



DHRITI
NIRVANA

Courtyard farm home

REWIND | RELIVE | REFRESH

OPPORTUNITY TO EARN
MORE THAN
2X RETURNS
IN NEXT 5 YEARS IN
NIRVANA COURTYARD PROJECT

LET ME FIRST SHOW YOU
THE CURRENT STATUS
OF THE PROJECT
WHERE YOU WOULD
BECOME
AN INVESTOR

MASTER PLAN



Wellness Village

Swimming Pool

Clubhouse

Visitors Parking

Entrance Gate

Outdoor Volleyball Court

Children Play Area

Tennis Court

Goshala

Temple

Outdoor Yoga Deck

Outdoor Yoga Deck

Outdoor Yoga Deck

Rainwater Retention Ponds

Rainwater Retention Ponds

FUTURE EXTENTION

Rainwater Retention Ponds

VF: Vegetable Farm

FF: Fruits Forest

PRABHKAR RESERVATION

PRABHKAR RESERVATION

SUMIT RESERVATION

SUMIT RESERVATION

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6 M Wide Driveway

9 M Wide Driveway

9 M Wide Driveway

9 M Wide Driveway

9 M Wide Driveway

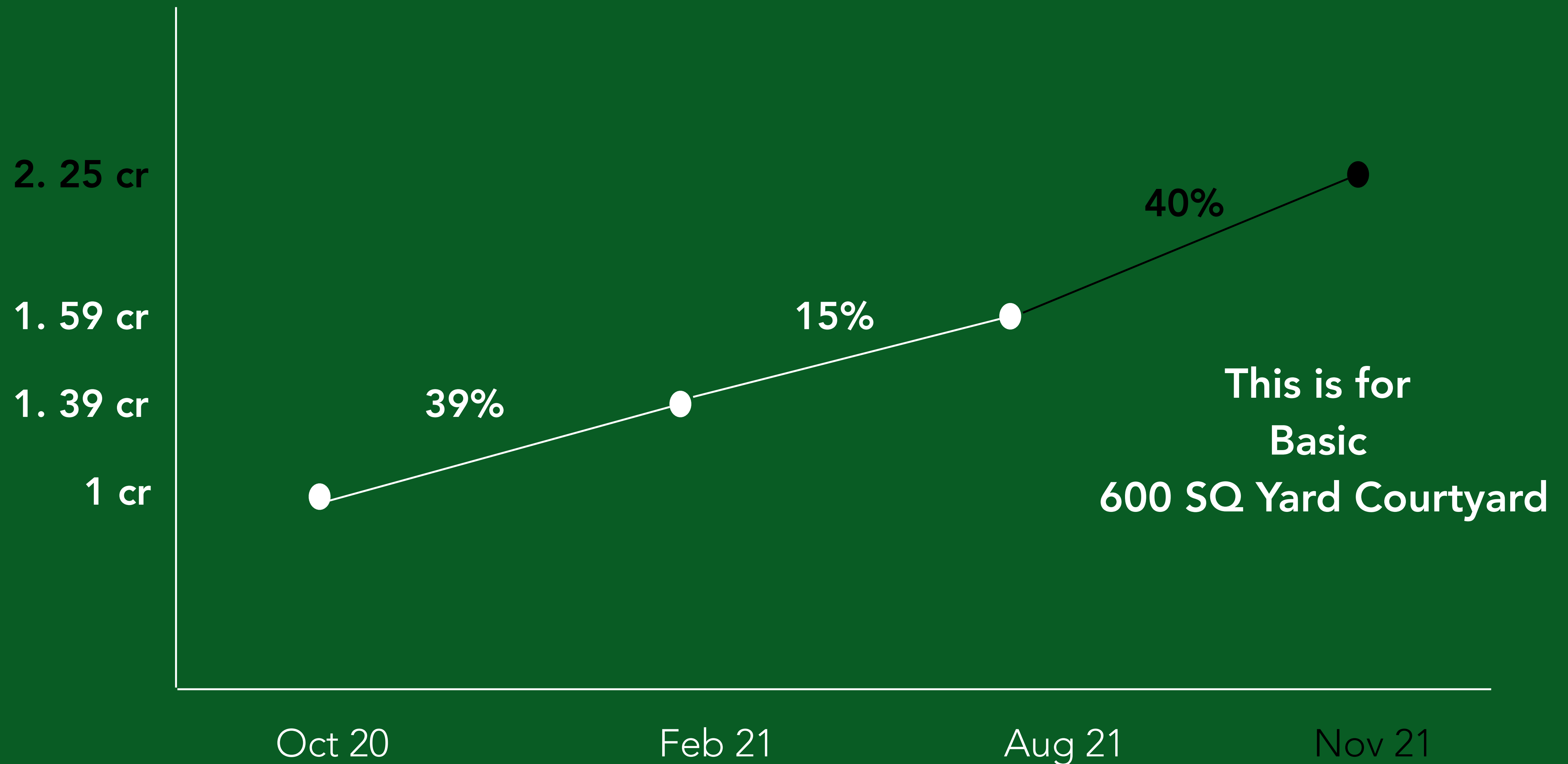
9 M Wide Driveway

OUT OF 91 COURTYARDS
IN PHASE 1

41 COURTYARDS ARE ALREADY SOLD

IN LESS THAN 1 YEAR SINCE BEGINNING
THE PRICE OF
A COURTYARD
HAS ALREADY APPRECIATED BY
50%

PURCHASE PRICE HAS ALREADY STARTED TO DETERMINE PROFIT POTENTIAL



BEFORE WE ANALYSE & DISCUSS THIS
INVESTMENT OPPORTUNITY

LET US FIRST LOOK INTO KEY FACTS
ABOUT DHRITI LIVE SPACES
AND ITS COURTYARD PROJECT - NIRVANA



DHRITI'S VISION IS VERY CLEAR - TO HELP PEOPLE LIVING HEALTHY LIFESTYLE

Clear cut plans for developing sustainable courtyard homes for **next 10 Years**

Phase I - 26 acres, already in progress with 91 courtyard homes (since 2020 October)

Phase II - 34 acres with 167 courtyard homes, starting from November 2021, plans are in sanction phase

Phase III & IV - plan to start the project in the second half of calendar year 2022

AWARDED IGBC PLATINUM RATING - ONLY 2ND
PROJECT IN WHOLE OF HYDERABAD

Rating for Green Housing (Ver 3.0)



SO, WHAT IS THE STATUS OF PHASE I

Nearly 45% work is completed

41 out of 91 courtyards are sold

Target is to complete all infra, club house and amenities by Sep 2022

Possession for first 6 Courtyards are to be given in next 30 - 45 days

Provision for electricity, water, sewage has been made ...

Organic farming already in progress with vegetables being supplied to courtyard owners

