



KOCHAV
CONSULTING
GROUP

Real Estate Asset Management



Fractional Financing Fund

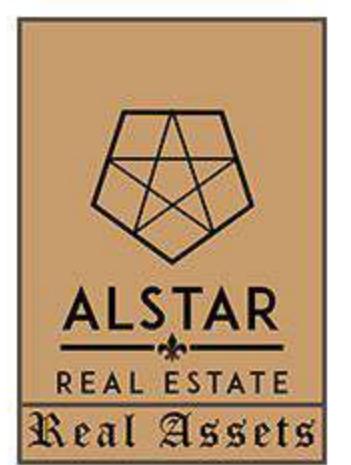


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Overview



Today is deep distress market to do best book building
- best bargain deals.



To fill the strap gap of the real estate business.

Real Estate Asset Management Expert team at KCG .



New innovative products in the real estate field of agriculture, retail, commercials and residential opportunities.

Commercial Investments



Mumbai - The Darling of India “*Mumbai Meri Jaan*” - Home of Bollywood and Commercial Capital of India. One of Most Expensive Real Estate market of the world and most populated city of india.

Widely many opportunities available for re-development and new projects.



Residential Projects



Commercial Projects



Retail Projects



Hotels Projects

Similar opportunities are found in many metropolitan cities of India alike Pune, Bangalore, Hyderabad, Chennai, Kochin, Ahmedabad, Delhi, Panjim, Kolkata.

Budget Housing

India's largest population still lacks the basic means of life - Shelter

We have identified many small cities/towns betting great opportunity for small budget housing schemes less than ticket size of INR 30 Lacs.

There are an estimated 1.8 million homeless people in India, with 52% based in urban areas. A further 73 million families lack access to decent housing (IGH, 2018; Habitat, 2019)

We noticed that more than 50% of population living without home ownership and decent housing facility.

Government of India has taken initiative with Pradhan Mantri Awas Yojana Subsidy - "Housing for All".



