

Props{AMC}

High Yielding Residential Opportunity

Investment Note



Greenspace Celestial

Props{AMC} is offering a rare opportunity to invest in 4,99,410 Sq. Ft. Saleable Area of Luxurious Residential space in Kokapet, Hyderabad.

Total Saleable Area	13,76,585 Sq. Ft.
Total Blocks	9
Total Land Area	8.5 Acres
Structure	G+9
Total Units	769
Configuration	2, 2.5, 3 & 3.5 BHK





10%_{p.a.}
Assured Returns
On Total Contribution
Amount



4%_{p.a.}
On Total
Contribution amount
Exit Premium



2_{years}
Lock-In



13.76%
Exit XIRR

Project Overview



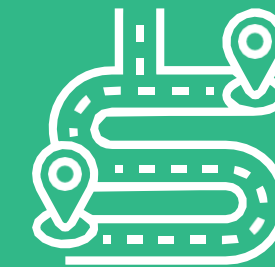
Investment Overview



Project Details



Project Amenities
& Floor Plan



Connectivity

Investment Overview-I



Assured Return*
10% p.a.



Payment
Quarterly



Exit Premium
4% p.a.



Tenure
2 Years



Lock-In Period
For Investor - 2 Years



Lock-In Period
For Developer - 1 Year



Target XIRR
13.76%



AMC Fees
0.59% p.a. (Inclusive of GST)



Investment Overview-II

Investment Structure & Terms

- Investor pays only 50% of the base value(Block C to I) or 42% of the base value(Block A & B) for a unit in the residential project along with GST & Registration & Documentation charges.
- In Return, the developer will pay 10% p.a. assured return, along with 4% p.a. Exit Premium and also refund the GST paid by the Investor.
- The Developer has a one year lock-in period, during which they cannot sell your allotted unit
- After one Year the developer has the option to sell your unit provided they pay 13.76% XIRR
- All document will be with Asset Manager who will act as the custodian of the documents.

Scenario 1

In this scenario, the developer adheres to the agreed terms. The investor receives the 10% assured return quarterly and the 4% p.a. exit premium upon completion of the two-year tenure. At the end of the term, the investor exits the investment with a 13.76% XIRR.

Scenario 2

The investor decides to retain the property between 13 and 23 months. They pay the remaining 50% of the base value in case of Block C to I and 58% of the base value in case of Block A & B and the additional charges to the developer before possession and execution of sale deed. As a result, they receive a discount equivalent to the 13.76% XIRR, ensuring a favorable investment outcome.

Scenario 3

The developer defaults on the agreement by failing to pay the assured return or the Exit Premium. As a result, the investor gains the right to execute the sale deed and takes ownership of the property after paying only the additional charges.

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Discover Greenspace Celestial

Nestled amidst the vibrant tapestry of Kokapet, Hyderabad, Greenspace Celestial is a stunning embodiment of elegant sophistication, sheer luxury and ingenious architecture offering both privacy and space to create life-defining moments.

Residential space

- Luxurious Residential space
- Easy access to key roads like Nehru Outer Ring Road (ORR), ensuring smooth commutes to various parts of the city including Financial District & Gachibowli IT Hub
- A project by prominent builders Greenspace Housing & Fortune Builders



Opportunity Insights



Sale Price
Calculation



Payment Schedule



Investor Cashflow

Props{AMC} Sale Price Calculation



Price Break – Up – (Block A & B)		
Particulars	Per Sq. Ft. Price	Values
Base Price	₹ 7,000	₹ 75,95,000
Saleable Area (Sq Ft.)		1,085
42% of Base Price (Total Contribution Amount)	₹ 2,940	₹ 31,89,900
<u>Other Charges</u>		
Registration	1%	₹ 75,950
GST	5%	₹ 1,59,495
Legal Documentation & Registration charges		₹ 50,000
<u>Additional Payments</u>		
Maintainance for 2 years	₹ 60	₹ 65,100
GST on maintainance fee	18%	₹ 11,718
Corpus Fund	₹ 50	₹ 54,250
Infrastructure Charges		₹ 2,00,000
Amenities (along with 1 Car Parking)		₹ 7,00,000
Legal & Document Charges		₹ 18,000
Stamp Duty	7.61%	₹ 5,77,980
Balance GST	5%	₹ 2,20,255
Total of Additional payments		₹18,47,303
Balance 58% of Base Price	₹4,060	₹44,05,100