CONSTRUCTION PROGRESS



CONSTRUCTION PROGRESS



SO, YOU GUESSED IT RIGHT

PRICES FOR COURTYARD HOMES HAVE ALREADY **APPRECIATED
MORE THAN 50%** IN THIS PROJECT SINCE IT HAS STARTED

BEFORE WE DISCUSS INVESTMENT PROPOSAL FOR YOU

LET US ANALYSE INVESTMENT OPPORTUNITY IN A BIT MORE DETAIL

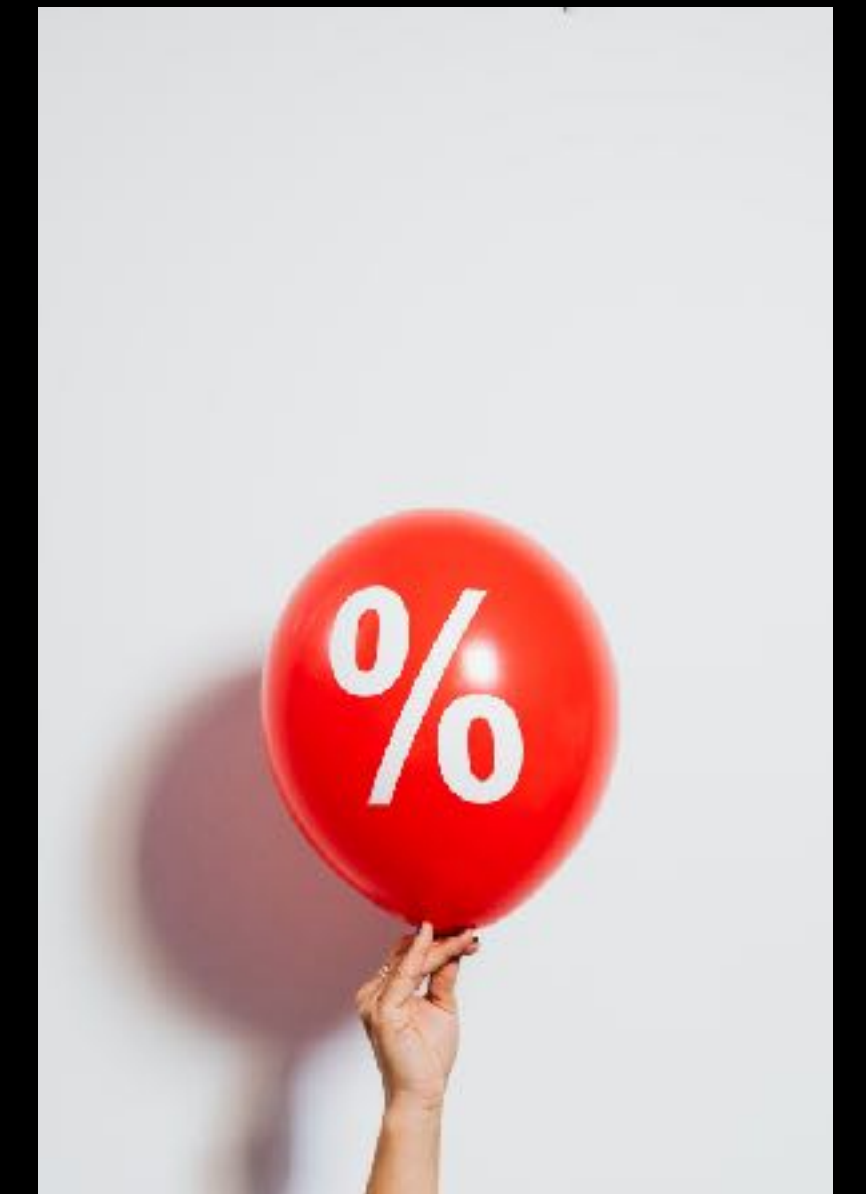
OUR ANALYSIS FOCUSSES ON



**Location -
Zaheerabad**



**Courtyard
Homes**

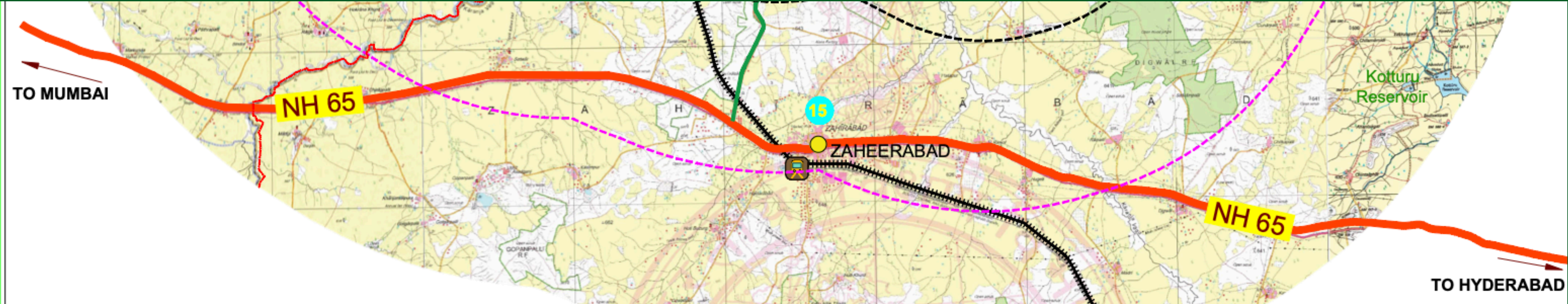


**Investment
Return**

LOCATION CONSIDERATIONS

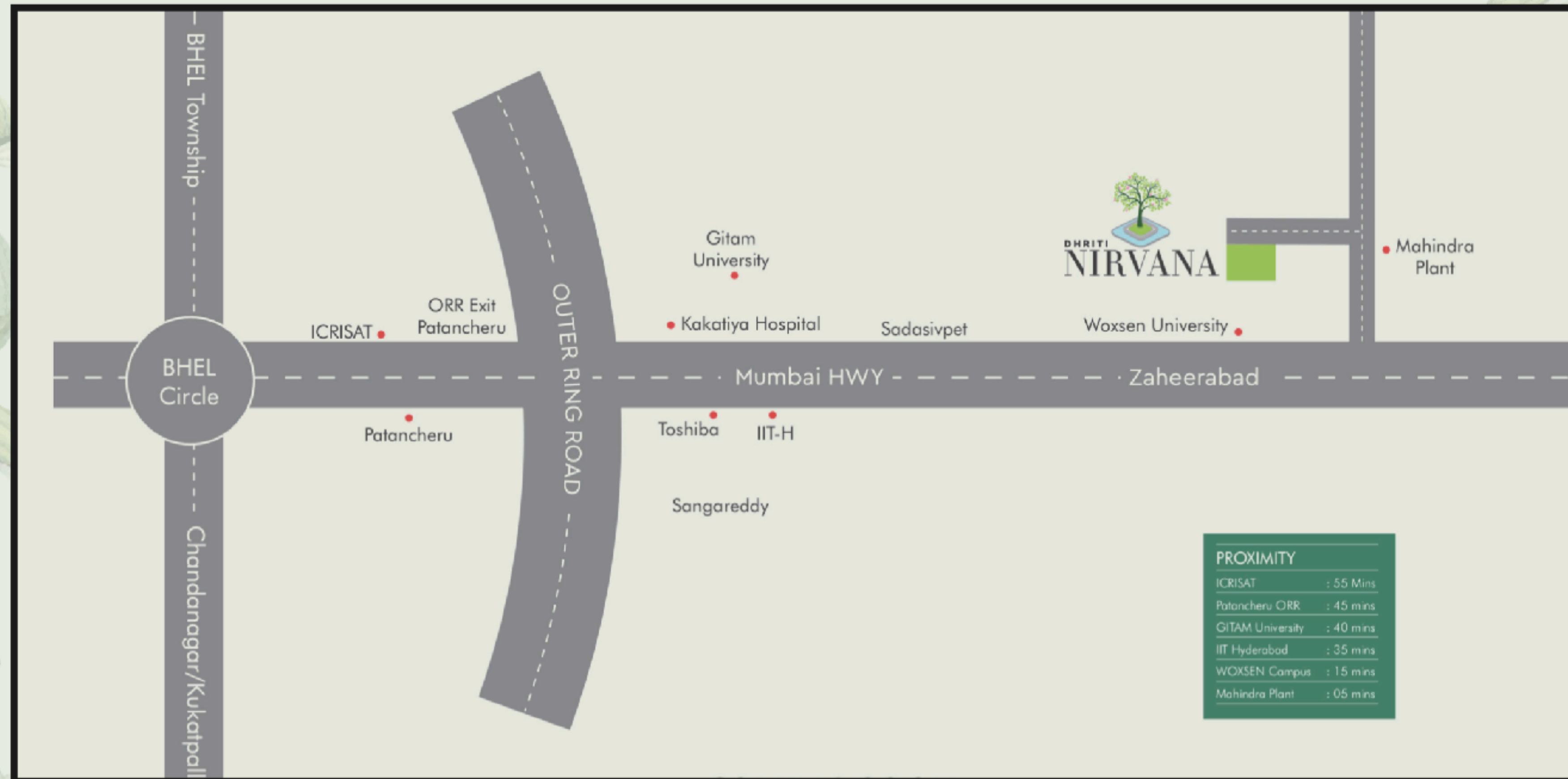
WHAT MAKES **ZAHEERABAD**
AN ATTRACTIVE DESTINATION