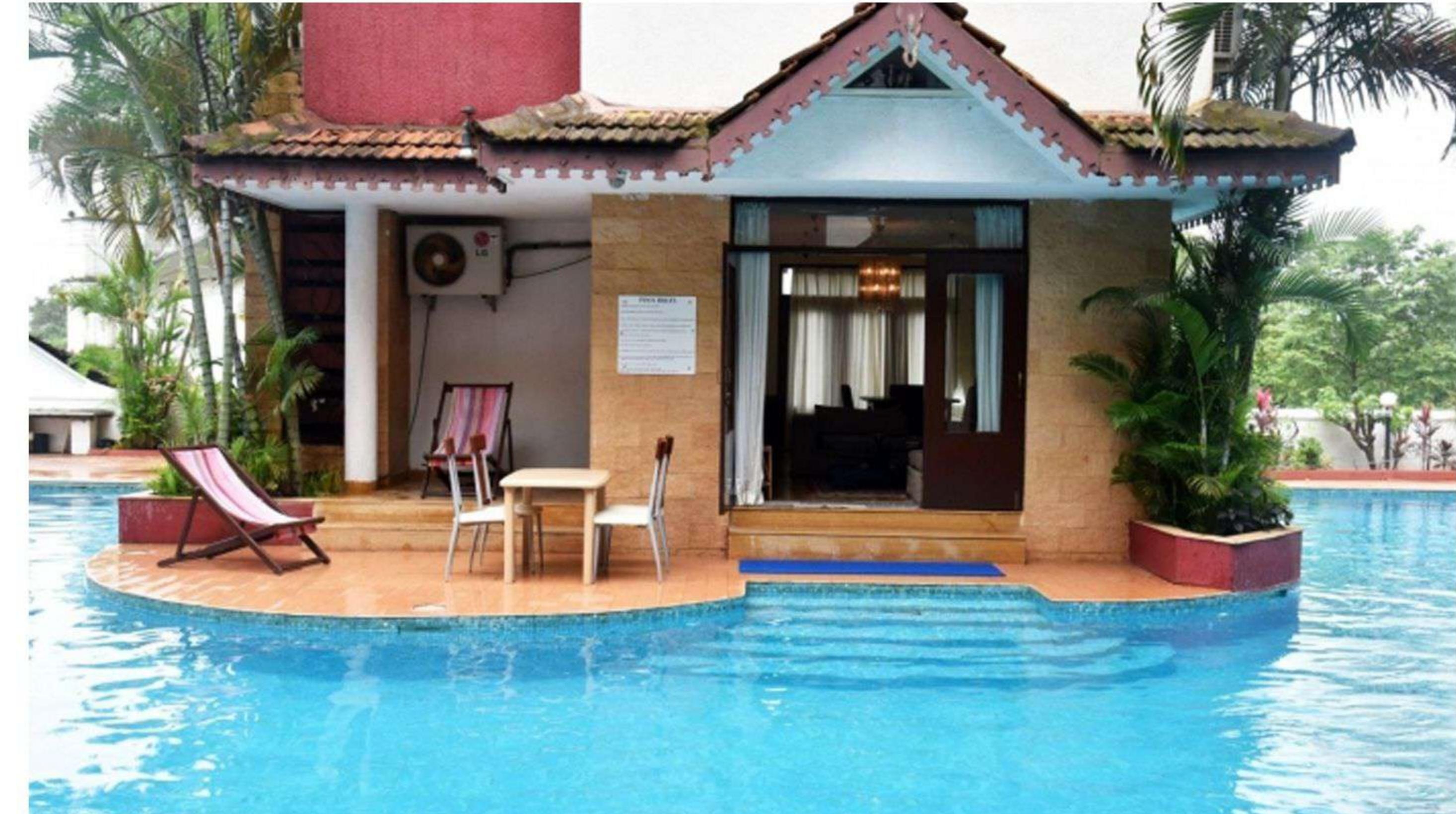
Second Home Market

After COVID-19 has hit the global cities in a dramatic situation with life in lockdown has been worst than ever, people with care to their lives making demand for second home in India is on rise.

Goa and Alibaug (Hampton of Mumbai) just accross Arabian Sea became favourite spots. So the new developments gives room to the market.



Alibaug



Goa

New Areas – Real Estate Investments



As India has landspread alike of USA, Canada, Australia, we foresee very high potential for motels, strip malls, E.V. charging and fuelling stations, cold storage, logistic parks.

E-commerce offering great opportunity for pan India drop shipping business with supportive supply chain management infrastructure is in demand.

E.V Charging & Fuelling Stations



Cold Storage & Logistic Parks



Strip Malls



Motels

Land Banking



Land Bank itself stands as basic of every infrastructure.

Due to inadequate cash liquidity with individuals and companies giving a space to lean forward for land bank acquisitions. This will leverage big margins on the profit day one and do book building.

Land Banking



Agri World Investments



India has been an agricultural country always given best options in agri world investments. Organic Contract Farming is on huge demand local in India and exports for international markets. Much precisely agro farms with proper infrastructure, machines, technology will bring out the best ROI.

Silos investment is best with warehousing and supply chain management Agri+ commodities.
(Saving huge waste of food grains)