Price Break – Up – (Block C, D, E, F, G, H & I)		
Particulars	Per Sq. Ft. Price	Values
Base Price	₹ 7,499	₹ 81,36,415
Saleable Area (Sq Ft.)		1,085
50% of Base Price (Total Contribution Amount)	₹ 3,750	₹ 40,68,208
<u>Other Charges</u>		
Registration	1%	₹ 81,364
GST	5%	₹ 2,03,410
Legal Documentation & Registration charges		₹ 50,000
<u>Additional Payments</u>		
Maintainance for 2 years	₹ 60	₹ 65,100
GST on maintainance fee	18%	₹ 11,718
Corpus Fund	₹ 50	₹ 54,250
Infrastructure Charges		₹ 2,00,000
Amenities (along with 1 Car Parking)		₹ 7,00,000
Legal & Document Charges		₹ 18,000
Stamp Duty	7.61%	₹ 6,19,181
GST	5%	₹ 2,03,410
Total of Additional payments		₹ 18,71,660
Balance 50% of Base Price	₹3,750	₹ 40,68,208

-Assured Return & Exit Premium is calculated on Total Contribution Amount
 -GST amount will be refunded back to the investor on exit
 -In case of default by the developer and investor end up owning the property - 5% of the Contribution Amount to the Asset Manager as success fees to enabling the Sale Deed

*Private & Confidential

Payment Schedule

Payment Schedule Block A & B								
No. Of Days	%	Tranches			Other Charges			Total Contribution Amount + other charges
		Upfront Payment	2nd Payment	3rd Payment	Registration	GST	Legal Documentation and Registration Charges	
Upfront	30%	9,56,970			75,950	47,849	50,000	11,30,769
30 Days	30%		9,56,970			47,849		10,04,819
60 Days	40%			12,75,960		63,798		13,39,758
Total	100%	9,56,970	9,56,970	12,75,960	75,950	1,59,495	25,000	34,75,345

Payment Schedule Block C, D, E, F, G, H & I								
No. Of Days	%	Tranches			Other Charges			Total Contribution Amount + other charges
		Upfront Payment	2nd Payment	3rd Payment	Registration	GST	Legal Documentation and Registration Charges	
Upfront	30%	12,20,462			81,364	61,023	50,000	14,12,850
30 Days	30%		12,20,462			61,023		12,81,485
60 Days	40%			16,27,283		81,364		17,08,647
Total	100%	12,20,462	12,20,462	16,27,283	81,364	2,03,410	50,000	44,02,982

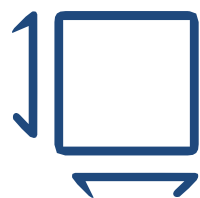
Investor Cash-flow

Sample Quarterly Investor Cash-flow for Unit E-109 (1,085 Sq. Ft. Saleable Area)

Months		Feb-24	Mar-24	Apr-24	May-24	Aug-24	Nov-24	Feb-25	May-25	Aug-25	Nov-25	Feb-26	TOTAL
% Payment Schedule		30%	30%	40%									100%
Investor Payment		(12,20,462)	(12,20,462)	(16,27,283)									(40,68,208)
AR Quarterly Payout	10%				64,413	1,01,705	1,01,705	1,01,705	1,01,705	1,01,705	1,01,705	1,01,705	7,76,350
AMC Fees (Inclusive of GST)	0.59%				(6,001)	(6,001)	(6,001)	(6,001)	(6,001)	(6,001)	(6,001)	(6,001)	(48,005)
Exit Premium	4%											3,25,457	3,25,457
Principal Repayment												40,68,208	40,68,208
Net Cash Flows		(12,20,462)	(12,20,462)	(16,27,283)	58,413	95,705	95,705	95,705	95,705	95,705	95,705	44,89,369	10,53,801

XIRR 13.76%

Discover Greenspace Celestial



Site Area 8.5 Acres



No. of Towers 9



Structure G+9 Floors



No. of Units 750+



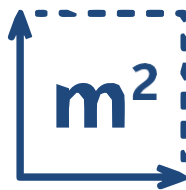
Overview



Residential Amenities 25+



Configuration
2, 2.5, 3 & 3.5 BHK



Range From
1,085 to 2,615 Sq. Ft.



Clubhouse
G+5 Floors 34,000 + Sq. Ft.



Project Amenities Rendering Images



Aerobics Hall



Badminton Court



Multipurpose Hall



Gym



Terrace Swimming Pool



Children Play Area

Project Area &
Unit Details

238 Units Under Landowner Share	273 Developer Sold Units	258 Developer Unsold Units
4,09,340 Sq. Ft. Saleable Area under Landowner Share	4,67,835 Sq. Ft. Saleable Area of Sold Units	4,99,410 Sq. Ft. Saleable Area of Unsold Units

Blocks	A	B	C	D	E	F	G	H	I	Total
Landowner Share	6	17	28	35	23	23	18	38	50	238
Developer Sold Units	12	27	15	18	70	50	13	28	40	273
Developer Unsold Units	40	35	36	26	26	26	17	23	29	258
Total	58	79	79	79	119	99	48	89	119	769

