



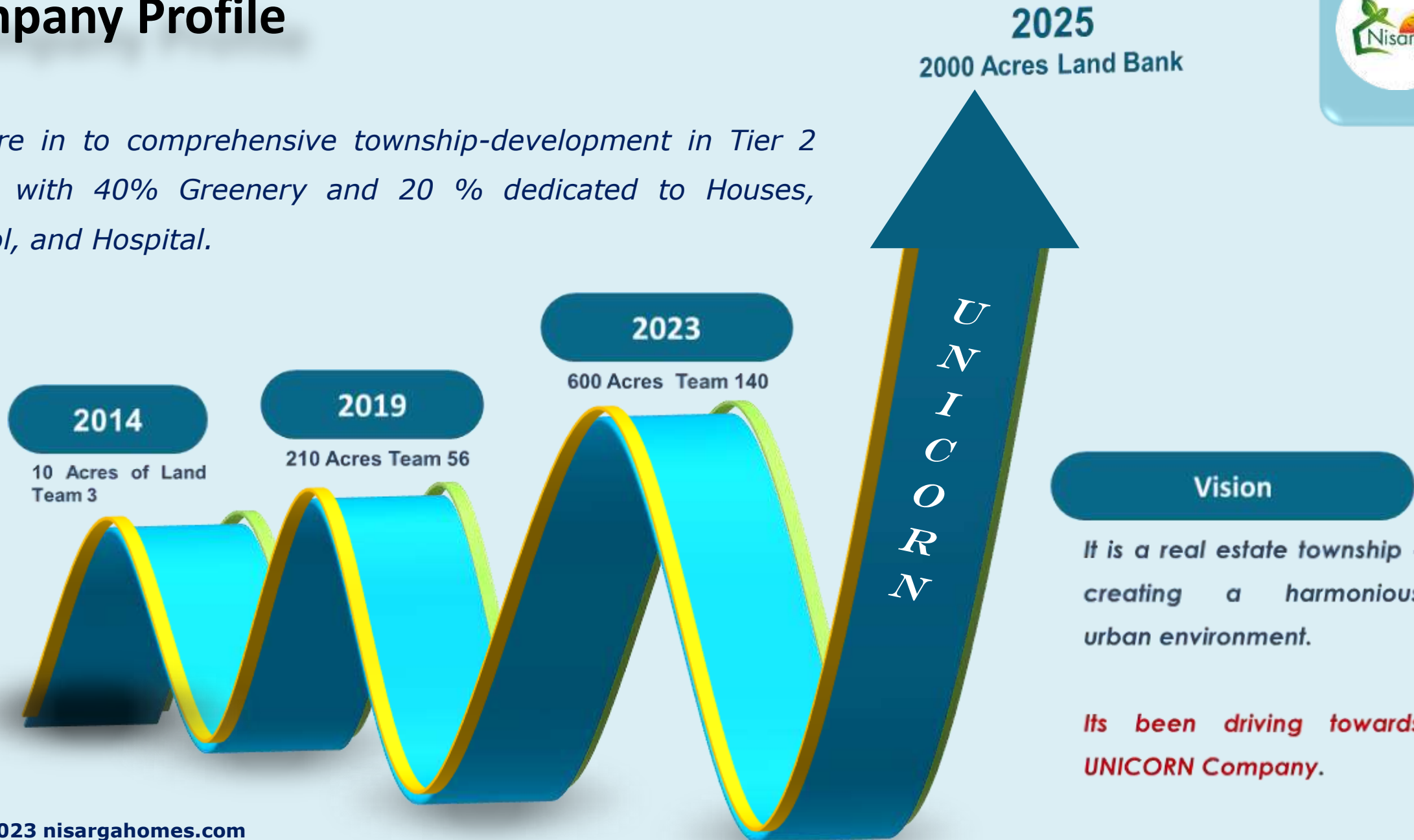
Nisarga Family Homes Private Limited

Investment Pitch Deck
2023-24

Company Profile



- We are in to comprehensive township-development in Tier 2 Cities with 40% Greenery and 20 % dedicated to Houses, School, and Hospital.



Vision

It is a real estate township - creating a harmonious urban environment.

Its been driving towards UNICORN Company.



Dr. Sanjay Hatti

Chairman and Managing Director

: The Founder

Greetings from Mr. Sanjay Hatti,.....!

*The **Chairman & Managing Director** of Nisarga Group of Companies. He has almost two decades of expertise across several business sectors. He is well regarded throughout Southern India for his trailblazing and visionary contributions to shaping the next generation of modern Indians through his innovative work as a corporate leader and educationalist.*

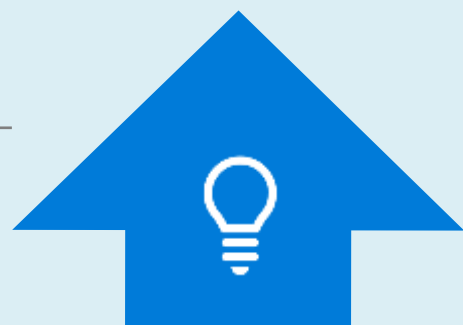
He has taken an active role in various business initiatives across multiple sectors such as Real Estate Comprehensive Township Development, Hospital, Print Media, Educational Institution, Hotels & Resorts, and, So on..

