

LAND INVESTMENT SCHEMES OF BHARAT NIRMAN LIMITED

Schemes for the Ventures of Telangana

Ventures Locations: Adilabad Dist, Asifabad Dist, Mahabubnagar Dist, Medak Dist, Nagarkurnool Dist, Narayanpet Dist, Sangareddy Dist & Vikarabad Dist.

Sl. No.	Scheme Category	Scheme Code	Plot Size	Sale Consideration Through Optional Schemes (For EMI Payments)					Returns on Investment (ROI) in 12 to 15 Years (Through Short Term, Mid Term & Long Term Commercial Crops and Forestry Plantation)						Cumulative Returns on Investment (ROI) Through Plantation in 12 to 15 Years (+/- 5%)	Telangana Farm Lands Value Appreciation at the Rate of 3% - QOQ - A Measure of Real Estate Growth from One Quarter to the next. And, the Plot Value at the end of the 15th year. (+/- 5%)	Total Returns on Investment (Both from Plantation & Land Appreciation) 100% Tax-Free Income & No Capital Gains (+/- 5%).	Returns Sharing between Owner & Company at 75% - 25%. The Minimum Returns Commitment from Bharat Nirman Limited to the Plot Owner for his/her part of 75% at the end of the 15th year.	Buy-Back Options from Bharat Nirman Limited with a Lumpsum Amount. (Depends on the Tenure and EMI's paid, the Customer/Investor will get a Lumpsum Amount through the Below Time Framed options including his/her investment, which is Equivalent of 10% to 12.25% on the basis of Monthly Compounding Interest) Get guaranteed returns in the form of a lumpsum buy-back income.							
				Scheme Tenure	Rate Per Square Yard	Total Plot Cost	Percentage (%) of Down Payment	Plot Booking Amount	Interest Free EMI	Through Aloe Vera	Through Hop Shoots	Through Agarwood	Through Malabar Neem	Through Mahogany					Through Red Sandalwood	Through Sandalwood	Percentage (%) of Interest You Get P/A	3rd Year (Between 36th to 47th Month)	4th Year (Between 48th to 59th Month)	5th Year (Between 60th to 71st Month)	6th Year (Between 72nd to 83rd Month)	7th Year (Between 84th to 95th Month)
1	EWS Group	TS0211	121 Sq. Yards (or) 1 Guntas	1 Yrs / 12 Months	₹1,40,000/-	10%	₹14,000/-	₹10,500/-	₹66,000/-	₹92,000/-	₹1,33,000/-	₹85,000/-	₹1,45,000/-	₹91,000/-	₹1,05,000/-	₹7,22,000/-	121 Sq. Yards X ₹1,750/- = ₹2,11,750/-	₹9,33,750/-	₹7,00,312/-	12.25%	₹2,14,480/-	₹2,42,280/-	₹2,73,684/-	₹3,09,158/-	₹3,49,231/-	
2		TS0212		2 Yrs / 24 Months	₹1,40,000/-	15%	₹21,000/-	₹4,958/-																		
3		TS0213		3 Yrs / 36 Months	₹1,40,000/-	20%	₹28,000/-	₹3,111/-																		
4		TS0215		5 Yrs / 60 Months	₹1,40,000/-	25%	₹35,000/-	₹1,750/-																		
5		TS0217		7 Yrs / 84 Months	₹1,40,000/-	30%	₹42,000/-	₹1,167/-																		
6		TS0241		1 Yrs / 12 Months	₹2,55,000/-	10%	₹25,500/-	₹19,125/-																		
7	MIG Group	TS0242	242 Sq. Yards (or) 2 Guntas	2 Yrs / 24 Months	₹2,55,000/-	15%	₹38,250/-	₹9,031/-	₹1,32,000/-	₹1,84,000/-	₹2,66,000/-	₹1,70,000/-	₹2,90,000/-	₹1,82,000/-	₹2,10,000/-	₹14,44,000/-	242 Sq. Yards X ₹1,750/- = ₹4,23,500/-	₹18,67,500/-	₹14,00,625/-	12.25%	₹3,80,361/-	₹4,38,346/-	₹5,06,931/-	₹5,86,106/-	₹6,76,381/-	