Unsold Units - Price Range

Block Name	A	B	C	D	E	F	G	H	I	Total
Unsold Units	40	35	36	26	26	26	17	23	29	258

Area Range (Sq. Ft.)	A	B	C	D	E	F	G	H	I	Total Units	Price Range
1000 - 1250	0	0	0	0	8	0	0	0	1	9	37,50,000 - 46,87,500
1250 - 1500	0	0	0	0	7	0	2	16	19	44	46,87,500 - 56,25,000
1500 - 1750	2	3	0	0	0	4	10	0	2	21	56,25,000 - 65,62,500
1750 - 2000	4	6	6	7	4	12	5	7	1	52	65,62,500 - 75,00,000
>2000	34	26	30	19	7	10	0	0	6	132	>75,00,000
TOTAL	40	35	36	26	26	26	17	23	29	258	

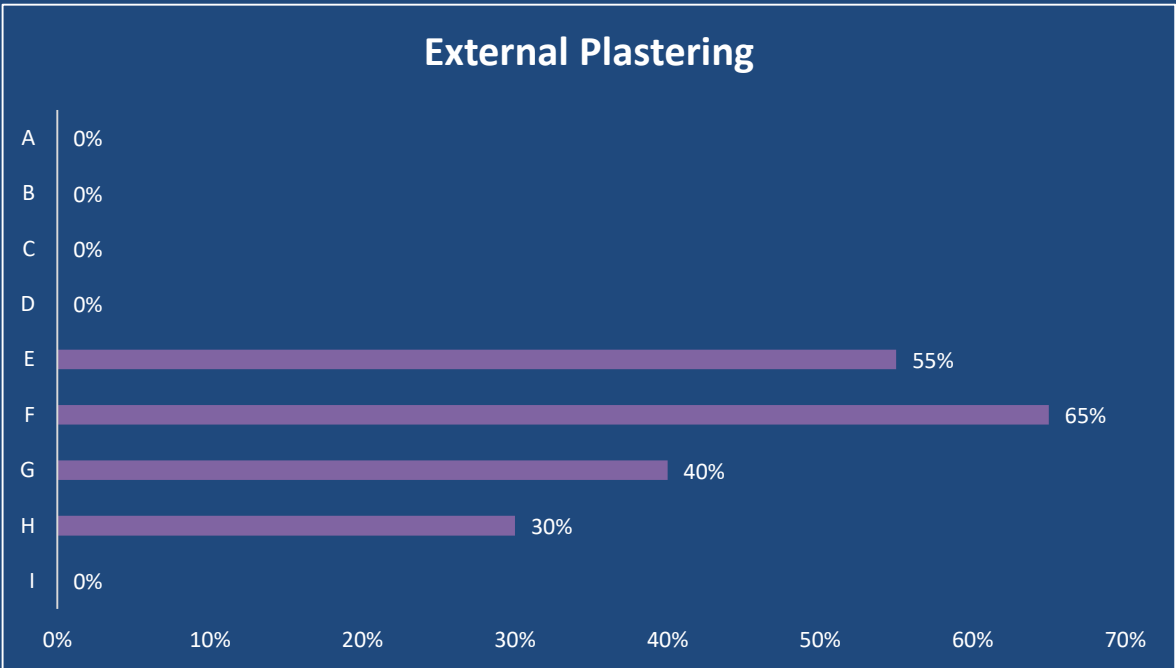
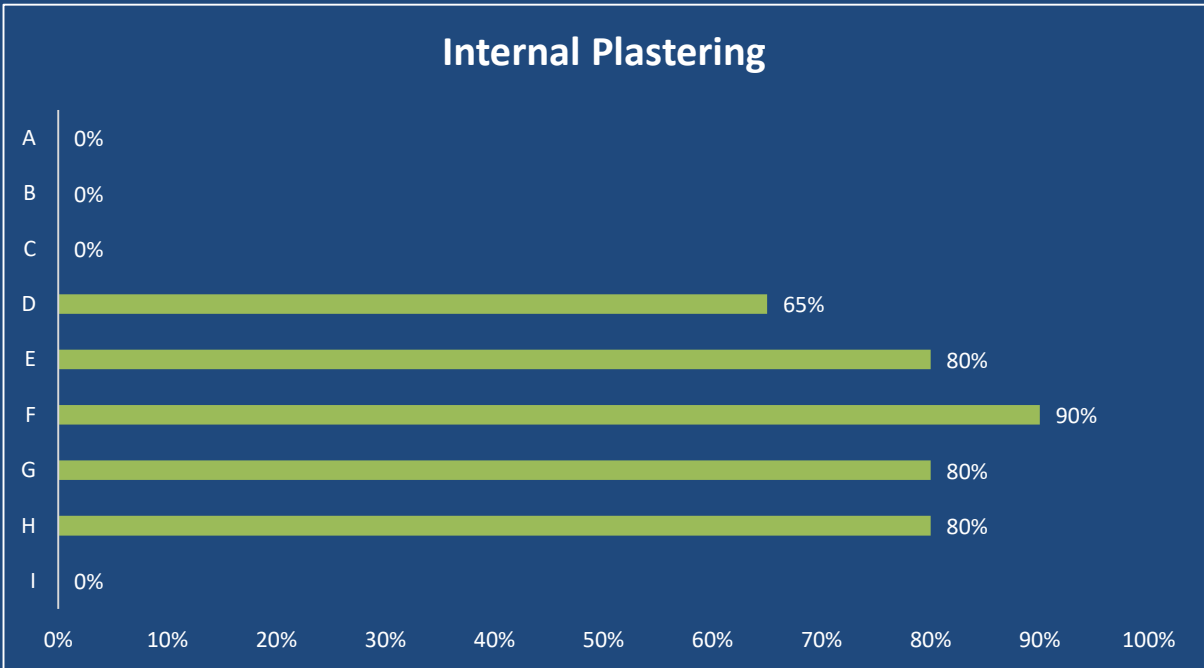
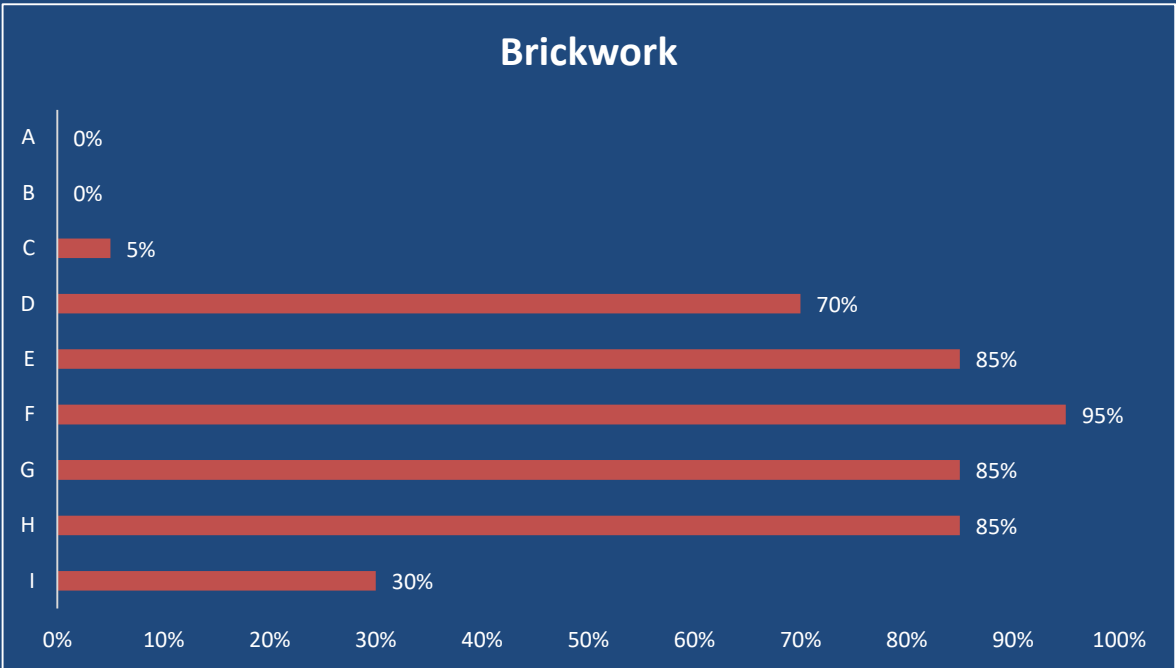
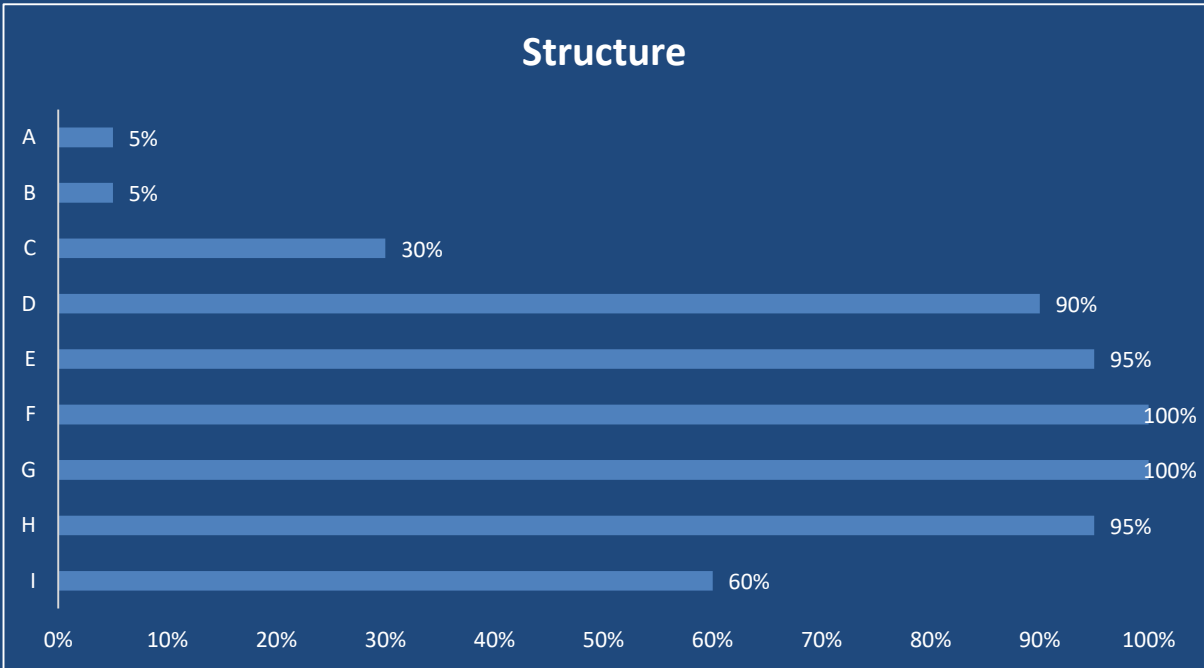
Area and Units Offered