Companies have become more and more successful in adopting UNICORN's model under his leadership.



Big Innovations

*Creating the comprehensive Smarter city with
Greenery & ECO systems*



VISION

*We have the great vision to creating the
Greater & Smarter cities.*

Mission

*Quality of Land Bank with excellent service in Development of
infrastructures .*



Core Values

*Satisfying the customer with Quality of
Longer service,*



Nisarga Traction so far





01

No Organized Companies

No Organized players in Tier II Cities



03

Price Fluctuations

Fluctuations in person to Person.
No FIX Price



05

Legal Issues

So many Legal Issues arising and not completing Legal Norms



02

Market Demand

Demand Overtime differ



04

No Development

Failed to provide the Minimum Development



06

Knowledge less

Running by illiterates, Gundas, Crimi Layer people's & having less Knowledge persons



PROBLEMS

Continue in Next Slide



07

Age of Project

Longer sale period in one project. Dead Stock maintaining.



09

Unaccountable

Completely Cash. Trans. Killing the economy growth



11

Low Appreciation

Very less property appreciation over in next year



08

Stand By

Most of them Overnight turn the boards and cheat the people



10

Commitment fail

Never fulfill the commitments as assured.



12

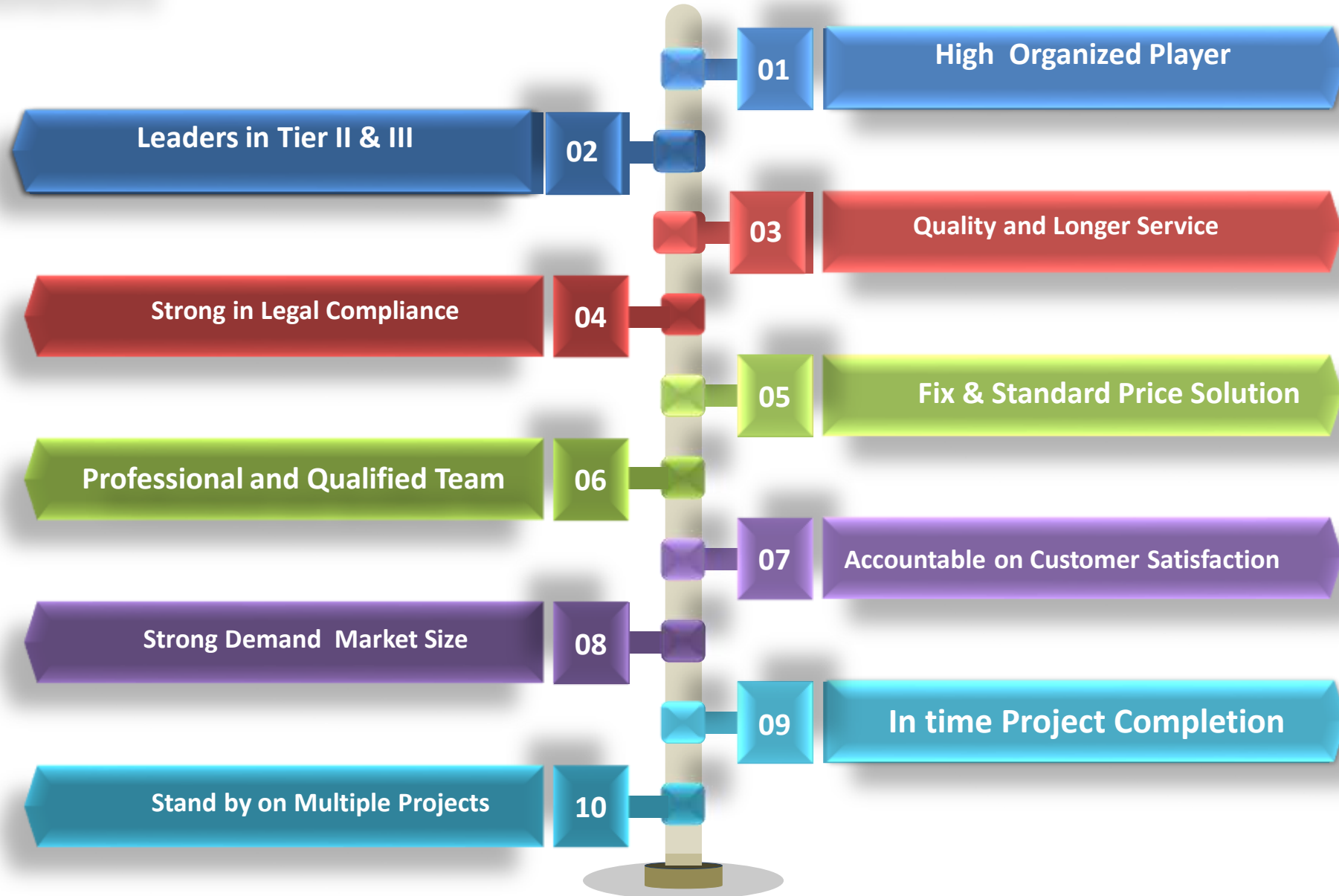
Short term Business

No Brand with no continue projects.



