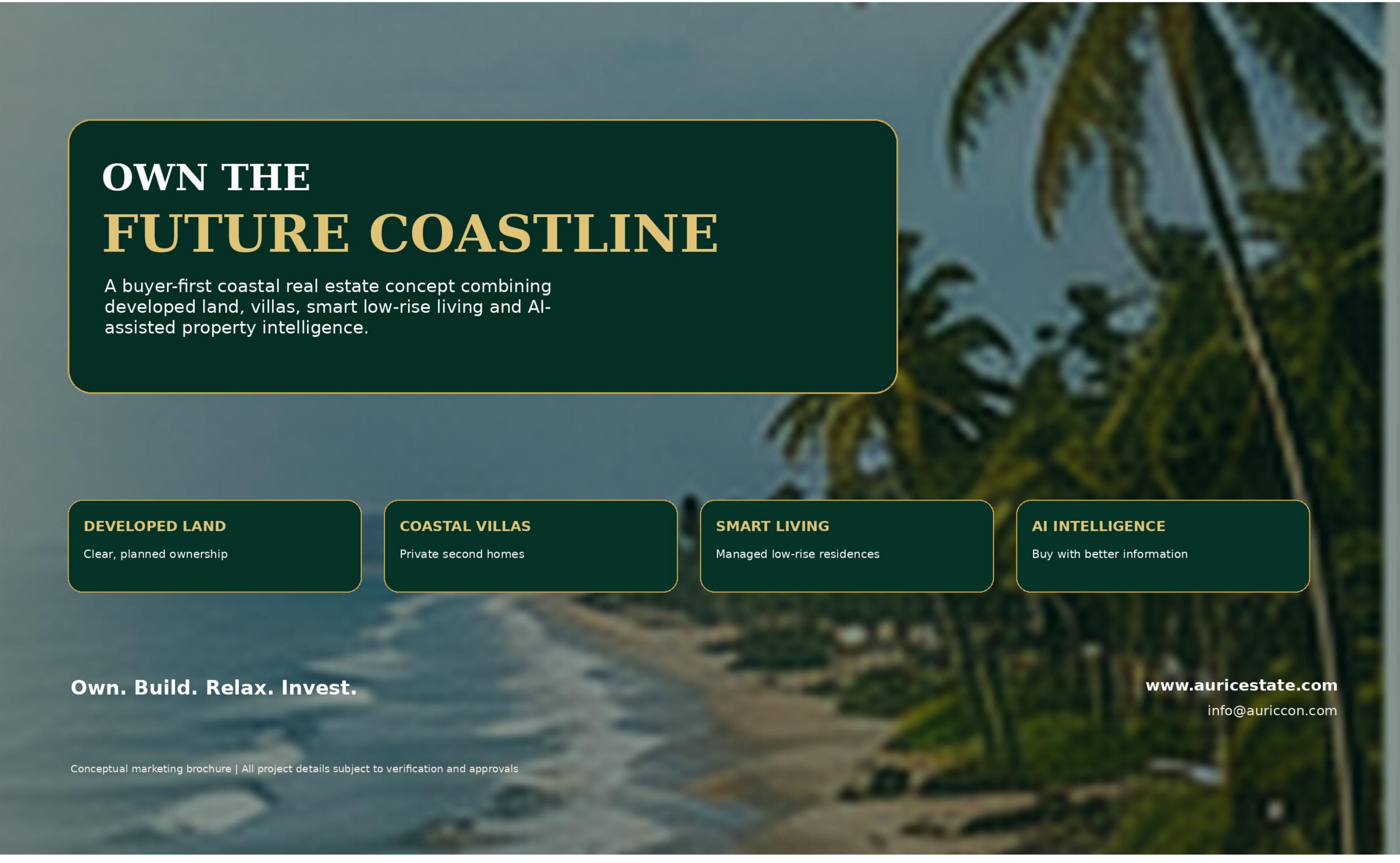
AURIC COASTAL ESTATES

DADANPATRABAD - SOULA | NEAR MANDARMANI



OWN THE
FUTURE COASTLINE

A buyer-first coastal real estate concept combining developed land, villas, smart low-rise living and AI-assisted property intelligence.

DEVELOPED LAND
Clear, planned ownership

COASTAL VILLAS
Private second homes

SMART LIVING
Managed low-rise residences

AI INTELLIGENCE
Buy with better information

Own. Build. Relax. Invest.

www.auricestate.com
info@auriccon.com

Conceptual marketing brochure | All project details subject to verification and approvals

MORE THAN BROKERAGE

Auric Estate LLP is being developed as a technology-enabled real estate advisory and ownership platform. We help families, NRIs and investors evaluate, acquire and manage property with clearer data, disciplined due diligence and end-to-end support.

