

# ABOUT MBS REALTY

## *Experience That Creates Value*

### Who We Are

For over **20 years**, MBS Realty has been shaping high-quality, sustainable real estate by combining **deep local expertise with global investment intelligence**.

Our philosophy is simple:  
**Excellence through Quality.**

Unlike conventional real estate brokers, MBS Realty operates as a **strategic real estate partner**, delivering value through insight, ethics, transparency, and long-term vision.

### Why MBS Realty vs Conventional Realtors

Aspect	MBS Realty	Conventional Realtors
Approach	Advisory-led, strategic	Transaction-focused
Experience	20+ years	Limited / fragmented
Transparency	End-to-end clarity	Often opaque
Delivery	Time-bound & accountable	Delays common
Client Focus	Long-term value creation	Short-term gains

## THE MBS ECOSYSTEM

### *Success Through Partnership*

### What Is the MBS Ecosystem?

The **MBS Ecosystem** is not a slogan — it is our **competitive advantage**.

It is the intelligence created from the continuous interaction between:

- Strategic assets
- Operating platforms
- Global partnerships

- Market intelligence

This ecosystem allows us to **identify opportunities faster, evaluate risks better, and execute with precision.**

### MBS Ecosystem vs Traditional Real Estate Models

Element	MBS Ecosystem	Traditional Model
Decision Making	Data + insight driven	Price driven
Opportunity Sourcing	Proactive & global	Reactive & local
Risk Management	Structured & layered	Ad-hoc
Partnerships	Long-term alliances	One-time transactions

### Core Benefits of the MBS Ecosystem

- **Clarity**  
We see opportunities early and act with confidence.
- **Precision**  
Strategic intelligence sharpens every decision.
- **Cultivation**  
Relationships don't just support deals — they create them.
- **Scale**  
Global networks unlock larger, smarter opportunities.

## OUR SERVICES

### *Comprehensive Real Estate Solutions*

### What We Can Do For You

We combine **experience, intelligence, and execution expertise** to deliver a full spectrum of real estate services.

## Service Comparison: MBS Realty Advantage

Service Area	Our Approach	Market Standard
Land Advisory	Legal + financial + feasibility	Price-only focus
Land Mapping	Tech-enabled precision	Manual / partial
Built-to-Suit	Custom, future-ready	Generic solutions
Transaction Management	End-to-end	Fragmented

## Key Services Offered

### Land Services

- Identification & acquisition strategy
- Due diligence & feasibility analysis
- Valuation & negotiation support

### Land Mapping

- Title clarity support
- Boundary verification
- Development-ready assessments

### Land Advisory

- Risk profiling
- Exit strategy planning
- Investment structuring

### Built-to-Suit Opportunities

- Custom solutions for corporates & investors
- Scalable, future-focused designs

# MAKING YOUR DREAM A REALITY

*Client-Centric. Transparent. Reliable.*



## Our Commitment to You

Property is more than an investment — it is a **life decision**.

That's why we:

- Simplify complex real estate decisions
- Offer expert guidance at every stage
- Ensure transparency, ethics, and accountability

Our team works relentlessly to **exceed expectations**, not just meet them.

## MBS Realty Promise

- ✓ Ethical practices
- ✓ On-time delivery
- ✓ Clear documentation
- ✓ Long-term relationship focus

## VALUE CREATION & MARKET INSIGHT

### *Building Sustainable Growth*

### Our Value Philosophy

We believe **long-term value creation** is the foundation of successful real estate.

We:

- Identify the right solution
- Structure sustainable business models
- Maximize returns while managing risk

This approach has positioned MBS Realty strongly in India's evolving residential and land investment markets.