EXTREMELY WELL CONNECTED TO MAJOR EXPRESSWAY I.E. NH65



VERY WELL CONNECTED WITH KEY LOCATIONS

CONNECTIVITY



Approximate distance denoted

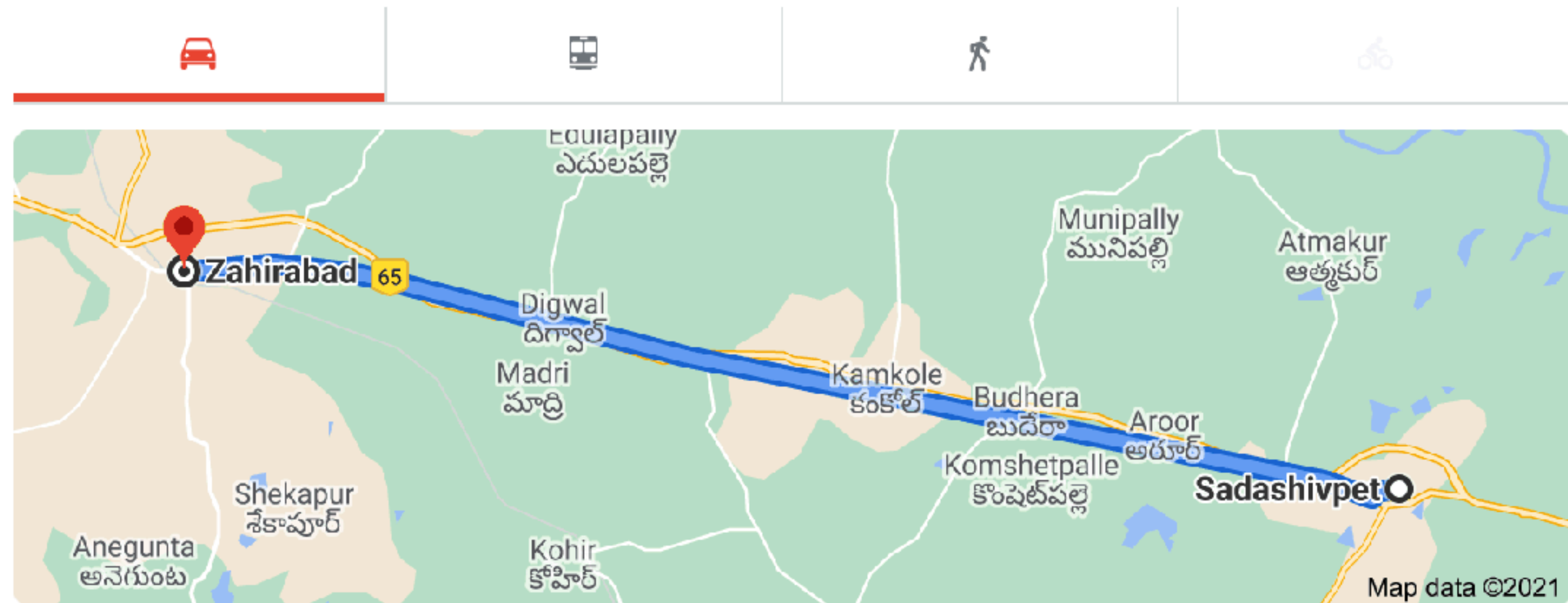
Hitec city - 97kmts | Ameerpet - 100kmts | Secunderabad - 105kmts
ORR - 98kmts | Kukatpally - 90kmts

AROUND 40 MINUTES DRIVE FROM HMDA (HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY) LIMITS

HMDA limit has expanded till Sadashivpeth

Sadashivpet, Telangana 502291

Zahirabad, Telangana

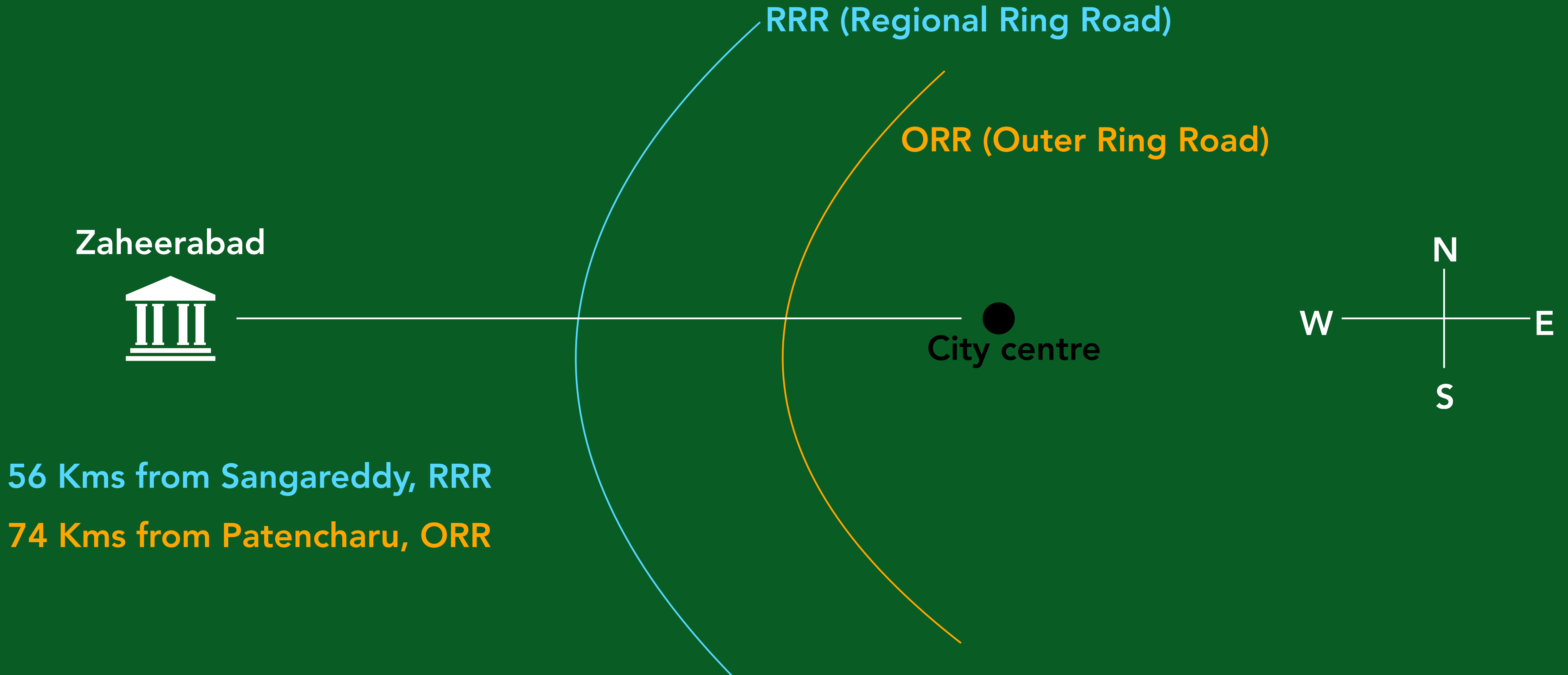


44 min (38.5 km) via NH65



Directions

CITY IS EXPANDING OUTWARDS AND IT CLEARLY BENEFITS NIRVANA PROJECT AT ZAHEERABAD





Location map showing major connectivity

AIRPORT CONNECTIVITY

Bidar airport is in close proximity - 15 KM north of the project site



EASE OF TRANSPORTATION AROUND NIRVANA PROJECT SITE



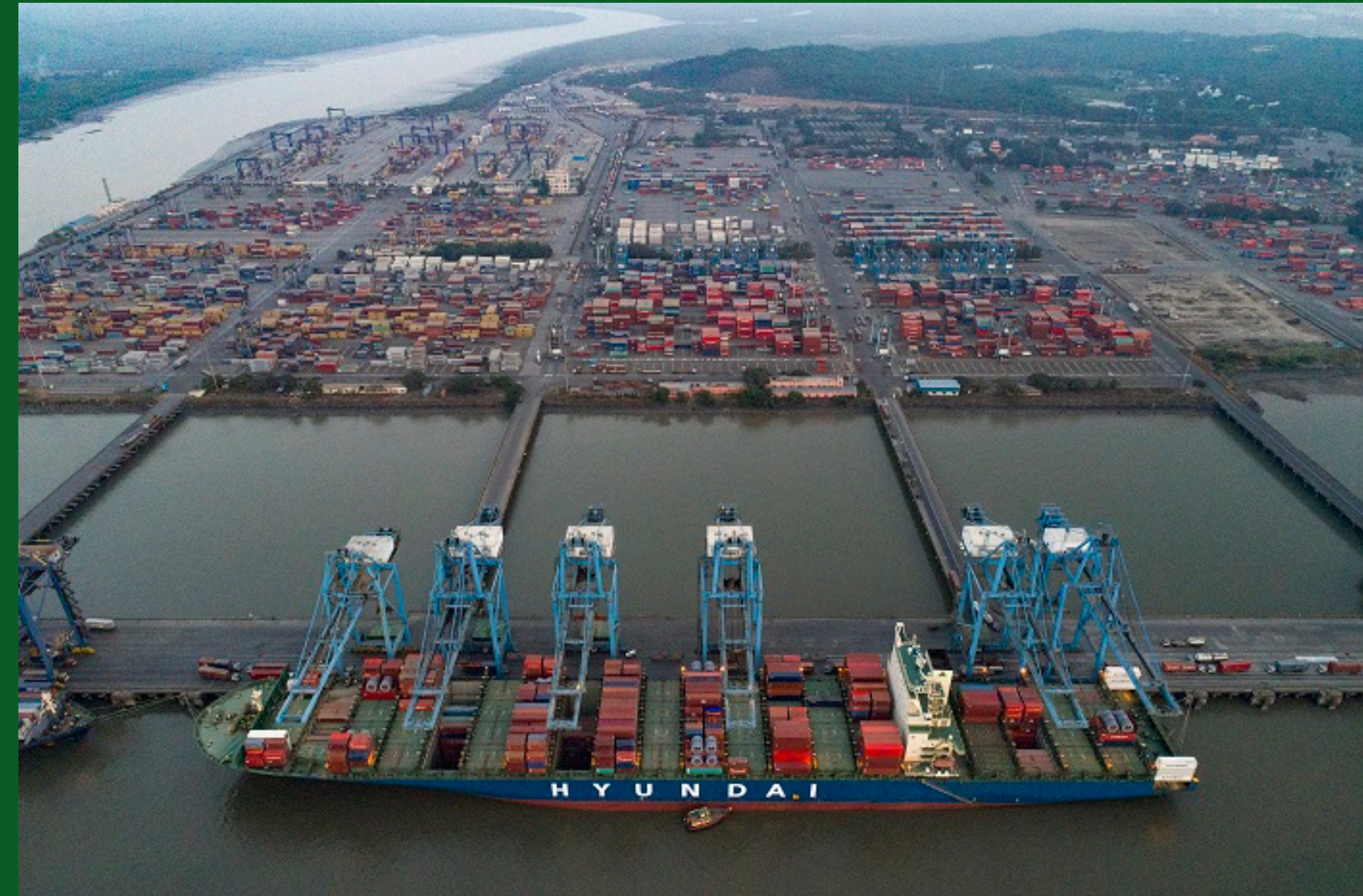
Train and Bus Stations
are within 20 minutes of driving from Nirvana project site,
having frequent trains/buses connecting Hyderabad, Karnataka and Maharashtra