8		TS0243		3 Yrs / 36 Months	₹2,55,000/-	20%	₹51,000/-	₹5,667/-																		
9		TS0245		5 Yrs / 60 Months	₹2,55,000/-	25%	₹63,750/-	₹3,187/-																		
10		TS0247		7 Yrs / 84 Months	₹2,55,000/-	30%	₹76,500/-	₹2,125/-																		
11		TS0651		1 Yrs / 12 Months	₹6,00,000/-	10%	₹60,000/-	₹45,000/-																		
12		TS0652		2 Yrs / 24 Months	₹6,00,000/-	15%	₹90,000/-	₹21,250/-																		
13	HIG Group	TS0653	605 Sq. Yards (or) 5 Guntas	3 Yrs / 36 Months	₹6,00,000/-	20%	₹1,20,000/-	₹1,333/-	₹3,30,000/-	₹4,60,000/-	₹6,65,000/-	₹4,25,000/-	₹7,25,000/-	₹4,55,000/-	₹5,25,000/-	₹36,10,000/-	605 Sq. Yards X ₹1,750/- = ₹10,58,750/-	₹46,68,750/-	₹35,01,562/-	12.25%	₹8,95,617/-	₹10,04,219/-	₹11,25,990/-	₹12,62,527/-	₹14,15,620/-	
14		TS0655		5 Yrs / 60 Months	₹6,00,000/-	25%	₹1,50,000/-	₹7,500/-																		
15		TS0657		7 Yrs / 84 Months	₹6,00,000/-	30%	₹1,80,000/-	₹5,000/-																		
16		TS1201		1 Yrs / 12 Months	₹1,10,000/-	10%	₹11,000/-	₹8,200/-																		
17		TS1202		2 Yrs / 24 Months	₹1,10,000/-	15%	₹16,500/-	₹3,958/-																		
18		TS1203		3 Yrs / 36 Months	₹1,10,000/-	20%	₹22,000/-	₹2,444/-																		
19	EWS Group	TS1205	1,210 Sq. Yards (or) 10 Guntas / 1/4 Acre	5 Yrs / 60 Months	₹1,10,000/-	25%	₹27,500/-	₹13,750/-	₹6,60,000/-	₹9,20,000/-	₹13,30,000/-	₹8,50,000/-	₹14,50,000/-	₹9,10,000/-	₹10,50,000/-	₹72,20,000/-	1,210 Sq. Yards X ₹1,750/- = ₹2,11,750/-	₹9,37,900/-	₹7,03,125/-	12.25%	₹1,84,1965/-	₹2,18,1068/-	₹2,54,1155/-	₹2,93,1255/-	₹3,36,1345/-	
20		TS1207		7 Yrs / 84 Months	₹1,10,000/-	30%	₹33,000/-	₹9,167/-																		
21		TS2401		1 Yrs / 12 Months	₹2,00,000/-	10%	₹20,000/-	₹15,000/-																		
22		TS2402		2 Yrs / 24 Months	₹2,00,000/-	15%	₹30,000/-	₹7,833/-																		
23		TS2403		3 Yrs / 36 Months	₹2,00,000/-	20%	₹40,000/-	₹4,444/-																		
24		TS2405		5 Yrs / 60 Months	₹2,00,000/-	25%	₹50,000/-	₹28,000/-																		
25	HIG Group	TS2407	2,420 Sq. Yards (or) 20 Guntas / 1/2 Acre	7 Yrs / 84 Months	₹2,00,000/-	30%	₹60,000/-	₹16,667/-	₹13,20,000/-	₹18,40,000/-	₹26,60,000/-	₹17,00,000/-	₹29,00,000/-	₹18,20,000/-	₹21,00,000/-	₹14,40,000/-	2,420 Sq. Yards X ₹1,750/- = ₹4,23,500/-	₹18,67,500/-	₹14,00,250/-	12.25%	₹3,641,007/-	₹4,341,158/-	₹5,093,781/-	₹5,941,557/-	₹6,889,919/-	
26		TS4801		1 Yrs / 12 Months	₹36,00,000/-	10%	₹3,60,000/-	₹2,70,000/-																		
27		TS4802		2 Yrs / 24 Months	₹36,00,000/-	15%	₹5,40,000/-	₹1,750,000/-																		
28		TS4803		3 Yrs / 36 Months	₹36,00,000/-	20%	₹7,20,000/-	₹80,000/-																		
29		TS4805		5 Yrs / 60 Months	₹36,00,000/-	25%	₹9,00,000/-	₹45,000/-																		
30		TS4807		7 Yrs / 84 Months	₹36,00,000/-	30%	₹10,80,000/-	₹30,000/-																		