PROBLEMS

Nisarga Solutions



Projects Snapshot



Plot Development	Infra Development	Revenue & Inventory
Plots Developed 3780	House Sold & Constructed 65	Revenue Incurred SGD 311 Million (From 2019)
Plots Sold 3180	Apartment (Under Construction) 60	Current inventory 690
Avg Selling Price SGD 19,672	Completed Project 1 International School 1 Multi Speciality Hospital	Value of Inventory SGD 13.75 Million



We developed 15,246,000 Square Feet Land





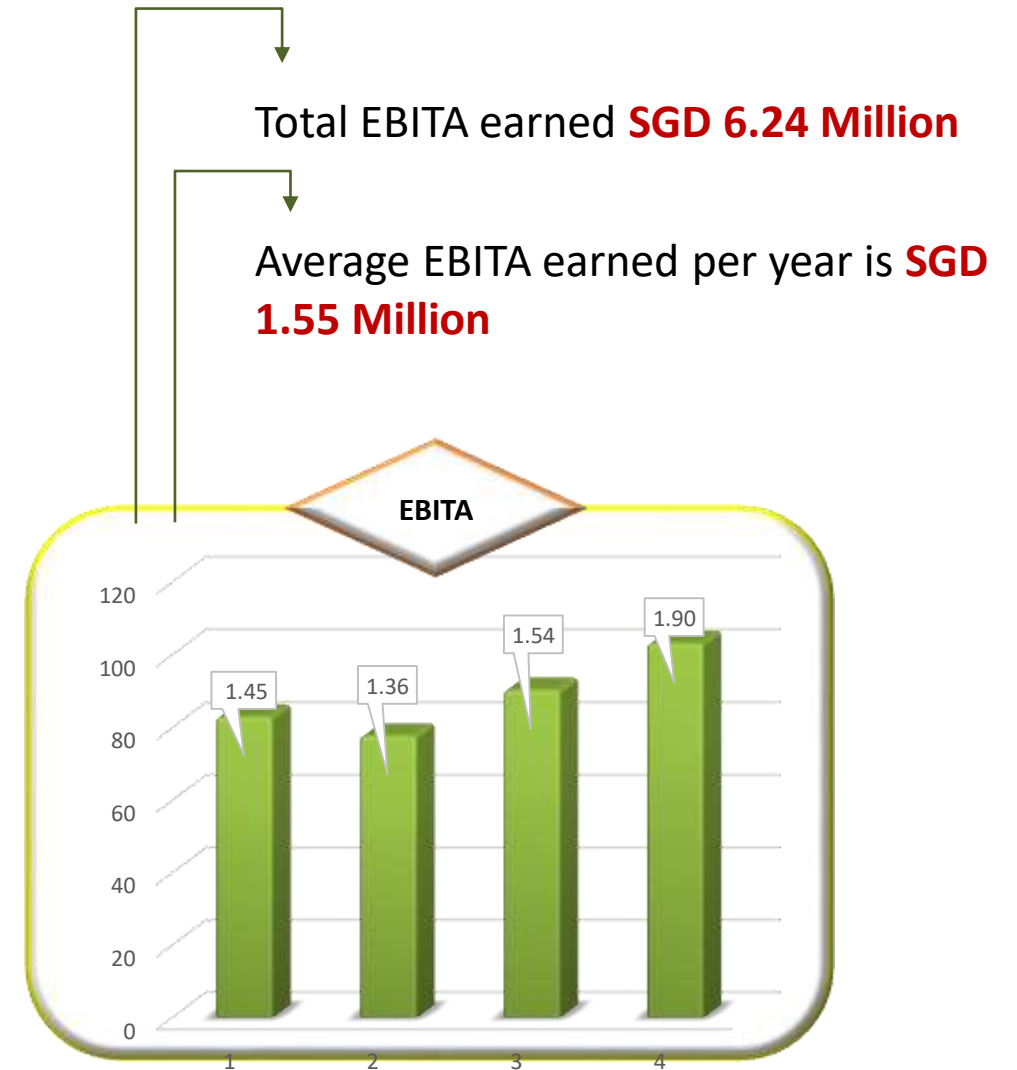
Historical Financial Information

(SGD in Million)