SEAPORT CONNECTIVITY

Through NH - 65, the site connects to ports located on east coast & west coast of India

Krishnpatnam Port and Jawaharlal Port Trust (JNPT)

Both these ports area are equidistant i.e 600km from NIMZ Zaheerabad.



WATER SOURCE FOR NIMZ PROJECT, ZAHEERABAD

Nearest water source is Singur Reservoir located at a distance of 13 km NE of the site



POWER SOURCE FOR NIMZ PROJECT, ZAHEERABAD

Nearest 220kV substation is located at a distance of 40 km, at Sadasivapet while the nearest 400kV substation is located at Shankarpalli near Hyderabad.



CONVENIENCE - HOSPITAL, EDUCATION



Medicover Multispecialty Hospital 10mins



Sanrohi Neuro-ortho Hospital 10mins



Pragathi Nursing Home 20mins



Woxsen University 15mins



Sree Swamy Narayana Gurukula 10mins



Mahindra Academy 5mins

ZAHEERABAD HAS AN EDGE OVER OTHERS IN INDUSTRY DEVELOPMENT

Telangana government is bringing all focus on Zaheerabad **NIMZ** (National Investment and Manufacturing Zone) to boost the manufacturing sector



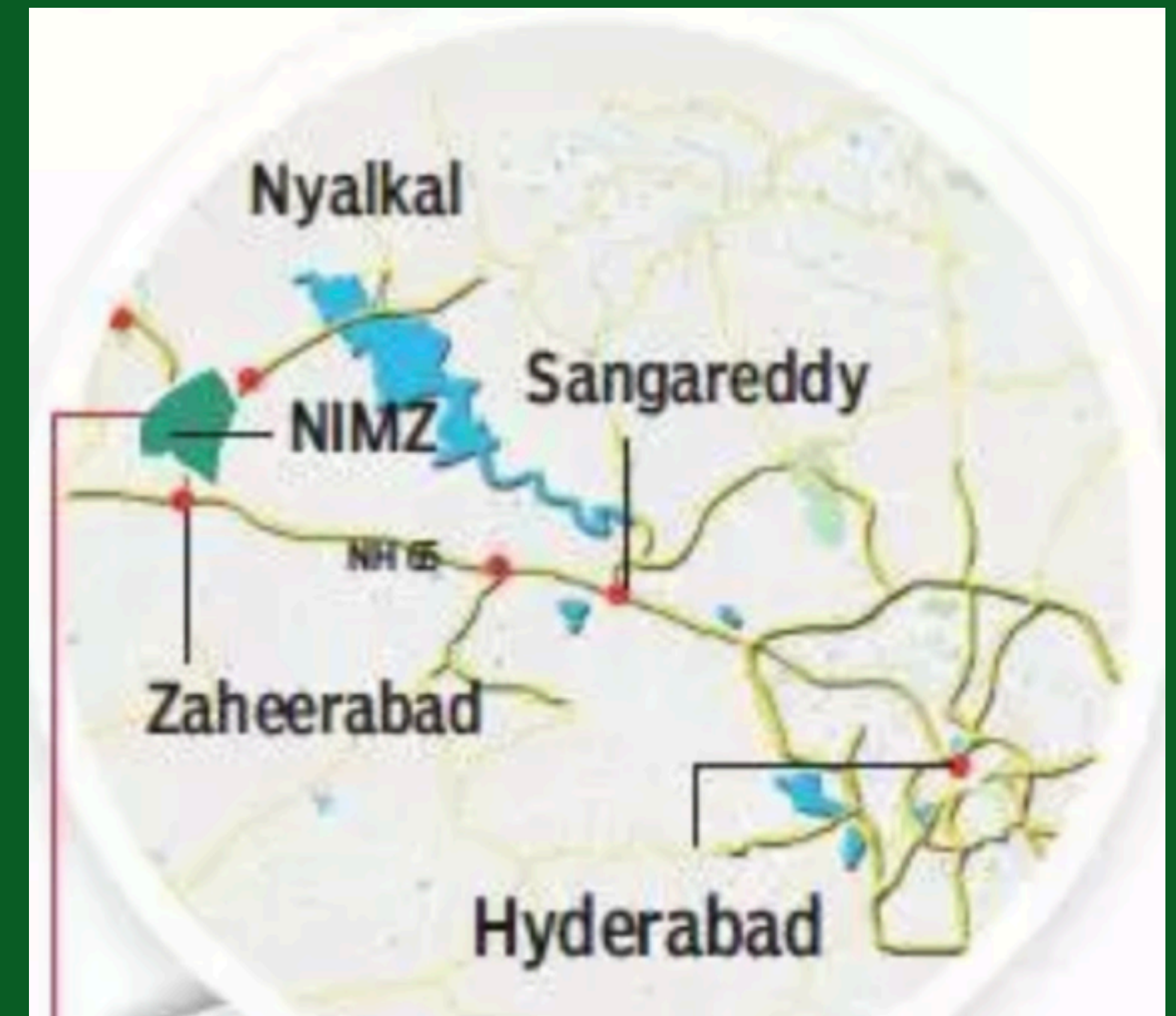
ZAHEERABAD - INFRASTRUCTURE DEVELOPMENT

You can easily see the pace of infra development in Zaheerabad to support NIMZ

Greenfield project of NIMZ with a minimum size of 5000 hectares

4500 Cr is estimated to be spent for internal infrastructure and **6100 Cr** for external linkages

Proposed land use for NIMZ site - **Industrial zone will be 50.9%**, Green Zone 15.6%, **Residential zone 6.1%**



PROPOSED LANDUSE BREAKUP IN NIMZ ZAHEERABAD

Landuse (Zones)⁴	Area in Acres
Manufacturing	7107
Technical Infrastructure	550
Amenities and Utilities	883
Housing	638
Logistics	899
Green Areas	1603
Roads	955
Total	12635

WITH 6.1% LAND USE ONLY FOR
RESIDENTIAL,
NO WONDER WHY
REAL ESTATE PRICE IS
ALREADY ON UPSWING IN ZAHEERABAD

ZAHEERABAD - INDUSTRIAL DEVELOPMENT

Total investment is expected to be in the range of 37,740 Cr, output of 96,778 Cr expected by 2040

Automotive - Mahindra & Mahindra, plant is already up and running

Electric Vehicles - US based Triton investing 2100 Cr

Food processing companies - around 6000 cr worth of investment

Defence and aerospace

Electronics

etc. etc.



Rs 6,000 crore worth of food processing zone at NIMZ in Zaheerabad was inaugurated by Mr.KTR, Industries Minister, Government of Telangana.