FOUNDER-LED, ADVISORY-DRIVEN

Our founders are experienced industry leaders in management consulting, insurance and real estate with more than 30 years of advisory experience. Their work has spanned India, the Middle East, Africa and the Asia-Pacific, with exposure to infrastructure, finance, project development, rating, project evaluation, strategy and investment planning.

What this brings to real estate

- Structured decision-making instead of high-pressure selling.
- Understanding of infrastructure, finance, regulation and investment risk.
- Independent property intelligence supported by legal and technical specialists.
- Focus on transparent transactions and sustainable long-term value.

VISION

To become a trusted AI-enabled real estate and second-home platform that helps buyers make confident, responsible decisions.

MISSION

Discover, evaluate, acquire and manage quality properties with transparent information, expert validation and professional ownership support.

OUR PROMISE

Evidence before recommendation. Risk before return. Clear disclosure of what is existing, what is proposed and what still needs verification.

WHY DADANPATRABAD - SOULA?

The opportunity is not only the beach - it is the need for better planned coastal ownership.

THE MARKET NEED

Many buyers want a coastal second home, but the market is fragmented. The real gap is for verified land, planned development, transparent pricing and professional property management.

- A quieter coastal location for weekend and longer stays.
- Clear-title plots and homes with documented access and infrastructure scope.
- Managed ownership for buyers who live outside the district or abroad.
- Better information on climate, rental potential, maintenance and resale.
- A professional alternative to informal land and brokerage transactions.

PUBLIC-INTEREST PRINCIPLES

PLAN RESPONSIBLY

Respect land-use, drainage and coastal regulations.

BUILD RESILIENTLY

Design for heavy rain, salinity, wind and maintenance.

SUPPORT LOCAL VALUE

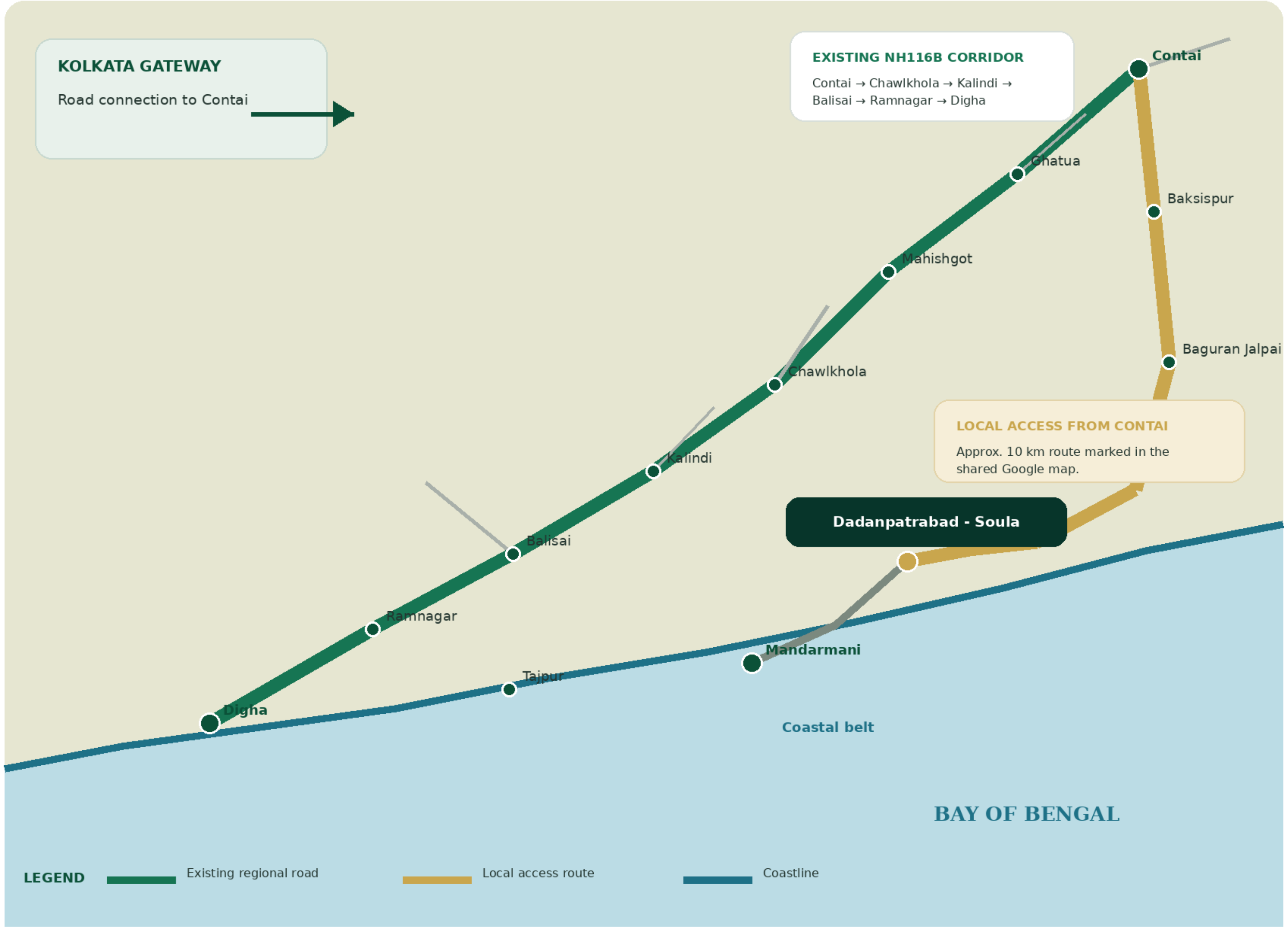
Use local services, jobs and visitor spending where possible.