The Revenue Income has Strong in Position

The Revenue has Increased **up to 145 % PA**



Why to Invest - Snapshot



0%

Zero Debt free Company



Revenue has Increased up to 1,266% on Equity Investment



Compound Return on Equity Investment (ROI) is increased to 252%



Running towards Profitable UNICORN Company in next 4 Years



Break- Even on Investment is 1.7 Years Only

Investment ASK



Investment

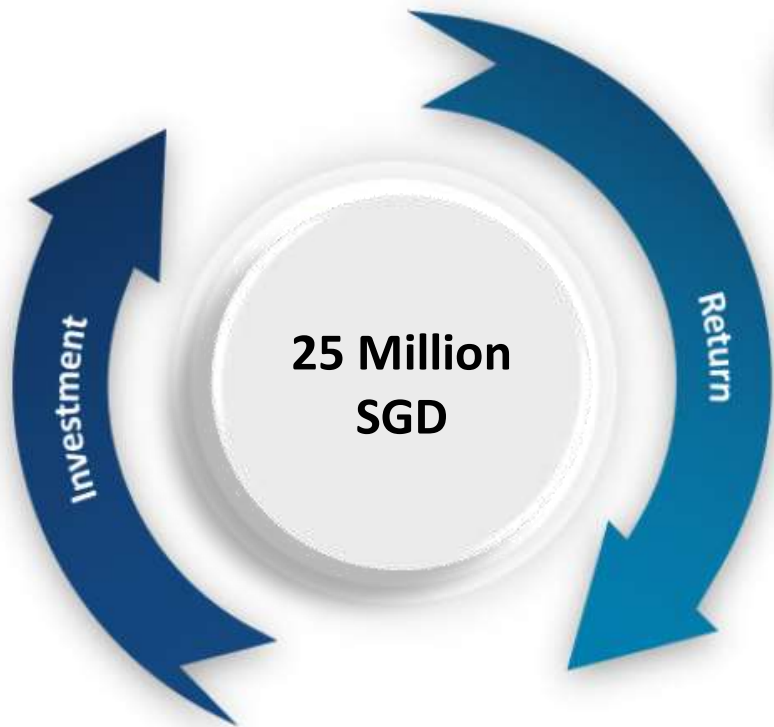
Ask : SGD 25 Million required with offer 15 % Equity Share



Cost of Source

Utilise in Expansion of Business Units

- 80 % on New Business Operation Activities
- 10% on Staff Welfare Activities
- 10 % on Existing Business Operation



Funds Utilise for Operation Activities





Source of Revenue

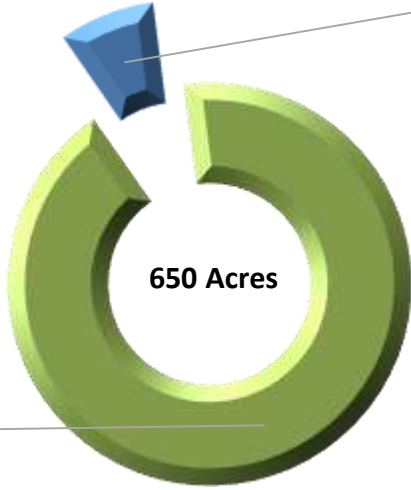


Source of revenue from Non Agriculture Land

JDA

Open Plots
600 Acres

- 26 Million Sqft Land developing
- 240 Acres available with 40% JDA for which generate the source of income through open plots Ie., 4,320 Open Plots