258
No. of Units offered
(across all blocks)

4,99,410
Saleable Area Sq. Ft. offered

2, 2.5, 3, 3.5
BHK
Configuration offered

CONSTRUCTION STATUS



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Project Master Plan & Floor Plans

Greenspace Celestial is designed to impress, offering an architectural masterpiece that blends modern aesthetics with timeless elegance. The master plan showcases thoughtful landscaping, creating a harmonious fusion of nature and contemporary living.



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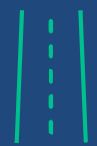
Location & Connectivity

PROXIMITY



< 2 mins

Phoenix Greens Intl. School



< 5 mins

Outer Ring Road



< 10 mins

Financial District



< 10 mins

Gachibowli IT Hub



< 10 mins

Continental Hospital



Location



Hyderabad Overview



Micro Markets Overview



Infrastructure



Comparable Properties

HYDERABAD

Market Overview

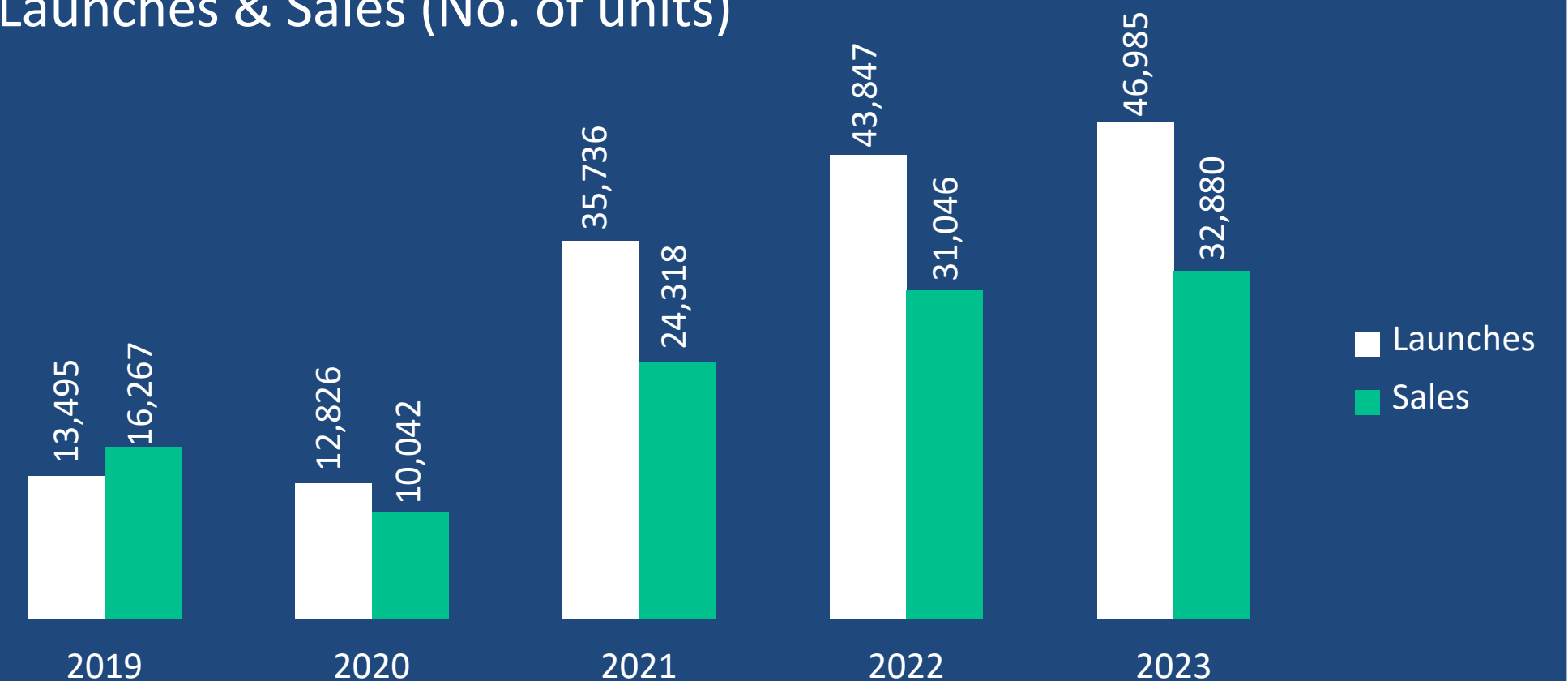
32,880 Sold Units

Since 2021, residential sales in Hyderabad have been marked by a trend of homebuyers consistently seeking to upgrade their living spaces. In 2023, annual sales rose by 6% YoY, reaching an all-time high of 32,880 units



Hyderabad's residential market is witnessing steady growth, fueled by a robust economy, growing IT sector, and infrastructural development.

Launches & Sales (No. of units)



Area
7,257 Sq. Km



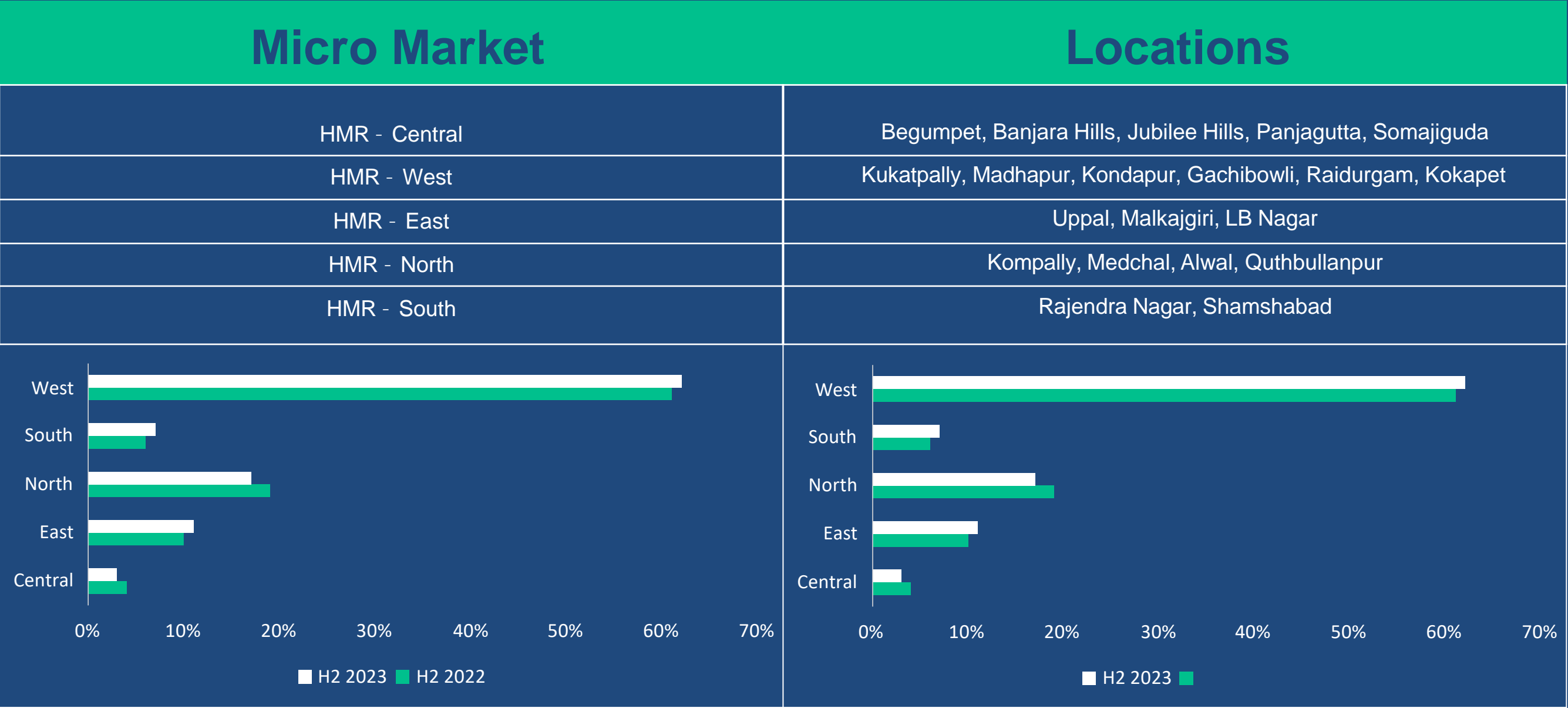
Population
9.7 Million



Literacy Rate
83.26%

Micro Market Overview

Greenspace Celestial is located in Hyderabad’s largest micro market, HMR West which has the highest number of unit launches and sales