SELL TRANSPARENTLY

No guaranteed appreciation; disclose risks and approvals clearly.

LOCATION & ACCESS ROUTE

Custom route map designed from the shared Google map reference - not a screenshot.



HOW TO READ THIS MAP

The route shape follows the shared Google map: NH116B runs from Contai toward Chawlkhola, Balisai, Ramnagar and Digha; a local route runs south from Contai toward Baguran Jalpai and the Dadanpatrabad-Soula site zone.

BUYER CHECK

Before purchase, verify the exact final approach road, legal access width, plot boundary, all-season condition, drainage and emergency access to the specific parcel.

IMPORTANT

The map is a marketing schematic derived from the client-shared Google reference. It is not a survey map and is not to scale. Exact distances and boundaries require field and document verification.

INFRASTRUCTURE & DESTINATION GROWTH

Separate what exists today from what is proposed for tomorrow.

PROPOSED DADANPATRABAD DEEP-SEA PORT

A potentially important long-term infrastructure catalyst for the wider coastal belt - but it should be treated as an upside scenario, not as a guaranteed property-value driver.

STATUS FOR BUYER COMMUNICATION

- Publicly discussed
- Not assumed
- To be verified
- Not guaranteed

Auric principle: a property should still make sense on today's access, legal status and use case even if future infrastructure is delayed.

EXISTING ROAD NETWORK

NH116B provides the established regional corridor connecting Contai, Chawlkhola, Balisai, Ramnagar and Digha.

ESTABLISHED TOURISM MARKET

Mandarmani, Tajpur and Digha already form a recognised coastal tourism and hospitality belt.

VISITOR ECONOMY

Hotels, restaurants, local transport, recreation and holiday-home services create an existing destination economy that can support managed second homes.

WHAT WE VERIFY

Road access, power, water, drainage, land use, CRZ applicability, local development permissions and emergency connectivity.

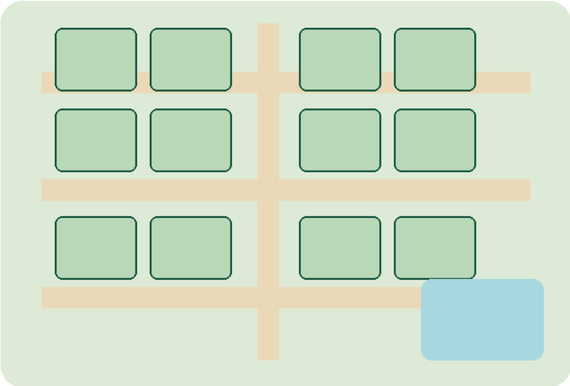
PUBLIC-INTEREST TEST FOR DEVELOPMENT

1. **Respect coastal regulation**
2. **Protect drainage and natural systems**
3. **Avoid speculative over-promising**
4. **Support local services and employment**
5. **Plan infrastructure before density**

The brochure intentionally does not promise a fixed appreciation rate or guaranteed rental return.