MAHINDRA PLANT - ZAHEERABAD



PROPERTY CONSIDERATIONS

WHAT MAKES NIRVANA
SO UNIQUELY DIFFERENT
THAN ANY OTHER PROJECT

THE CONCEPT IT SELF IS UNIQUE



CAN YOU IMAGINE
50% OF TOTAL SPACE (26 ACRES)
ARE OPEN
GREEN SPACE

FIRSTLY, COURTYARDS ARE VERY RARE THESE DAYS

Very historical

Private open spaces surrounded by walls or buildings

Biggest benefit - **keep homes cool in warm weather**

Key comforts - **air, privacy, light, security and tranquility**

AFTER 3 YEARS OF RESEARCH

Numerous visits to places like and meeting with various experts

Bali

Srilanka

Maldives

Kerala

Goa

Chennai

I WAS FINALLY TO ABLE TO BRING THIS

A medley of

Rural Indian culture

Ancestral concepts

Modern amenities

5 FACTS ABOUT COURTYARD HOMES

Ancient Origins

Fired up Innovation

Stylish & Cool

Light it Up

Timeless & Classic

NO OTHER SUCH PROJECT
IS AVAILABLE
WITH SWIMMING POOL
IN HYDERABAD

EACH COURTYARD HAS A LOT OF OPEN SPACES



COURTYARD HOMES ARE VERY OPEN

FOR 600 SQ YARD COURTYARD
CONSTRUCTION IS ONLY IN 316 SQ YARDS

REST 284 SQ YARDS ARE KEPT OPEN FOR

EDIBLE GARDEN / FRUIT PLANTATION & BOUNDARY PLANTATION

PLUS 300 SQ YARDS ARE UDS (UNDIVIDED SHARE)

GAP BETWEEN TWO COURTYARDS
IS AT LEAST
10 FEET (SIDE) & 80 FEET (BACKYARD)
WHICH IS ALSO VERY UNIQUE

CEILING HEIGHT IS
15 FEET

WHICH IS ALSO VERY UNIQUE
AND HELPS TO KEEP HOMES COOL

15 FEET HEIGHT GIVES A SPACIOUS & ROYAL LOOK



A NUMBER OF FEATURES ARE UNIQUE

Tandur stone (2x4) flooring eliminating need of AC

Doors are teakwood, grade 1

Big French windows (8x8)

Unique roof for courtyard homes - built to last for minimum of 20 years

Hydro pneumatic water supply - first in Hyderabad

Bacteria treated sewage making it zero odour

THREE TYPES OF COURTYARD HOMES

TYPE 1

600 SQ YARDS Plus

300 SQ YARDS (UDS)

East Facing - built up area 2804 SQ FT

West Facing - built up area 2844 SQ FT

North Facing - built up area 2804 SQ FT

TYPE 2

778 SQ YARDS Plus

300 SQ YARDS (UDS)

West Facing with pool

built up area 3405 SQ FT

TYPE 3

950 SQ YARDS Plus

300 SQ YARDS (UDS)

North Facing with pool

built up area 5077 SQ FT

SO FAR YOU HAVE SEEN

A UNIQUE CONCEPT

A UNIQUE PRODUCT

NOW I WANT TO SHOW YOU ...

RICHNESS

LAVISHNESS

I WANT TO PROVIDE WOW EXPERIENCE TO
RESIDENTS HERE

CAN YOU IMAGINE

50% OPEN GREEN SPACE

**CLUBHOUSE - MORE THAN ANY RESORT,
SPREAD ACROSS 5.5 ACRES**

**TOTAL OF 28,750 SQ FT OF CLUB AND
WELLNESS VILLAGE**





PLUS PLUS

1.5 acres for visitors car parking

2 car parking per courtyard home

Massive party pool deck - can easily accommodate 40-45 at any time

Many amenities such as - indoor badminton, squash, mini theatre, alfresco dining, guest rooms, etc etc.

DO YOU KNOW THAT WE
USE LATERATE
STONE FOR CONSTRUCTION

Homes are **cooler**

Less consumption of electricity

Regulate humidity of indoor air

Reduces carbon dioxide

Optimal thermal mass and thermal insulation



RAIN WATER RETENTION



ORGANIC FARMING IN FULL FLOW



CONSIDERATIONS FOR INVESTMENT RETURN

WHAT MAKES INVESTMENT IN NIRVANA

SAFE, SECURE

AND

PROFIT MAXIMISER

SPEED OF CONSTRUCTION AT SITE IS PHENOMENAL - NEARLY 45% WORK IS DONE IN LESS THAN 1 YEAR (EVEN IN PANDEMIC TIMES)

Ground breaking ceremony



3rd October
2020

Farmscape progress



2nd November
2020

Drip irrigation started



6th November
2020

Plantation started



10th November
2020

Soft launch



27th Feb
2021

Courtyard home nearing completion



16h August
2021

Approach road work



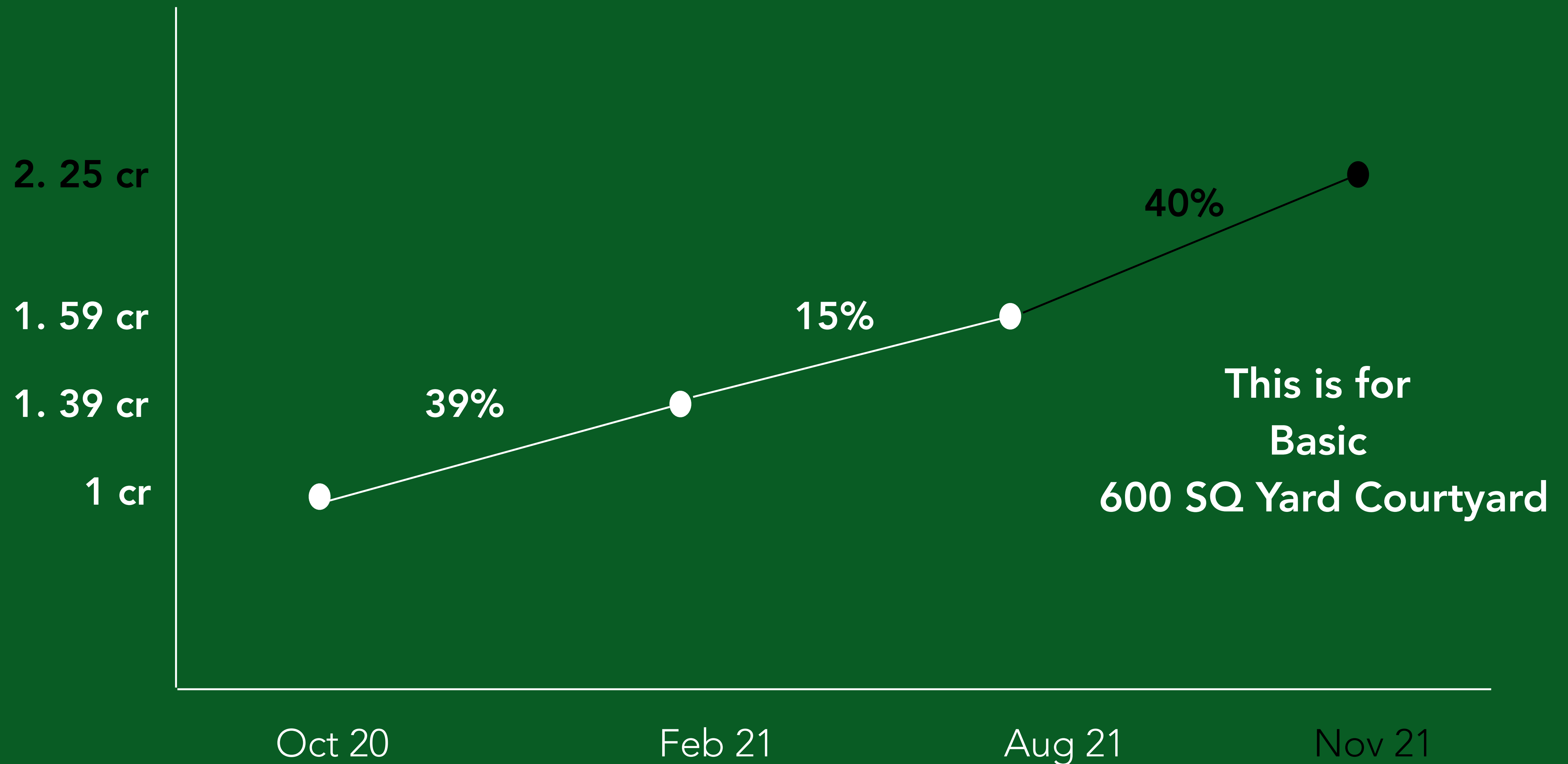
15th Sep
2021

AS A RESULT, 41 COURTYARD HOMES ARE ALREADY SOLD

Price has already been appreciated nearly 50%

With next revision from 31st October (when it will be more than 100% from seed stage)