Construction
50 Acres

- 2 Million Sqft Land developing for Houses
- 900 Units are available for Houses



REVENUE OPPORTUNITY

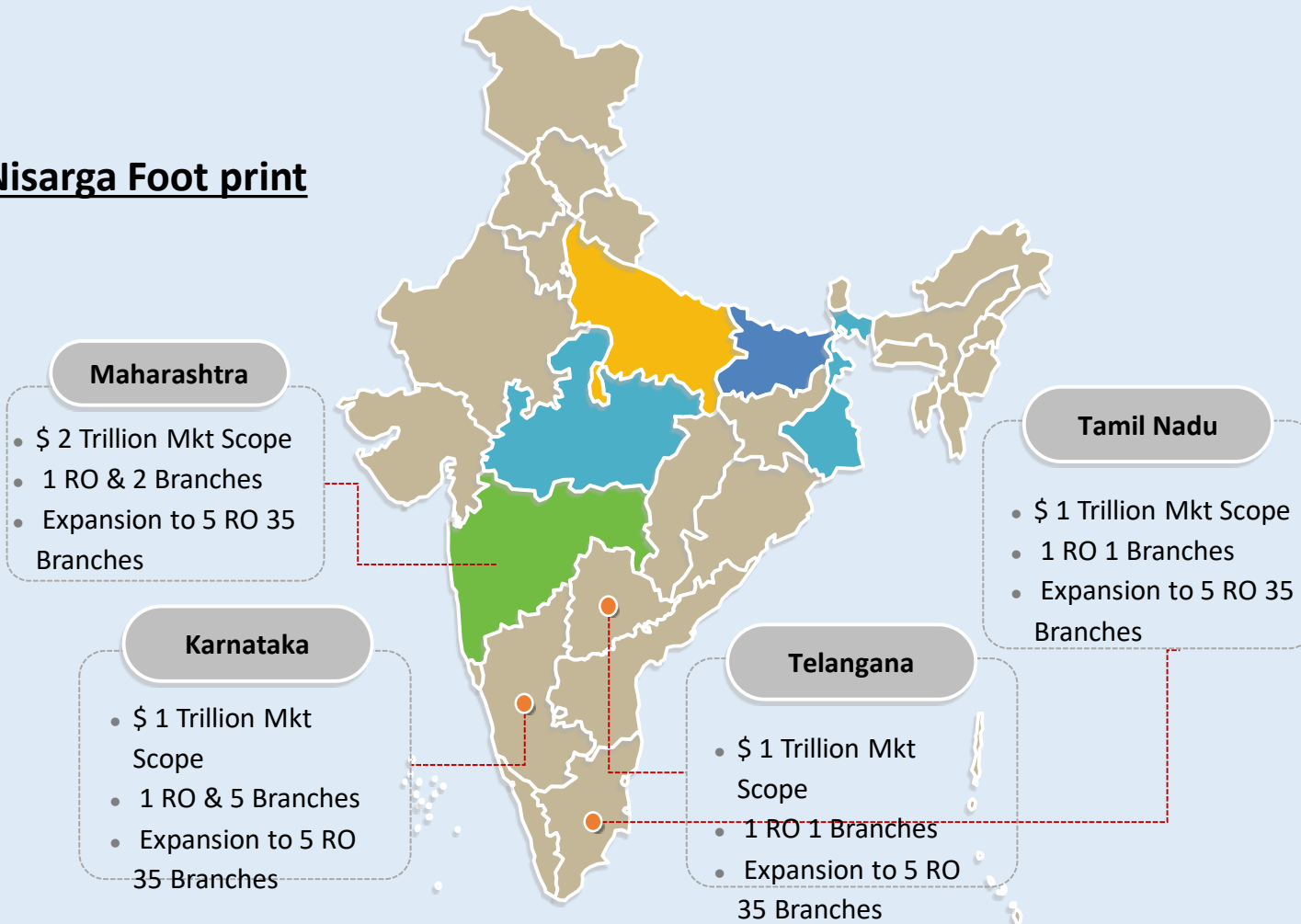
The Revenue of Each Plot is SGD 19,672

The Revenue of Each House is SGD 90,163

Business Opportunity

We have significant presences in the states of Maharashtra, Telangana, and Karnataka. There are upcoming developments in Tamilnadu and Andhra Pradesh.

Nisarga Foot print



Indian Market Size

➤ Market size will reach 5,250 Trillion dollars in 2030 .which is equal to 18% of the India GDP.