WHAT AURIC COASTAL ESTATES CAN OFFER

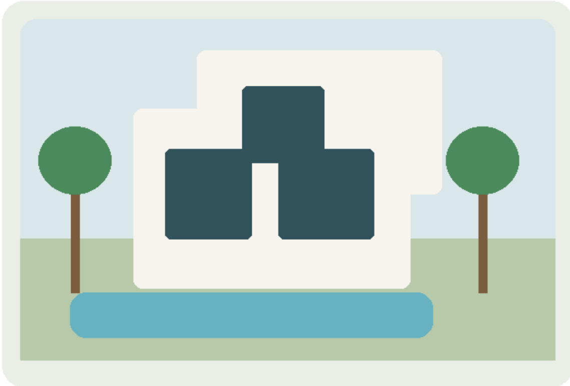
Three product formats - one consistent standard of planning, transparency and management.



DEVELOPED LAND

Defined plots for buyers who want to build later. Focus on demarcation, documented access, development scope and due diligence.

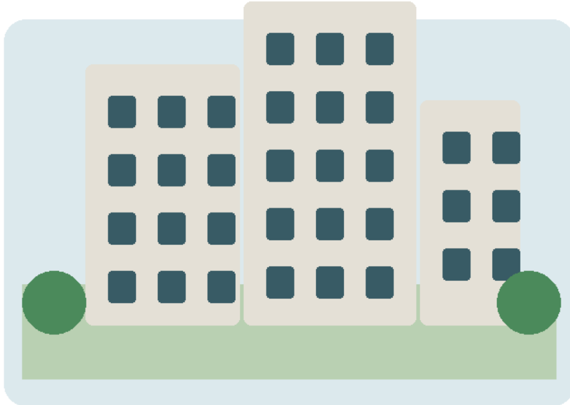
- **Verified access & plot boundaries**
- **Transparent development scope**
- **Flexible future build**



COASTAL VILLAS

Private second homes designed for the coastal environment, with optional maintenance and rental management.

- **Climate-aware materials**
- **Private landscape / optional pool**
- **Managed upkeep**



SMART LOW-RISE LIVING

Lock-and-leave apartments for buyers seeking shared amenities, easier maintenance and managed ownership.

- **Shared amenities**
- **Lower maintenance burden**
- **Property management**

COMMON DESIGN PRINCIPLES

- Drainage first
- Corrosion-resistant materials
- Solar-ready
- Water-efficient
- Native landscaping
- Accessible common areas

Conceptual product formats; final specifications subject to project approvals and design.

THE SECOND-HOME LIFESTYLE

Use it. Share it. Manage it professionally. Keep investment expectations realistic.

Beach walks

Cycling

Yoga & wellness

Water sports

Weekend dining

Remote work

WHO IS THIS FOR?

- Families looking for a quieter coastal weekend home.
- Professionals seeking periodic work-from-coast stays.
- Retirees who prefer managed, lower-density living.
- NRIs who need reliable upkeep between visits.
- Long-hold buyers who value optional holiday rental income.

MANAGED OWNERSHIP

Housekeeping	Maintenance
Guest coordination	Rental support
Landscaping	Resale assistance

AURIC PRINCIPLE

A second home should first have a genuine use case for the buyer. Rental income and appreciation are potential benefits - not the only reason to purchase.

INVESTMENT LENS

A balanced view of demand drivers, buyer value and risks.

WHAT CAN SUPPORT LONG-TERM VALUE

Established coastal tourism

Existing visitor demand provides a base for lifestyle and hospitality use.

Limited well-planned supply

Verified, accessible, responsibly developed coastal property can be differentiated.

Second-home demand

Urban families increasingly value flexible weekend and longer-stay options.

Managed ownership

Professional upkeep reduces friction for remote buyers and NRIs.

Infrastructure upside

Future public investment can improve access and economic activity - if delivered.

RISKS THAT MUST BE PRICED IN

- Title, mutation, land-use and access-road verification.
- CRZ / environmental restrictions and construction permissions.
- Cyclone, waterlogging, erosion, salinity and maintenance exposure.
- Seasonal rental demand and professional management costs.
- Execution uncertainty for proposed infrastructure.
- Resale liquidity may be lower than established urban locations.

BUYER DECISION RULE

Buy only when the property works at today's legal status, access, affordability and personal-use case. Treat future infrastructure and appreciation as upside - not certainty.

No guaranteed appreciation. No guaranteed rental yield.

AURIC AI PROPERTY INTELLIGENCE

AI for faster screening. Experts for validation. Clearer decisions for buyers.

1 DATA

Property details, documents, market evidence, maps and buyer objectives.

2 AI ANALYSIS

Valuation, rental, legal-document extraction, location and climate screening.