PURCHASE PRICE HAS ALREADY STARTED TO DETERMINE PROFIT POTENTIAL



DEMAND FOR COURTYARD HOMES IS ON UP

Courtyard Homes are Unique

These are in niche

Hence **scarcity** always helps in increasing demand, as supply is short

PRICE TREND TOWARDS WEST AND NORTH WEST
HYDERABAD IS ALWAYS INCREASING

Nirvana project, Zaheerbad is at **WEST** side of Hyderabad

NIRVANA PROJECT OFFERS BEST TRADEOFF BETWEEN SIZE AND PRICE POINT

Zaheerabad

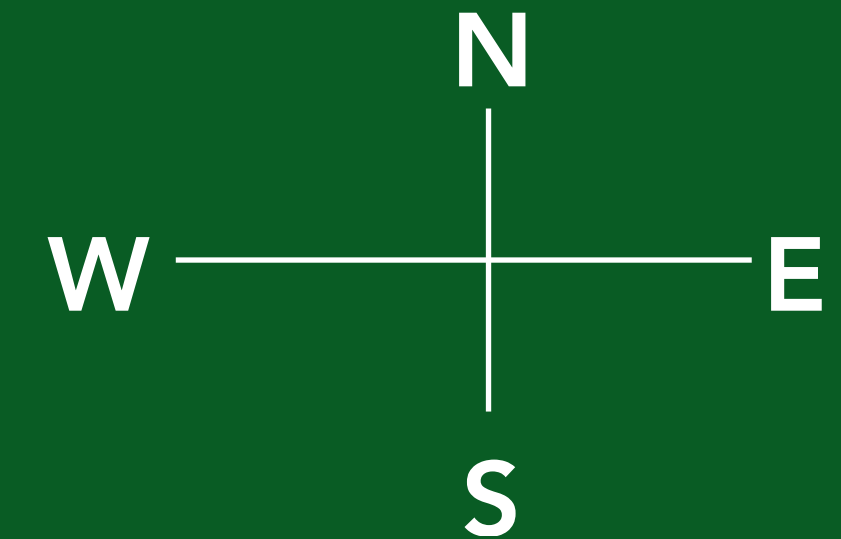
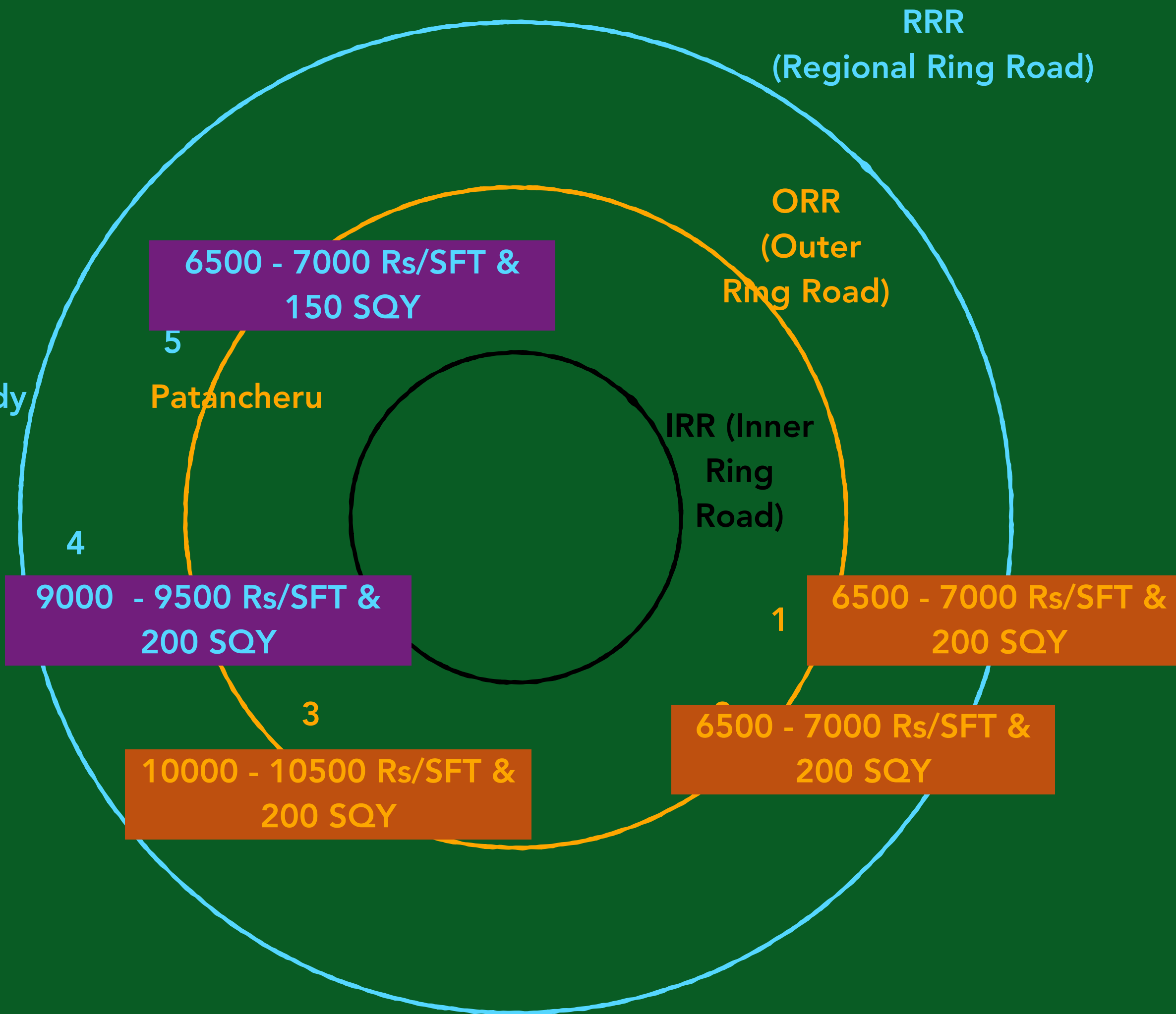