Farm Lands



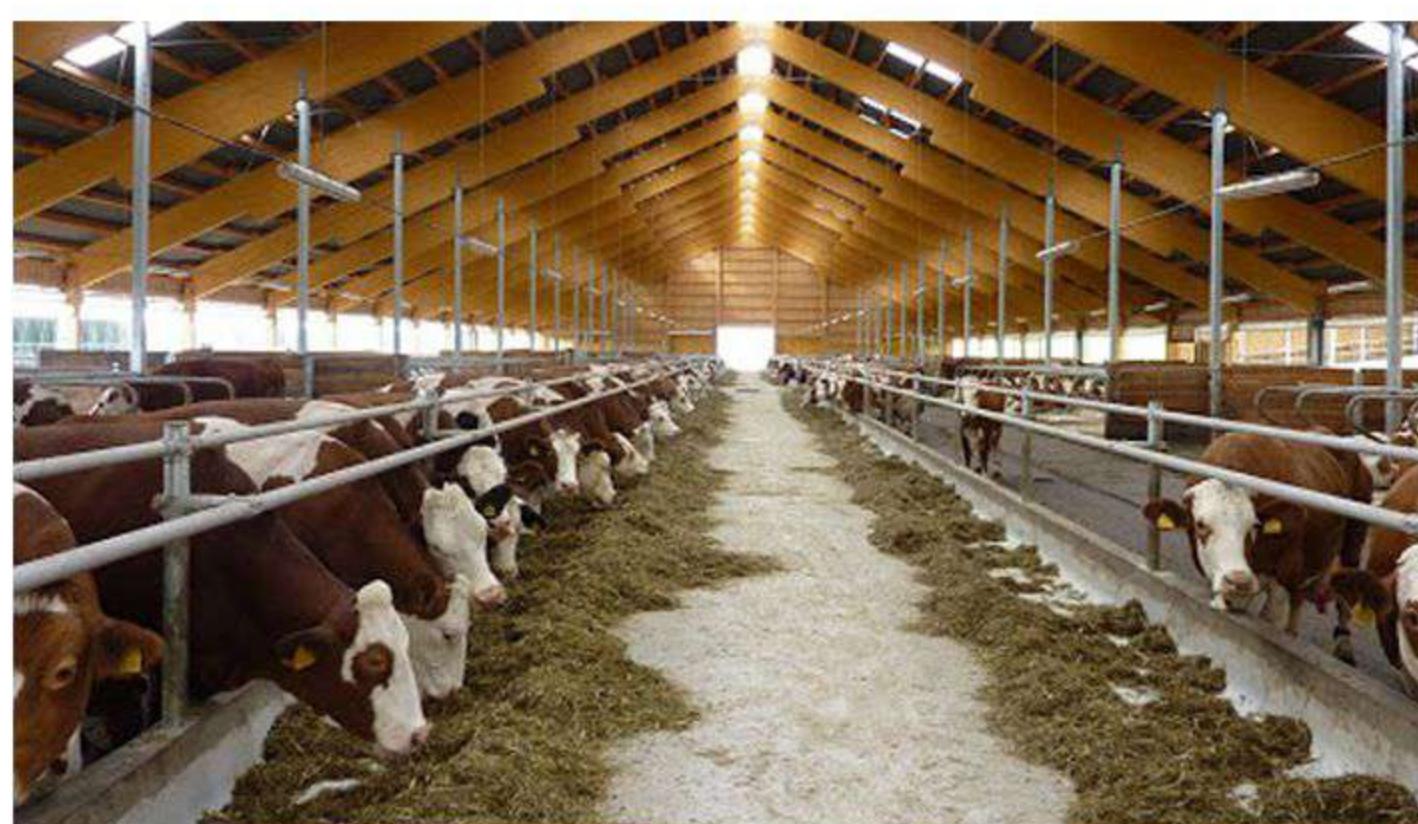
Greenhouse



Hydroponic Farms



Silos



Cattle Farms



Cattle Feeds



Poultry Farms

SAPC – Special Purpose Vehicle



Single Assets property company (SAPC) is a SPV structure normally used in owning resorts/hotels
- in such cases number of keys becomes number of share units.