Expected Nisarga Business Opportunity

❖ In FY 2024 to till 2026 is market opportunity is **SGD 350 Millions**

Business Financial Model - Plan

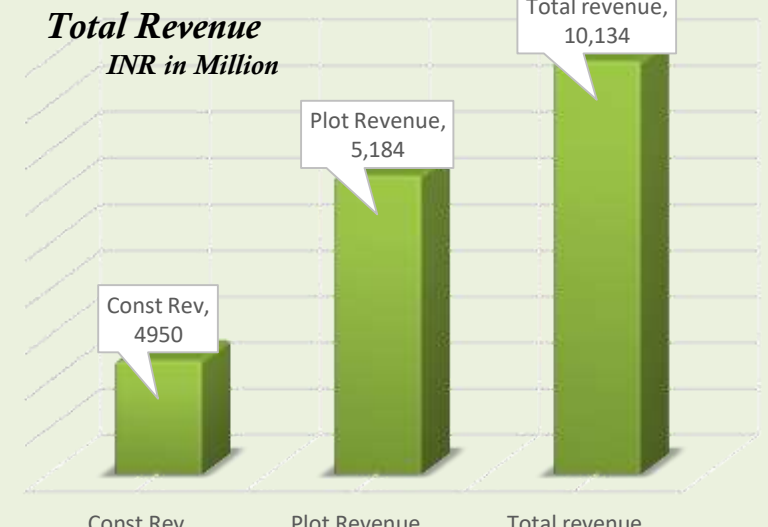
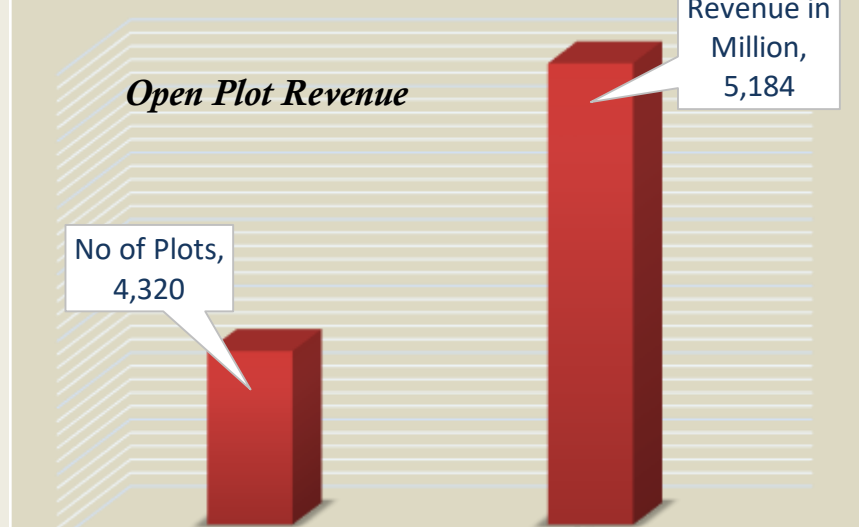
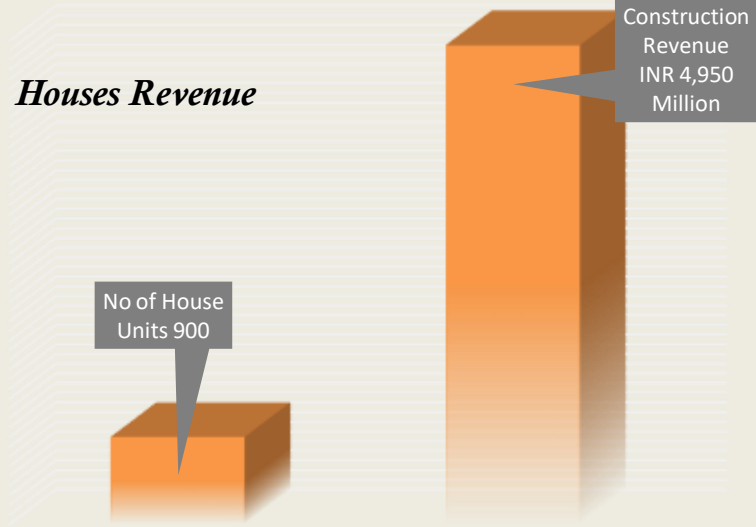
(Fig In Million)

Particulars	FY 23	FY 24	FY 25	FY 26	FY 27
	Pre IPO			Post IPO	
Regional office	1	3	5	16	30
No of Branch	7	21	35	112	210
Land Acquire in Acres	290	869	1,449	4,637	8,694
No of Plots Aviable	5,216	15,649	26,082	83,462	1,56,492
<i>Open Plot</i>	4,316	14,749	25,182	81,662	1,53,792
<i>Houses Plots</i>	900	900	900	1,800	2,700
Source of Collected Income (INR)	10,130	22,649	35,168	1,07,895	1,99,400
Source of Collected Income (SGD)	166	371	577	1,769	3,269
Break up of Income Source					
80% As Revenue (INR)	8,104	18,119	28,135	86,316	1,59,520
20% As Reserved Assets (INR)	2,026	4,530	7,034	21,579	39,880
80% As Revenue (SGD)	133	297	461	1,415	2,615
20% As Reserved Assets (SGD)	33	74	115	354	654