Nirvana

5500 - 6000 Rs/SFT
600 SQY
300 SQY UDS

Sanga reddy

Patancheru



1 - Western Park, 200 SQ. Yards, 1.85 Crore

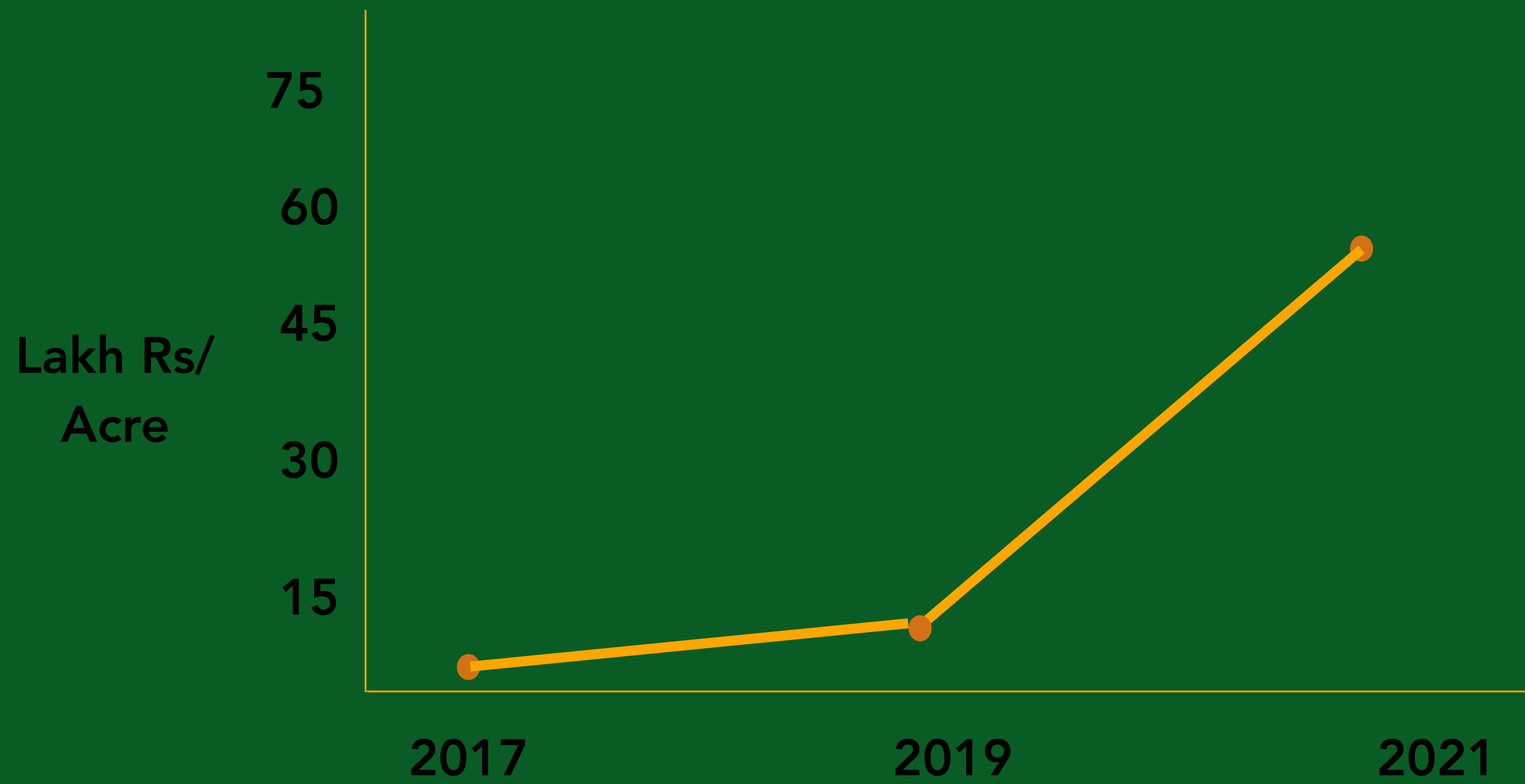
2 - Phoenix, 200 SQ. Yards, 2.16 Crore

3 - Muppa, 200 SQ. Yards, 3.5 Crore

4 - Venice city, 200 SQ. Yards, 2.75 to 4.36 Crore

5 - Krushi, 150 - 200 SQ. Yards, 1.5 Crore

LAND PRICES IN ZAHEERABAD - SIGNIFICANT APPRECIATION



SINCE NIRVANA PROJECT IS A GATED COMMUNITY

Operational costs (apart from maintenance costs) are non existent

Since Dhriti Live Spaces, themselves are going to maintain it for next 10 years,

No other expenses have to be born by the investor to **increase its value**

FACTORS THAT GIVE SECURITY OF INVESTMENT ARE

Already 45% work are done, 41 Courtyard Homes are sold

Cash flow is not an issue, hence there is a confidence that project and its amenities will be completed within planned timescales

Profiles of other courtyard owners (majority of them are business owners and HNIs)

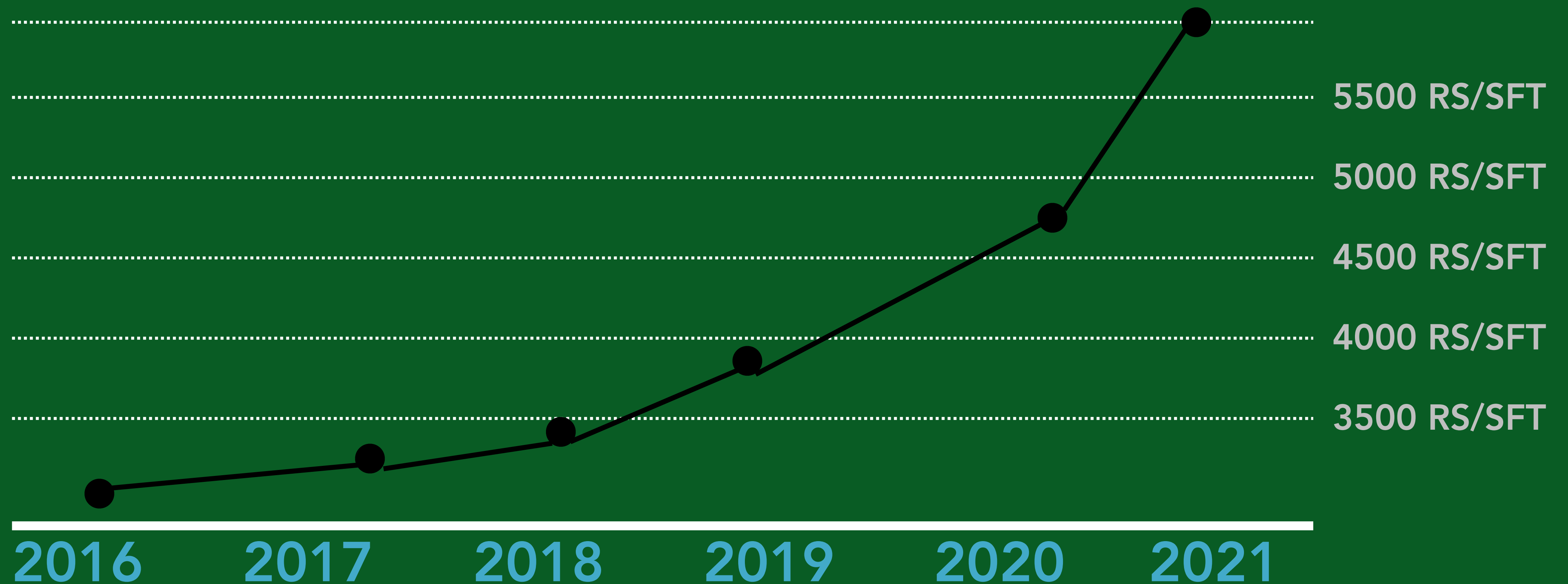
There is an already for next round of phases

Activities in the community will continuously increase the brand value of the project

THE MOST ENCOURAGING SIGN FOR
INVESTMENT IN
ZAHEERABAD IS THAT
IT IS IN EXPANSION PHASE

AND HOW DO WE KNOW THAT IT IS IN EXPANSION PHASE

Because of new construction and declining vacancy for luxury segment
Covid and work from home have also fuelled the demand
Another indicator - rates per SFT have been constantly increasing