## OUR FLAGSHIP PROJECT

### MBS GLOBAL ECO-AGRI VILLAGE & INVESTMENT PROJECT

*Where Families, Farming & Financial Freedom Come Together*







Promoted & Managed by: **MBS Agro Projects & Investments Ltd.**  
Part of: **MBS Realty**

## PROJECT OVERVIEW – AT A GLANCE

The MBS Global Eco-Agri Village & Investment Project is a professionally structured agricultural land investment combined with eco-village living, designed to deliver:

- ☐ Clear-title agricultural land ownership
- ☐ Income generation within **9 months**
- ☐ Guaranteed **share-based returns**
- ☐ Long-term capital appreciation
- ☐ Self-sustained family & community living
- ☐ Complete legal, governance & digital transparency

This is **not a conventional real estate project**.

This is a **complete life & livelihood system**.

## COMPARISON:

### OUR PROJECT vs CONVENTIONAL INVESTMENTS

#### OWNERSHIP STRUCTURE

Aspect	MBS Global Eco-Agri Village	Typical Agri / Real Estate Project
Land Ownership	Direct ownership in investor's name	Often company-held
Structure	50 cents <b>undivided share</b>	Fragmented plots
Legal Safety	Fully compliant, litigation-free	High risk
Control	Investor remains landowner	Limited control



## INCOME MODEL







<b>Income Aspect</b>	<b>MBS Eco-Agri Village</b>	<b>Traditional Land Holding</b>
Income Start	Within 9 months	Often none
Frequency	<b>Daily income streams</b>	Seasonal / uncertain
Sources	Dairy, eggs, poultry, vegetables, tourism	Single crop
Stability	Diversified & guaranteed	High volatility

### **Daily Income Sources Include:**

- ✓ Milk sales
- ✓ Layer eggs
- ✓ Country chicken eggs & meat
- ✓ Organic vegetables
- ✓ Value-added agri products

## **RETURNS & GOVERNANCE**

<b>Feature</b>	<b>MBS Project</b>	<b>Typical Project</b>
Return Basis	Share-based (Producer company)	Promise-based
Transparency	Daily digital updates	Periodic/unclear
Governance	Retired professionals & advisors	Promoter-controlled
Disturbance	Strictly proportional to shares	Discretionary

All investors become shareholders of the **Producer Company**, and **profits are pooled and distributed transparently**.

## **FAMILY-FIRST ECO-VILLAGE MODEL**

*Not Buyers. Not Investors. FAMILY.*









Unlike urban projects driven by EMI stress and isolation, this project creates a **self-sustained family community** based on:

- Pollution-free living
- Organic food security
- Emotional & financial safety
- Community-based support
- Cultural & traditional revival

**Community Size:**

20-50 families managing **40-50 acres collectively**

# AGRICULTURE MODEL – SCIENCE + TRADITION

## Key Differentiators

Aspect	MBS Model	Chemical Farming
Farming Type	Organic & regenerative	Chemical-dependent
Crop System	Polyculture & companion planting	Monoculture
Soil Health	Humus regeneration	Depleted soil
Sustainability	Long-term	Short-term

Guided by Permaculture & Pancha Bhutam Principles  
(Earth, Water, Air, Energy & Space)

# ECO-HOMES & ENERGY FREEDOM

## Organic Housing vs City Housing

Feature	MBS Eco-Homes	Urban Apartments
Materials	Mud, stone, lime, wood	Concrete & chemicals
EMI	None / minimal	30–50 years
Energy	Solar & wind	Grid-dependent
Health	Breathable & natural	Toxic & stressful

## EXIT & INVESTMENT SECURITY

- ☐ **Minimum holding:** 7 years
- ☐ Emergency exit after 5 years (internal transfer)
- ☐ Investor always retains land ownership
- ☐ Appreciation remains with investor forever

This ensures **capital safety + predictable income + legacy creation.**

## WHY THIS PROJECT IS UNIQUE

- ✓ Real land ownership
- ✓ Daily income generation
- ✓ Eco-village living option
- ✓ Transparent governance
- ✓ ESG-aligned investment
- ✓ Ideal for NRIs & family legacy planning

## FINAL POSITIONING STATEMENT

\*\*“This is not a real estate project.  
This is not just farming.  
This is not just housing.

This is a home for families.  
Here, we live as one family,  
we grow as one family,  
we earn as one family.”\*\*