Schemes for the Ventures of Karnataka

Ventures Locations: Bidar Dist, Kalaburgi/Gulbarga Dist & Yadgir Dist.

Sl. No.	Scheme Category	Scheme Code	Plot Size	Sale Consideration Through Optional Schemes (For EMI Payments)					Returns on Investment (ROI) in 12 to 15 Years (Through Short Term, Mid Term & Long Term Commercial Crops and Forestry Plantation)						Cumulative Returns on Investment (ROI) Through Plantation in 12 to 15 Years (+/- 5%)	Karnataka Farm Lands Value Appreciation at the Rate of 2.5% - QOQ - A Measure of Real Estate Growth from One Quarter to the next. And, the Plot Value at the end of the 15th year. (+/- 5%)	Total Returns on Investment (Both from Plantation & Land Appreciation) 100% Tax-Free Income & No Capital Gains (+/- 5%).	Returns Sharing between Owner & Company at 75% - 25%. The Minimum Returns Commitment from Bharat Nirman Limited to the Plot Owner for his/her part of 75% at the end of the 15th year.	Buy-Back Options from Bharat Nirman Limited with a Lumpsum Amount. (Depends on the Tenure and EMI's paid, the Customer/Investor will get a Lumpsum Amount through the Below Time Framed options including his/her investment, which is Equivalent of 10% to 12.25% on the basis of Monthly Compounding Interest) Get guaranteed returns in the form of a lumpsum buy-back income.							
				Scheme Tenure	Rate Per Square Yard	Total Plot Cost	Percentage (%) of Down Payment	Plot Booking Amount	Interest Free EMI	Through Aloe Vera	Through Hop Shoots	Through Agarwood	Through Malabar Neem	Through Mahogany					Through Red Sandalwood	Through Sandalwood	Percentage (%) of Interest You Get P/A	3rd Year (Between 36th to 47th Month)	4th Year (Between 48th to 59th Month)	5th Year (Between 60th to 71st Month)	6th Year (Between 72nd to 83rd Month)	7th Year (Between 84th to 95th Month)
1	EWS Group	KA0211	121 Sq. Yards (or) 1 Guntas	1 Yrs / 12 Months	₹1,30,000/-	10%	₹13,000/-	₹9,750/-	₹66,000/-	₹92,000/-	₹1,33,000/-	₹85,000/-	₹1,45,000/-	₹91,000/-	₹1,05,000/-	₹7,22,000/-	121 Sq. Yards X ₹1,500/- = ₹1,81,500/-	₹9,03,500/-	₹6,77,625/-	12.25%	₹1,99,160/-	₹2,24,975/-	₹2,54,135/-	₹2,87,076/-	₹3,24,286/-	
2		KA0212		2 Yrs / 24 Months	₹1,30,000/-	15%	₹19,500/-	₹4,604/-																		
3		KA0213		3 Yrs / 36 Months	₹1,30,000/-	20%	₹26,000/-	₹2,889/-																		
4		KA0215		5 Yrs / 60 Months	₹1,30,000/-	25%	₹39,000/-	₹1,625/-																		
5		KA0217		7 Yrs / 84 Months	₹1,30,000/-	30%	₹51,000/-	₹1,083/-																		
6		KA0241		1 Yrs / 12 Months	₹2,35,000/-	10%	₹23,500/-	₹17,625/-																		
7	MIG Group	KA0242	242 Sq. Yards (or) 2 Guntas	2 Yrs / 24 Months	₹2,35,000/-	15%	₹35,250/-	₹8,323/-	₹1,32,000/-	₹1,84,000/-	₹2,66,000/-	₹1,70,000/-	₹2,90,000/-	₹1,82,000/-	₹2,10,000/-	₹14,44,000/-	242 Sq. Yards X ₹1,500/- = ₹3,63,000/-	₹18,07,000/-	₹13,55,250/-	12.25%	₹3,60,020/-	₹4,18,685/-	₹4,81,399/-	₹5,48,945/-	₹6,21,350/-	
8		KA0243		3 Yrs / 36 Months	₹2,35,000/-	20%	₹47,000/-	₹5,222/-																		
9		KA0245		5 Yrs / 60 Months	₹2,35,000/-	25%	₹58,750/-	₹2,937/-																		
10		KA0247		7 Yrs / 84 Months	₹2,35,000/-	30%	₹70,500/-	₹1,958/-																		
11		KA0651		1 Yrs / 12 Months	₹5,50,000/-	10%	₹55,000/-	₹41,250/-																		
12		KA0652		2 Yrs / 24 Months	₹5,50,000/-	15%	₹82,500/-	₹19,479/-																		
13	HIG Group	KA0653	605 Sq. Yards (or) 5 Guntas	3 Yrs / 36 Months	₹5,50,000/-	20%	₹1,10,000/-	₹1,222/-	₹3,30,000/-	₹4,60,000/-	₹6,65,000/-	₹4,25,000/-	₹7,25,000/-	₹4,55,000/-	₹5,25,000/-	₹36,10,000/-	605 Sq. Yards X ₹1,500/- = ₹9,07,500/-	₹45,17,500/-	₹33,88,125/-	12.25%	₹8,20,982/-	₹9,20,534/-	₹10,32,157/-	₹11,57,316/-	₹12,97,651/-	
14		KA0655		5 Yrs / 60 Months	₹5,50,000/-	25%	₹1,37,500/-	₹6,875/-																		
15		KA0657		7 Yrs / 84 Months	₹5,50,000/-	30%	₹1,65,000/-	₹4,583/-																		
16		KA1201		1 Yrs / 12 Months	₹1,10,000/-	10%	₹11,000/-	₹8,200/-																		
17		KA1202		2 Yrs / 24 Months	₹1,10,000/-	15%	₹16,500/-	₹3,417/-																		
18		KA1203		3 Yrs / 36 Months	₹1,10,000/-	20%	₹22,000/-	₹2,222/-																		
19	EWS Group	KA1205	1,210 Sq. Yards (or) 25 Cents / 1/4 Acre	5 Yrs / 60 Months	₹1,10,000/-	25%	₹27,500/-	₹13,750/-	₹6,60,000/-	₹9,20,000/-	₹13,30,000/-	₹8,50,000/-	₹14,50,000/-	₹9,10,000/-	₹10,50,000/-	₹72,20,000/-	1,210 Sq. Yards X ₹1,500/- = ₹1,81,500/-	₹9,35,000/-	₹6,76,250/-	12.25%	₹1,84,1965/-	₹2,18,1068/-	₹2,54,1155/-	₹2,93,1255/-	₹3,36,1345/-	
20		KA1207		7 Yrs / 84 Months	₹1,10,000/-	30%	₹33,000/-	₹9,167/-																		
21		KA2401		1 Yrs / 12 Months	₹1,80,000/-	10%	₹18,000/-	₹13,500/-																		
22		KA2402		2 Yrs / 24 Months	₹1,80,000/-	15%	₹27,000/-	₹4,444/-																		
23		KA2403		3 Yrs / 36 Months	₹1,80,000/-	20%	₹36,000/-	₹4,000/-																		
24		KA2405		5 Yrs / 60 Months	₹1,80,000/-	25%	₹45,000/-	₹22,500/-																		
25	HIG Group	KA2407	2,420 Sq. Yards (or) 50 Cents / 1/2 Acre	7 Yrs / 84 Months	₹1,80,000/-	30%	₹54,000/-	₹15,000/-	₹13,20,000/-	₹18,40,000/-	₹26,60,000/-	₹17,00,000/-	₹29,00,000/-	₹18,20,000/-	₹21,00,000/-	₹14,40,000/-	2,420 Sq. Yards X ₹1,500/- = ₹3,63,000/-	₹18,67,500/-	₹13,55,250/-	12.25%	₹3,641,007/-	₹4,341,158/-	₹5,093,781/-	₹5,941,557/-	₹6,889,919/-	
26		KA4801		1 Yrs / 12 Months	₹32,00,000/-	10%	₹3,20,000/-	₹2,40,000/-																		
27		KA4802		2 Yrs / 24 Months	₹32,00,000/-	15%	₹4,80,000/-	₹1,33,333/-																		
28		KA4803		3 Yrs / 36 Months	₹32,00,000/-	20%	₹6,40,000/-	₹80,000/-																		
29		KA4805		5 Yrs / 60 Months	₹32,00,000/-	25%	₹8,00,000/-	₹40,000/-																		
30		KA4807		7 Yrs / 84 Months	₹32,00,000/-	30%	₹9,60,000/-	₹26,667/-																		