Micro-Market Split Of Launches In H2 2022 And H2 2023

Micro-Market Split Of Sales In H2 2022 And H2 2023

Micro Market Overview

Residential price movement in select locations

Micro Market	Location	Price Range in H2 2023 in INR/Sq. Ft.
Central	Banjara Hills	14,400 - 16,000
	Jubilee Hills	13,400 - 15,000
East	LB Nagar	6,200 - 6,350
	Nacharam	5,900 - 6,100
North	Kompally	4,800 - 5,568
	Sainikpuri	4,900 - 5,100
South	Rajendra Nagar	6,937 - 8,223
	Bandlaguda	6,700 - 7,789
West	Kokapet	10,045 - 12,500
	Manikonda	8,500 - 9,120



Hyderabad residential prices rose by 11% YoY during 2023. Since the past few years there has been a sharp appreciation of land prices which has led to the increase in residential prices. Despite the price rise, the city continues to remain a desirable location for investors as well as end users.

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Infrastructutre Overview



Greenspace Celestial enjoys a well-developed infrastructure, providing residents with convenient access to daily necessities and amenities. The project is situated in close proximity to Educational Institutes, Healthcare Facilities, Shopping centers & Entertainment hubs.

Sr. No.	College	Distance in Kms
1	Excellencia Junior College, Kokapet	1.6
2	GOKUL DEGREE COLLEGE	2.5
3	Mahatma Gandhi Institute of Technology (MGIT)	2.9
4	Narayana College	3.1
5	Sri Chaitanya junior college, Vidya Bhavan, Narsingi	3.2
6	Chaitanya Bharathi Institute of Technology	3.3

	School	Distance in Kms
7	Phoenix Greens School of Learning - Best CBSE School in Hyderabad & Cambridge Schools in Hyderabad	0.4
8	The Global Edge School – Kokapet	0.7
9	Govt School Kokapet	0.85
10	The Indian Public School - Rajapushpa Atria	1
11	Crayons Play School	1.1
12	Rockwell International School	1.5
13	Ingenium World School Kokapet - Best Preschool & Daycare in Kokapet	1.9

	Hospital	Distance in Kms
14	visLon Hospital	1.9
15	Freedom Hospitals	2.4
16	Aaron Hospital 24 Hrs	2.6
17	ANDANI HOSPITAL FOR WOMEN & CHILDREN	3
18	AMVI Hospital	4.3
19	Continental Hospitals	4.7
20	Rainbow Children's Hospital & BirthRight by Rainbow - Financial District	4.9

	Bank	Distance in Kms
21	HDFC Bank	0.75
22	Axis Bank Branch	1
23	ICICI Bank LTD	2.5

	Mall	Distance in Kms
24	MN Corner	0.35
25	Essen Presidential	0.85

	ATM	Distance in Kms
26	Axis Bank ATM	0.45
27	HDFC Bank ATM	2.3

Comparable Properties



Sr. no.	Project Name	Distance in KM	Minimum Area Offered (Saleable Area)	Base Rate Per Sq. Ft.
1	My Home Trakshya	0.1	1,957 Sq. Ft.	9,500
2	Rajapusha Atria	0.6	1,350 Sq. Ft.	8,000
3	ASBL Spire	1.4	1,905 Sq. Ft.	7,981
4	SAS Crown	1.4	6,566 Sq. Ft.	8,500
5	Sri Fortune Sonthalia Sky	2.6	6,332 Sq. Ft.	8,100
6	Eka One	2.9	6,778 Sq. Ft.	8,105

Greenspace Celestial offers exceptional value compared to similar properties in the area. The price offered is competitive while maintaining unmatched quality and amenities.

Who can invest in this high yield investment opportunity?

1

Any Resident Indian and Non-Resident through their NRO account, Company, LLP, Private Trust, Partnership, or HUF can invest in residential product.

2

Any Investor having the required capacity to bear the risk and the investment amount at their disposal.

3

The investor's overall exposure to such a product is not more than 10-20% of their total net worth.

4

We do not recommend you to invest in this investment product by either selling your assets or necessities or procuring loan from the bank at a time when it is difficult for you to provide for your own means

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ANAND MOORTHY

CBO – Capital Markets & Data Intelligence

23 + years of Real Estate experience in Advisory, Business Development, Asset Management and Investments in residential, commercial, warehouse, schools, land JDA and redevelopment projects. Managed real estates assets worth more than \$500 Mn. Brought real estate data transparency in India to cut transaction time dramatically.