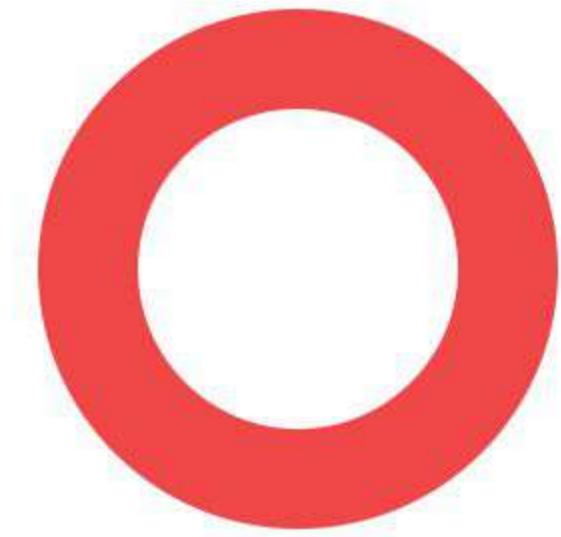


Hotels



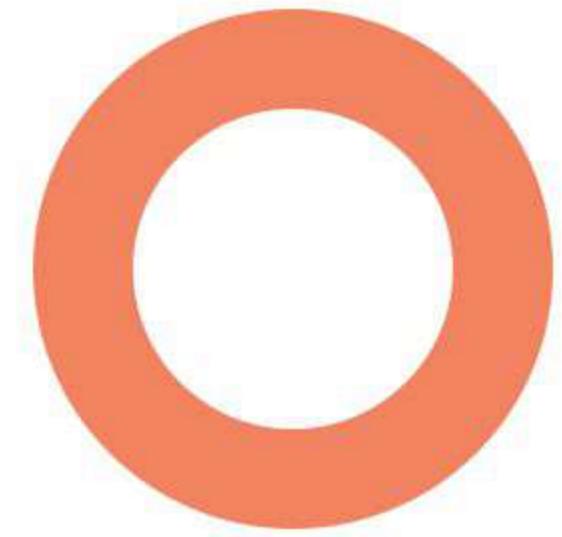
Resorts

Expertise – Team & Partners



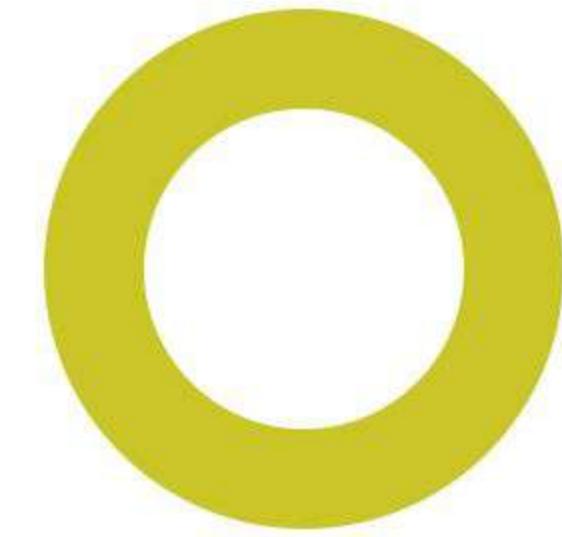
Architects

Best of minds
to work on
design &
structure



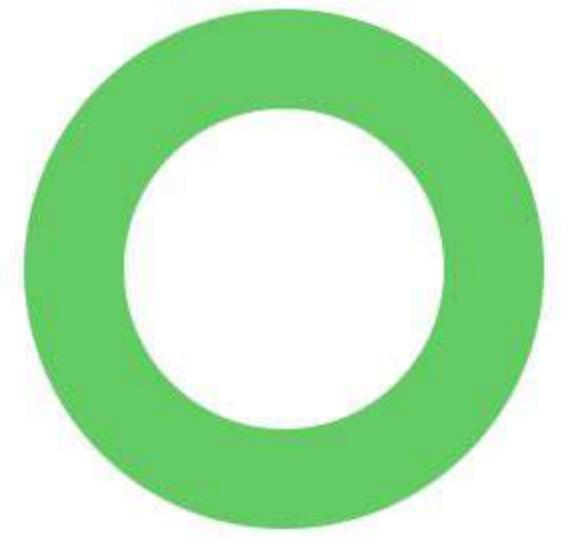
Legal

Crosscheck
history and contracts
of legal documents
& filings are
key aspects



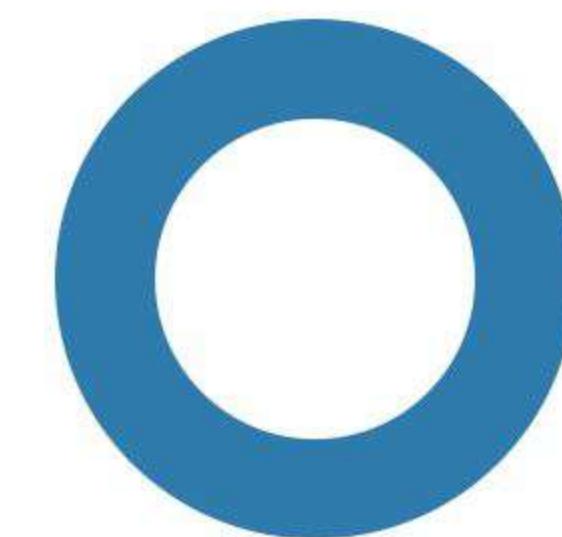
Valuators

Valuation
is a crucial
point of the
deal



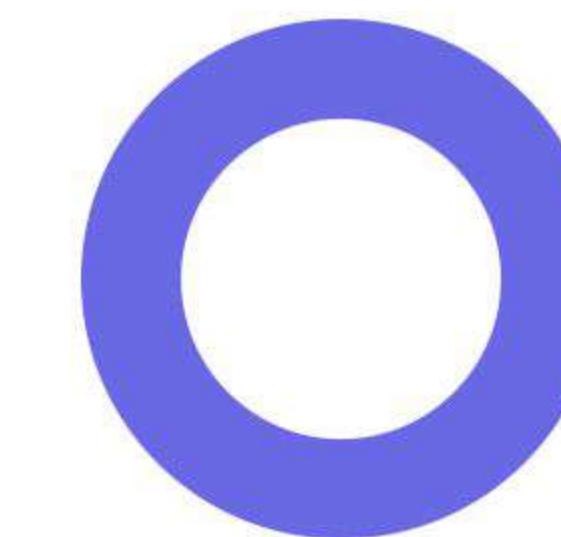
EPC / EMP

To appoint
best engineers
on the
projects



Land Consultants

To empanel
expert team
to pose at
government departments



Audit & Tax

To keep intact
books in best
of orders to enjoy
best profitability



Insurance

Taking the best
underwriting team
to create safe product
for our investment

Global Expansion

Similarly, worldwide many such opportunities are to be explored into international real estate markets.

Our target countries ahead will be USA, Australia, Canada, Indonesia, Singapore, Oman, UAE, Turkey, Europe & Africa.

Example Project - Oman

{ 80 % Finished project for takeover }

Project Name - Spring Project Villas - Sohar (Oman)

Located close to Sohar Gate, Airport & Sea Port

- » Land used - 14,674 sqm
- » Land unused - 22,070 sqm
- » Total land area - 36,744 sqm
- » Present land rate - RO 30/sqm
- » Total No. of units - 129
- » Completed units - 84 (70% complete)
- » Bal Units to be built - 45
- » Land area per unit - 225 sqm
- » Sale price per unit - RO 150K
- » Rental per unit - RO 1,000
- » Total project cost - RO 7 Million
- » Project Sale price - RO 3.5 Million



Investment Prospectus



OFFER

INR - 75,00,000/-

USD \$ - 1,00,000/-

Minimum Entry - Per 1 Unit Capital Note

No Maximum Upper Limit

Minimum expected ROI 15% + and IRR at 21% + Per Annum

{In some cases, profits payable quarterly, half yearly and yearly basis}

Large tickets or multiple notes will give big boost in leveraging great opportunities to make profits books day first.

★ All investments are backed by real estate assets - Making it much secured investment ★



Contact Us

Contact Us : - For further details on each separate project, kindly contact our expert team members



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