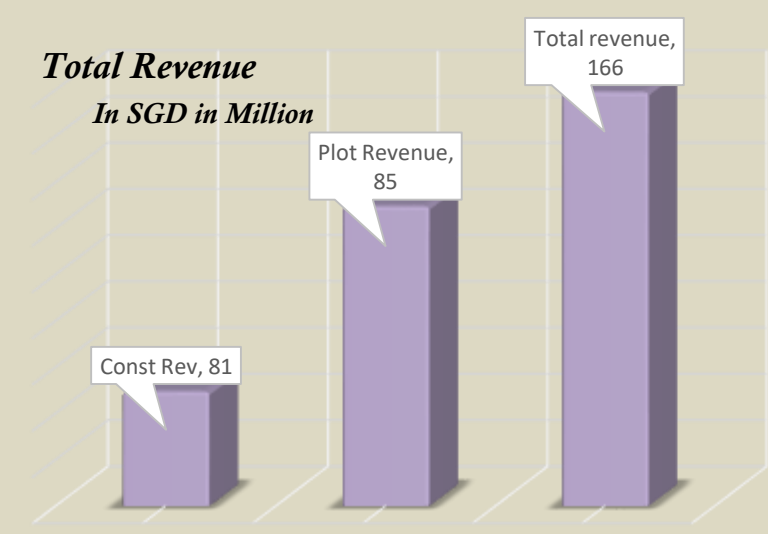
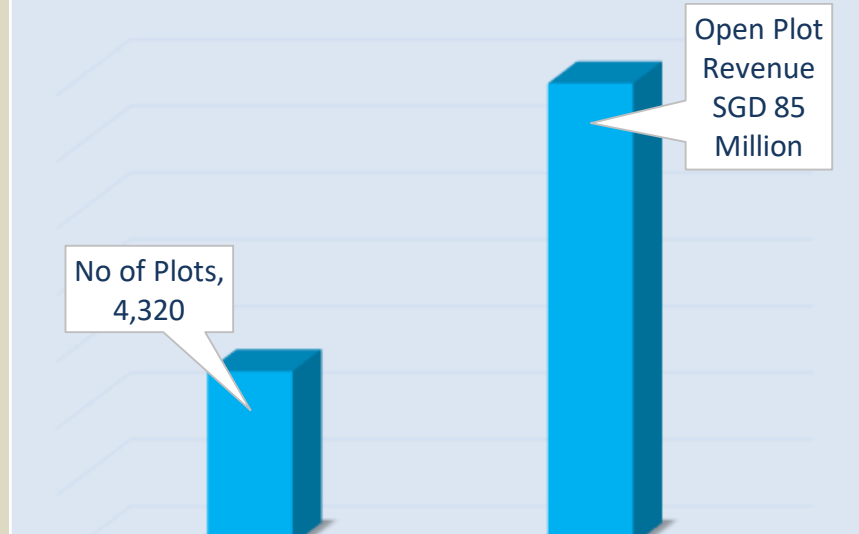
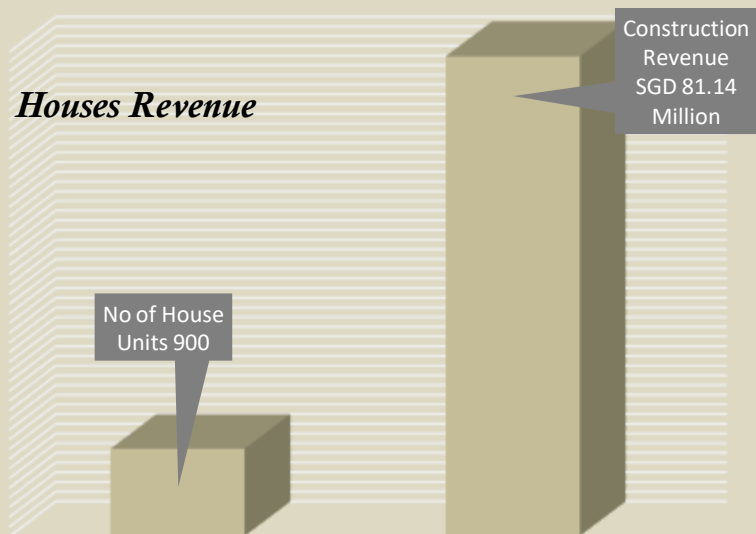
Business Financial Model- Chart

(Fig In Million)

Revenue with India Currency – INR (As below)



Revenue with Singapore Currency – SGD (As below)



Statement of P&L in Next 5 Years

(Fig In SGD - Million)

Particulars	FY 23	FY 24	FY 25	FY 26	FY 27
	Pre IPO			Post IPO	
Sale value	133	297	461	1,415	2,615
85% Reserved Assest convert into Sale			28.23	126	294
Ttal Revenue Income	133	297	489	1,541	2,909
Land Acquire Cost	32	107	178	570	1,069
Development Cost	24	71	119	380	713
Tota Direct Cost	55	178	297	950	1,782
Gross Profit	77	119	193	591	1,128
Gross Profit %	58%	40%	42%	84%	129%
Average Gross Profit	47%			106%	
Indirect Cost	20	43	71	191	301
EBITA	58	76	121	400	817
EBITA in %	43%	26%	25%	52%	84%
Average EBITA in %	31%			68%	

ASK

Return on Investment

Ask : SGD 25 Million required with offer 15 % Equity Share on 30 Million Number of Shares

Share lot Size is 30 Million

Share Value Offer

Particulars	Million
Shares Available	30
15% of Shares Offer	4.5
Value of Each Share(after discount)	350
Value of Share offered in INR	1575
Value of Share offered in SGD	25.8

Discount Offer 23 % with an amount of SGD 7.5 Million



Investment

Pre Share Value is INR 450

Post Share Value is INR 1350 ie. 3x

Offer Discount 23% on Each Share allotted to INR 350 Each

ROI with EXIT Period

Shares will be Offer with an Equity Investment Buyback with

Free Exit period 3 Years with 2X ROI

Free Exit period 5 Years with 3X ROI



UPCOMING PROJECTS



HYDERABAD (Villa projects)

A royal collection of Indian traditional villas township in 50 Acres coming up at Hyderabad.