3 EXPERT REVIEW

Lawyer, technical adviser and property consultant validate critical findings.

4 BUYER REPORT

Scorecard, risks, fair-value range, conditions and recommended next steps.

AURIC PROPERTY RATING - PARAMETERS USED

The Auric rating reviews the following decision parameters. Individual findings are scored and interpreted together with expert validation and critical-risk overrides.

01 Legal & regulatory
Title, approvals, land use, encumbrances and documentation readiness.

02 Market value
Comparable pricing, fair-value range and price-position assessment.

03 Location & access
Connectivity, neighbourhood quality, services and infrastructure access.

04 Rental potential
Indicative rent, occupancy, seasonality, operating cost and net-yield potential.

05 Growth & exit
Demand drivers, future supply, resale depth and likely exit liquidity.

06 Climate risk
Flooding, cyclone, waterlogging, erosion, heat, salinity and resilience.

07 Technical condition
Structure, utilities, maintenance quality, repairs and physical condition.

08 Developer / seller
Track record, delivery history, credibility and transaction readiness.

09 Buyer fit
Suitability for self-use, second home, rental, retirement or investment objectives.

Each parameter is assessed on a 0-100 scale. Critical legal or structural risks can override the overall rating. The report also shows a confidence level and missing-data flags.

FREE SNAPSHOT

Preliminary score, location view, price position, rental potential and key risk flags - designed to help the buyer decide whether deeper due diligence is worthwhile.

PREMIUM INTELLIGENCE REPORT

Detailed legal-document review coordination, valuation, comparables, cash flow, climate screening, technical observations, negotiation range and action plan.

WHY AURIC ESTATE?

One relationship from property discovery to ownership and exit.

01 PROPERTY DISCOVERY

Curated opportunities matched to budget, use case and risk appetite.

02 BUYER-SIDE ADVISORY

Independent comparison of options, trade-offs and commercial terms.

03 LEGAL COORDINATION

Document checklist, title review coordination and issue tracking.

04 VALUATION & ANALYTICS

Comparable pricing, rental assumptions and investment scenarios.

05 TECHNICAL / CLIMATE LENS

Access, condition, drainage, coastal exposure and resilience considerations.

06 OWNERSHIP SUPPORT

Registration coordination, construction advisory, management, rental and resale support.

30+ YEARS OF MANAGEMENT CONSULTING EXPERIENCE

The founder's advisory experience across India, the Middle East, Africa and Asia-Pacific brings a disciplined approach to infrastructure, finance, project evaluation, investment analysis and client governance - applied to real estate with a buyer-first mindset.

FROM INTEREST TO OWNERSHIP

A gated process so buyers know what must be completed before the next commitment.

1. Discover
2. Free Snapshot
3. Site Visit
4. Premium Due Diligence
5. Commercial Offer
6. Agreement
7. Registration
8. Build / Handover
9. Manage / Resell

BUYER PROTECTION CHECKLIST

- Verify seller identity, title chain and encumbrances.
- Confirm land classification, mutation and permitted use.
- Check CRZ / environmental applicability before construction commitments.
- Survey plot boundaries and verify physical/legal access.
- Document development scope, charges, timelines and refund terms.
- Use independent legal advice before signing or paying substantial amounts.

COMMON BUYER QUESTIONS

Can I build immediately?

Only after verifying land use and obtaining applicable approvals.

Is rental income guaranteed?

No. Rental performance depends on season, property quality and management.

Will the proposed port increase price?

It may influence future demand, but timing and execution are uncertain.

Can Auric manage the property?

The intended service model includes maintenance, guest and rental coordination.

Best first step?

Request a property intelligence snapshot before making a commercial commitment.

AURIC COASTAL ESTATES

Dadanpatrabad - Soula | Near Mandarmani

OWN. BUILD. RELAX. INVEST.

Explore coastal property with better information, clearer risks and professional ownership support.

REGISTER YOUR INTEREST

www.auricestate.com

info@auriccon.com

DISCLOSURE & PUBLIC INFORMATION

This brochure is a concept and market-positioning document. Property availability, plot boundaries, dimensions, road access, land use, CRZ applicability, development rights, pricing and statutory approvals must be independently verified for each transaction.

Key reference categories used in developing the concept include:

• West Bengal tourism information for the Digha-Mandarmani coastal belt.
• Public reporting on the proposed Dadanpatrabad deep-sea port.
• Existing regional road network including NH116B.
• The client-shared Google map used to trace the local access route.

No guaranteed appreciation, rental yield or project-implementation date is represented.