MANAN MEHTA

AVP – Asset Management & Services

Over 7 years+ of experience in real estate valuations and consulting, responsible for smooth delivery of various valuation assignments that the firm undertakes in PAN India. Understands the needs of the client and conducts in- depth financial and market analysis to provide an opinion of value on a particular real estate asset. Previously worked with Property Consultants, Cushman & Wakefield and Savills India.



BHAGYASHREE TAMBE

Manager - Legal & Compliance

4 years of experience in Legal and Compliance with extensive exposure to compliance, legal due diligence, drafting and vetting of agreements, RERA compliances, Company Law etc. Previously worked with DM Associates (Legal Firm).



DHEERAL KHIMSARIYA

Senior Manager - Operations

Over 10+ years of experience in Accounts, Finance & Auditing, expertise in reporting transactions resulting from business operations, scrutinization of Accounts. Had past experiences in Accounts & Internal Audits with listed companies and private companies.



KARISHMA JOSHI

Senior Manager - CRM

Experienced with a demonstrated history of working for client success and acquisitions in the service industry for over 8+ years. Specialized in Operations & Client servicing to create high impact customer-centric mindfulness. Past experiences includes a range of client servicing from diverse portfolios specifically into Legal & Compliance in Real Estate & Asset Management for NRIs & Ultra HNIs



SUMITH PILLAI

Associate Manager – Asset manager & Services

With over 9 years of dedicated experience in the BFSI sector, specializing in account reconciliation, asset management and services, Excellence in client coordination, project governance, and Training. Successfully led critical projects at Convergys India and TCS for CITI Bank India, Recognized for providing exceptional client service and expertise in the field

BREIF RISK ASSOCIATED WITH THE PRODUCT



Property Risks: That there are Asset Level Risks associated with the Property which at under construction level includes undue delay in completion of the Project, delay in receipt of Occupation Certificate, Possession, litigation, etc. company winding-up, For e.g., during a pandemic there can be a restrictions of movement, thus, resulting in a brunt to the revenue. Another major issue may be unavailability of materials required to compete the project.



Credit Risks: That there are Credit Risks associated with the Property and the Company which include obtaining loan for the development and construction of the property by the developer, the length and stability of the income to be generated in future from the Property, included but not limited to the Assured Return promised by the Developer. The Developer may get into liquidation and monetary problem thus not completing the project.



Liquidity Risks: That there are Liquidity Risks associated with the Property and the Investment which means for an investor to hold / sell the property with or without profit, depending on the market demand for the Property and another investors willingness to buy the property. The Property is situated in prominent residential locations of Kokapet, Hyderabad, Telangana with well existing communities of residents with health facilities, schools, and amenities in the immediate vicinity, thus, tipping the liquidity risks to a moderate side of the scale.



Governmental Risks: That there are other Governmental Risks such as the Government demanding a portion of land for the construction of public utility places such as Metro or road widening on the account of larger Public Interest or there are risks associated with natural calamities such as Earthquake disrupting or affecting the continuance of business or there can be political, pandemic or workforce risks.



Structural Risks: That there are Structural Risks associated with the Property leading to major repairs due to building structural issues including leakages, mechanical, engineering services in the building.

RISK MITIGANTS

Although there are Risks associated with the investment, there are other factors that assist you in making the right investment decisions and are also risk mitigants that need to be considered-



Project Risks: the Project C to I towers are 60 - 80% constructed, while A & B are at plinth level. The deferred payment and the rate at which the said Units are transferred are itself a security cover to ensure the Developer has to let go the project value at cost. The Investor can own allotted area in case of default by the developer or retention of the allotted area in the Property at almost half the price by paying the additional charges with POA in favour of the custodian of the documents (Asset Manager). The location of then project is considered to be prime land and building at Kokapet which is a prominent residential community.



Credit & Liquidity Risk: The total project is 769 units, of which Developer share is 531 and they have sold 273 and 258 are unsold units with only 18 Cr loan outstanding in the project excluding the landowner share. The balance cost of the project is approx. 120 Cr and the unsold stock I approx. valued at approx. 300 Cr+. This itself signifies that the credit risk at the Project level is minimal. The Developer is in Hyderabad marked since 20 years and have completed 10Mn sq. ft. in residential projects and is known to develop and deliver projects in time. The overall debt at the project level also seems very low compared to the overall sales potential. The corporate Group under which this Company (Fortune Builders) and project is Greenspace Developer who has multiple project going on in Hyderabad.



Government & Structural Risks: the project is already sanctioned and the infrastructure is already built with access roads. The project is RERA registered and will be governed under TRERA for any future issues which is not envisaged today.

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 | **TRANSPARENT**



 | **INTUITIVE**



 | **INSIGHTFUL**

Real Estate Ownership and Management need technology enabled co-learning platforms and tools which enhance the way one owns, manages and values their real estate holdings periodically.

■ square
yards | Props{AMC}