GULBARGA PROJECTS

- Nisarga Apartments Project -----10 Acres
- Nisarga Row Houses Project ----- 5 Acres
- Nisarga Open Plots Project ----- 150Acres
- Nisarga Villas Project ----- 10 Acres

Ongoing Projects



Nisarga Gurudwara Phase2 Plotting Project. Land Area 18.52 Acres. NA&Buda Approved Project



Nisarga Gurudwara Apartment Project. NA&Buda Approved Project



Nisarga Chondi township Plotting Project. Land Area 40.0 Acres. NA&Buda Approved Project



Nisarga Agrahar Plotting Project. Land Area 24.82 Acres. NA&Buda Approved Project



Nisarga Bawapur3 Plotting Project. Land Area 35.52 Acres. NA&Buda Approved Project



Nisarga Belur Hells Plotting Project. Land Area 55.54 Acres. NA&Buda Approved Project

UPCOMING PROJECTS



BIDAR PROJECTS

- Nisarga Open Plotting Projects —
– 200 Acres



YADGIR PROJECTS

- Nisarga Open Plotting
Projects — 100 Acres



RAICHUR PROJECTS

- Nisarga Open Plotting Projects — 100
Acres

Completed Projects



Nisarga Gumpa1 Villa Project. Land Area : 9.8 Acres. NA&Buda Approved Project



Nisarga Gumpa2 Polting Project. Land Area 8.98 Acres. NA&Buda Approved Project



Nisarga Chondi Polting Project. Land Area 45.0 Acres. NA&Buda Approved Project



Nisarga Gumpa4 Polting Project. Land Area 14.98 Acres. NA&Buda Approved Project



Nisarga Gurudwara Phase1 Polting Project. Land Area 27.98 Acres. NA&Buda Approved Project



Nisarga Hamilapur Polting Project. Land Area 35.3 Acres. NA&Buda Approved Project



Nisarga Gumpa3 Polting Project. Land Area 10.45 Acres. NA&Buda Approved Project



Nisarga Bhalki Plotting Project. Land Area 15.8 Acres. NA&Buda Approved Project

Nisarga Hamilapur row house Project. NA&Buda Approved Project

Nisarga Bawapur1 Plotting Project. Land Area 15.8 Acres. NA&Buda Approved Project.

Nisarga Bawapur2 Plotting Project. Land Area 10.0 Acres. NA&Buda Approved Project



Nisarga Amplapure Plotting Project. Land Area 25.0 Acres. NA&Buda Approved Project

Nisarga Azadpur Plotting Project. Land Area 30.0 Acres. NA&Buda Approved Project

Nisarga Vedaa Plotting Project. Land Area 39.0 Acres. NA&Buda Approved Project

Nisarga Vedaa Plotting Project. Land Area 39.0 Acres. NA&Buda Approved Project

Associate Companies



APARTMENT PROJECT, BIDAR



ONGOING OPEN PLOT PROJECT

UPCOMING APARTMENT PROJECT, KALBURGI



UPCOMING VILLA PROJECT, KALABURAGI



Artistic representation of
Bird-eye view



EDIFY INTERNATIONAL SCHOOL, BIDAR



UPCOMING RESORT, BIDAR



HOSPITAL PROJECT, BIDAR



ಕರ್ನಾಟಕ ರಾಜ್ಯದ 28 ಡಿಸೆಂಬರ್ 2022 ರಂದು ಬಿಡುಗಡೆಯಾದ ದಿನಪತ್ರಿಕೆ

ಜೈನಮಾಸ

ಜೈನ ಧರ್ಮದ ಸಂಸ್ಕೃತಿ ಮತ್ತು ಮೌಖಿಕ ಸಂಸ್ಕೃತಿ

ಟಿ-3 ಸೂತ್ರವೇ ಟಾಪ್

ಅನಗತ್ಯ ನಿರ್ಬಂಧ ಬೇಡವೆಂದ ಪ್ರಧಾನಿ, ಮುಂಜಾಗ್ರತೆ ಕ್ರಮ ಅನುಸರಿಸಲು ಸಲಹೆ

ಜನರ ಅಭಿಪ್ರಾಯವನ್ನು ಗಮನಿಸಿ, ಸರ್ಕಾರದ ಕಾರ್ಯಕ್ರಮಗಳನ್ನು ಮುಂದುವರಿಸುವುದಾಗಿ ಪ್ರಧಾನಿ ನರೇಂದ್ರ ಮೋದಿ ಹೇಳಿದರು.

ಪ್ರಧಾನಿ ಮೋದಿ, ಕರ್ನಾಟಕದ ಬೆಂಗಳೂರಿನಲ್ಲಿ ಇಂದು ರಾಜ್ಯದ ಸರ್ಕಾರದ ಕಾರ್ಯಕ್ರಮಗಳನ್ನು ಮುಂದುವರಿಸುವುದಾಗಿ ಹೇಳಿದರು.

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