EXPANSION STAGE IS CONSIDERED TO BE ONE OF THE MOST APPROPRIATE STAGE FOR REAL ESTATE INVESTMENT

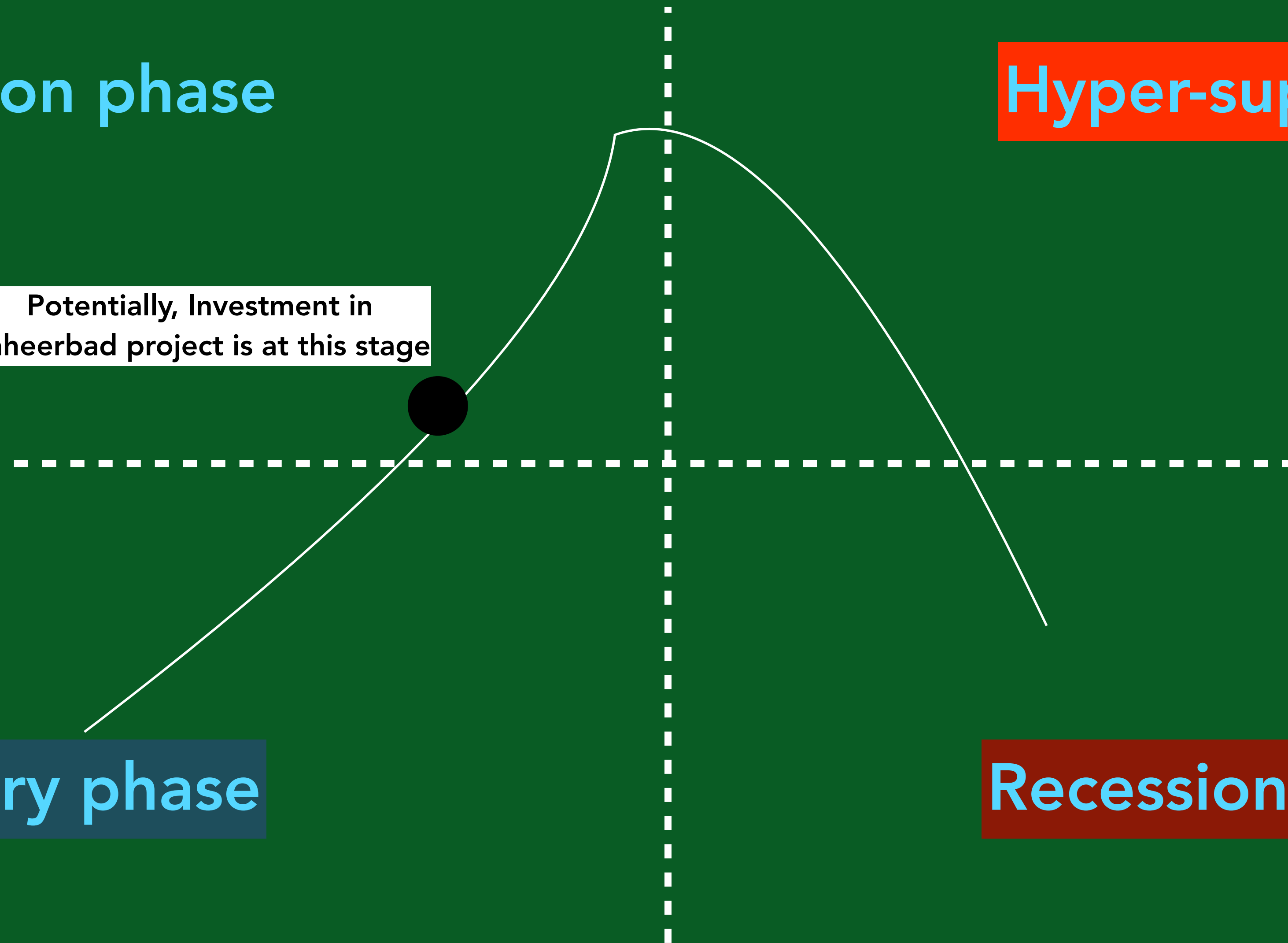
Expansion phase

Hyper-supply

Potentially, Investment in Zaheerbad project is at this stage

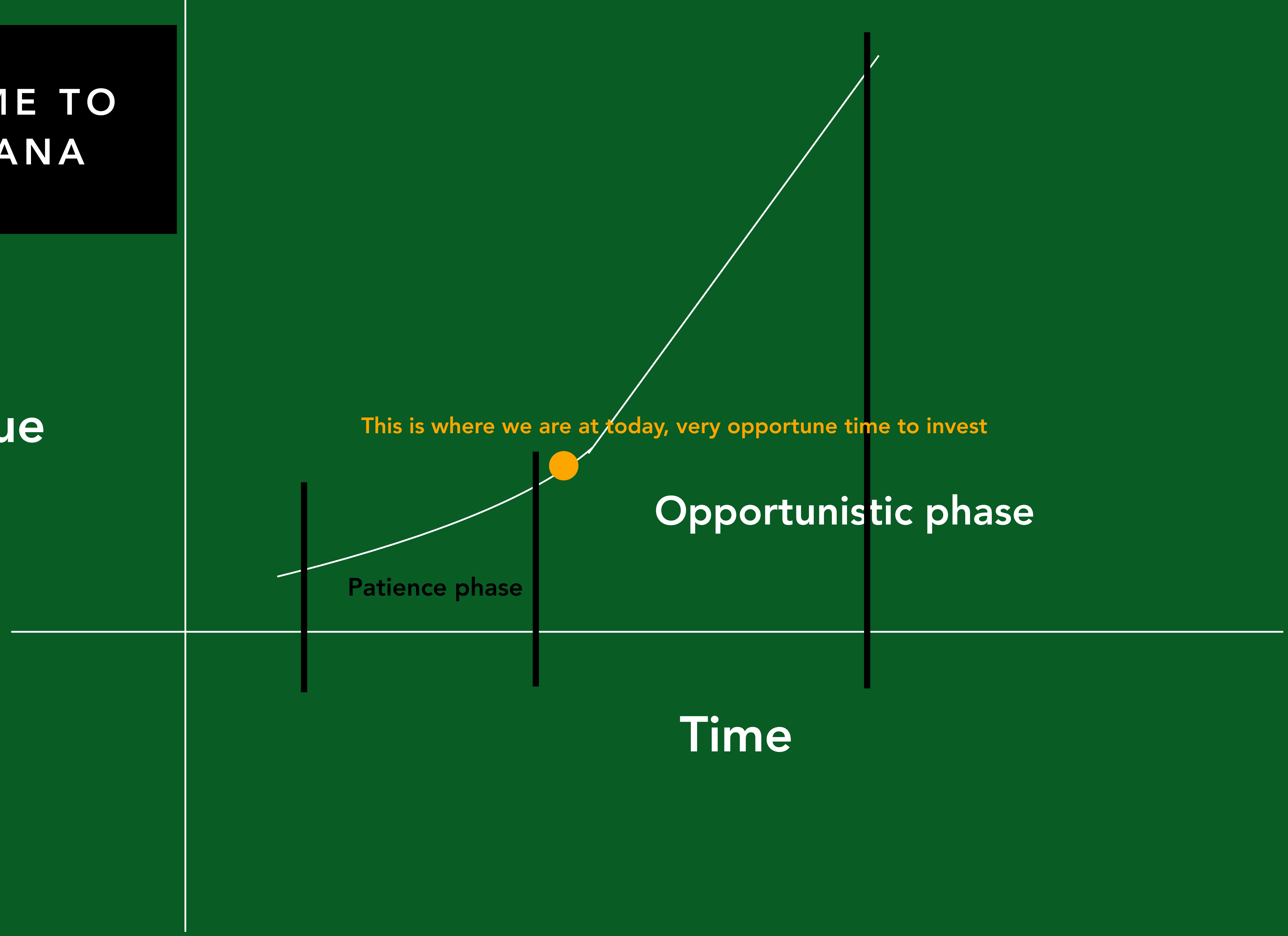
Recovery phase

Recession phase



IT IS THE MOST OPPORTUNE TIME TO INVEST IN NIRVANA PROJECT

Asset value



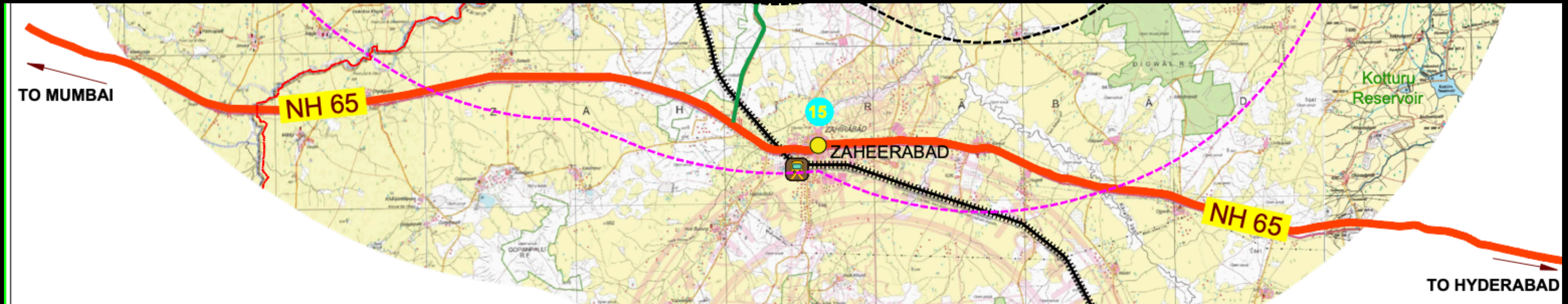
This is where we are at today, very opportune time to invest

Patience phase

Opportunistic phase

Time

IN SUMMARY - NIRVANA PROJECT OFFERS GREAT OPPORTUNITY TO INVESTORS



Location - near NH 65, connecting eastern and western ports of India

Around 100 KM from Hyderabad and 80 KM from Outer Ring Road (ORR)

Bidar is located only 15 KM of northwest of the site

2 airports in vicinity - Hyderabad, Bidar

With NIMZ, well established industrial zone, investment of nearly 38,000 Cr

Major crops - turmeric, sugarcane, onions, cotton, mangoes, nuts, chillies

**NO WONDER WHY 41 COURTYARD
HOMES HAVE ALREADY BEEN SOLD
IN A RECORD TIME**

**DHRITI HAS A PROVEN TRACK RECORD OF
PROVIDING
A HEALTHY RETURN (UP TO 40%
ANNUALLY)
TO ITS EARLY STAGE INVESTORS**

SOME OF PAST SUCCESSES OF DHRITI LIVE
SPACES IN PLOTTING VENTURES
ACROSS HYDERABAD

LORNA GREENS

LAVITRA HOMES

NATURE'S LAP

FORT AVENUE

AND MANY MORE

FEW OTHER NOTEWORTHY ACHIEVEMENTS

SHRAVAN WAS AWARDED AS AN INFLUENTIAL CORPORATE
LEADER - 40 UNDER 40

RECEIVED AWARD FROM TIMES OF INDIA IN 2017 FOR BEST
PLOTTED VENTURE