What is PropFrac?

PropFrac is a tech platform that allows users to invest in graded commercial and warehousing assets.

[Who can invest with PropFrac?](https://strataprop.com/#generalcollapse1)

Any Indian citizen,Companies and NRIs can invest with PropFrac

[What is the minimum investment?](https://strataprop.com/#investcollapse1)

The minimum investment is 10L

How does PropFrac select properties?

PropFrac team comprises of asset manager who have more than $500m of real estate investment experience. Also,the team expertise in selecting right property considering all the micro and macro level information basis the extensive research.

How do I register on the platform?

You can register on the platform by providing basic details about yourself through the “Join Now” button.

[Do you offer any guarantee on returns?](https://strataprop.com/#investcollapse3)

No,PropFrac DOES NOT guarantee any returns. The rental yields on most properties are listed on the platform are known in advance,however, there is a risk that the yield will not be payable will always remain due to underlying real estate asset and leasing risk.

How can NRI’s invest with PropFrac?

NRI investors can invest through an NRO or NRE Account or from a normal bank account in India.

Your returns and sale proceeds, however, will be credited to your NRO account

##### Can investors transfer transaction amount in foreign currency?

Transfer of foreign currency by NRIs are regulated by extant RBI and FEMA guidelines.

##### What taxes will NRIs need to pay?

NRI is required to pay tax on any Indian sourced or received income. A basic exemption limit is provided under the Indian tax law. If the income in India does not exceed the basic exemption limit, the NRI will not have to pay tax in India. If the income in India exceeds basic exemption limit, the NRI will have to pay taxes in India as per the applicable slab rates.

NRIs can explore benefits under Double Taxation Avoidance Agreement (“DTAA”) entered with the respective country, subject to availability of Tax residency Certificate (“TRC”).

[Is my investment safe?](https://strataprop.com/#investcollapse5)

Your investments are absolutely secure regardless of anything happens to PropFrac.

Your investment is in the form of equity shares and CCDs in a Private Limited Company, incorporated for the sole purpose of acquiring and owning the asset.

By virtue of holding equity shares in the SPV, you in turn own the asset.

The SPV is bound to comply with statutory requirements such as holding general meetings, filing returns, etc., that are undertaken by third-party consultants. Due to this structure, the ultimate decision-making power lies with the investors alone.

Thus even if PropFrac is not functional, your ownership and control of the asset remain secure.

Who takes care of tenancy and property management?

A Property Management team under PropFrac that takes care of all property management functions.

Do I need to be present for property registration?

No, the assets are parked in a SPV which can authorise a person to complete the registration on behalf of the SPV.

[What happens if a property does not get fully funded?](https://strataprop.com/#preinvestcollapse2)

Any funds that have been committed by investors will be reimbursed to the their bank account.

[How does Propfrac ensure that property titles are in the clear?](https://strataprop.com/#reitcollapse5)

Propfrac has an experienced team that performs thorough technical and legal due diligence before listing any property on the platform.

How can I exit?

You can exit your investment privately through your network or through us.