Schemes for the Ventures of Andhra Pradesh

Ventures Locations: Anantapur Dist, Kadapa Dist, Kurnool Dist, Prakasam Dist & Srikakulam Dist.

Sl. No.	Scheme Category	Scheme Code	Plot Size	Sale Consideration Through Optional Schemes (For EMI Payments)					Returns on Investment (ROI) in 12 to 15 Years (Through Short Term, Mid Term & Long Term Commercial Crops and Forestry Plantation)						Cumulative Returns on Investment (ROI) Through Plantation in 12 to 15 Years (+/- 5%)	Andhra Pradesh Farm Lands Value Appreciation at the Rate of 2.5% - QOQ - A Measure of Real Estate Growth from One Quarter to the next. And, the Plot Value at the end of the 15th year. (+/- 5%)	Total Returns on Investment (Both from Plantation & Land Appreciation) 100% Tax-Free Income & No Capital Gains (+/- 5%).	Returns Sharing between Owner & Company at 75% - 25%. The Minimum Returns Commitment from Bharat Nirman Limited to the Plot Owner for his/her part of 75% at the end of the 15th year.	Buy-Back Options from Bharat Nirman Limited with a Lumpsum Amount. (Depends on the Tenure and EMI's paid, the Customer/Investor will get a Lumpsum Amount through the Below Time Framed options including his/her investment, which is Equivalent of 10% to 12.25% on the basis of Monthly Compounding Interest) Get guaranteed returns in the form of a lumpsum buy-back income.							
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1	EWS Group	AP0211	121 Sq. Yards (or) 1 Guntas	1 Yrs / 12 Months	₹1,20,000/-	10%	₹12,000/-																			