

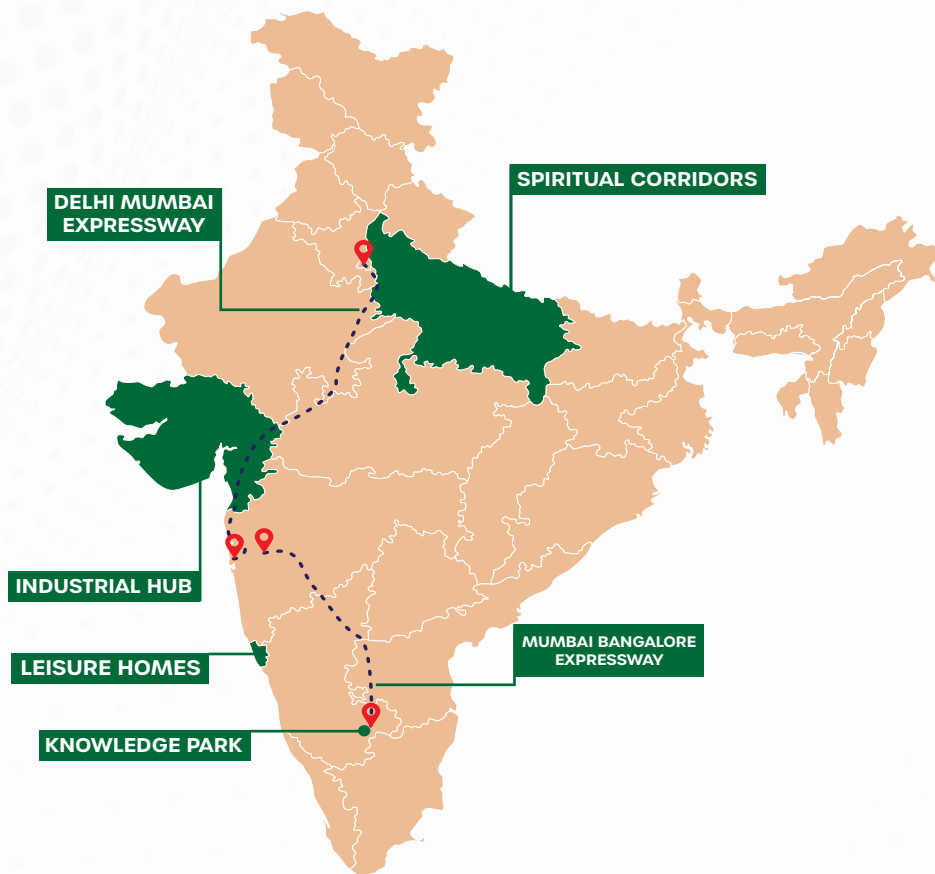


Bhaarat Wealth Group

The investor community of India's growth story

Insights Into How Investors Are Making Wealth From Current Real Estate Market

THE BHAARAT STORY



WHAT'S FUELING THE GROWTH OF REAL ESTATE SO MUCH?

- 🏗️ 2-3 new spiritual & tourism corridors built every 12 months.
- ✈️ 7-8 Airports being built every 6 months.
- 🚧 28 Km Highway and 12 Km Railway track being built daily.



AN ECONOMY WITH NEARING 4 TRILLION DOLLAR WITH GROWTH OF 8% YEAR ON YEAR. BHAARAT'S MOMENT HAS TRULY ARRIVED & WE ALL ARE WITNESSING IT EVERY DAY.



WHAT IT MEANS FOR THE INVESTORS ?

DEMAND <=> SUPPLY MISMATCH

- 📈 Demand for real estate spikes as there is a new economic development of the area.
- 👤 Increasing disposable income creates shortage of land in the market.
- 📈 Price increases by multifold (upto 8X) creating high profit for investors who get the timing & location right.

THE NUMBERS – INSIDE LOOK INTO LAST 12 MONTHS

Area	Investment Category	Return	Risk	Reason For High Growth
GOA	Residential	1.25	Medium	Demand For Leisure Homes
	Commercial	2.3	High	Demand For Leisure Homes
Dehradun	Residential	1.75	High	Soon To Becoming Tier1
	Commercial	2	Low	Soon To Becoming Tier1
Rishikesh	Residential	1.5	Medium	Spike In Spiritualism As A Living
	Commercial	1.2	Low	Spike In Spiritualism As A Living
Ayodhya	Residential	2.5	Low	Ram Mandir Construction
	Commercial	4.8	Low	Ram Mandir Construction
Sohna	Residential	2.1	Low	Delhi Mumbai Expressway
	Commercial	3.2	Low	Delhi Mumbai Expressway
Dholera	Residential	1.8	Low	Semi Conductor Revolution
	Commercial	2.6	Low	Semi Conductor Revolution

If the return is 3.0, it means by putting 1 Rs in the market, the investors are getting 3 Rs back on selling the asset All returns are average 12 months return

**THIS IS ONCE IN A LIFETIME OPPORTUNITY
TO MULTIPLY WEALTH GROWTH**





INTRODUCTION BHAARAT WEALTH GROUP

WHAT WE DO ?

We work with a mission of creating supernormal returns for our investors through strategic selection and acquisition of most prime land parcels in upcoming and emerging locations of the country.

HOW WE DO ?

DEMAND ↔ SUPPLY INTELLIGENCE

1 TRACKING INFRASTRUCTURE

We track economic activities at a govt. level and ongoing connectivity projects to collect area information. We then collect live tenders and work in progress reports to identify the real estate hotspots in the country.

THE INFORMATION WE COLLECT



Central and state govt infrastructure projects



Capital infused by private entities



Future acquisition by govt for new area development



DEMAND ↔ SUPPLY INTELLIGENCE

2 TRACKING TRANSACTIONS

Our on-ground team collect information on live sale purchase transactions. We use this to accurately understand momentum which helps us find the most prime locations in an area.

THE INFORMATION WE COLLECT



Real time
tehsil
transactions



Broker
transactions of
the given area



Circle rate
movements



DEMAND <=> SUPPLY INTELLIGENCE

3 TRACKING LAND USAGE AND ZONING ABSORPTION

Our strong liaisoning at the authority level helps us select the assets which are perfectly ripe from a both short term and long term investment standpoint.

THE INFORMATION WE COLLECT



CLU norms
changes
and approvals



Insights
into zoning
regulation and
guidelines



Large to small
plotting
opportunities

OUR INVESTOR PERFORMANCE

MARCH 22 ONWARDS

Area	Asset	Location	Fund Initial Size	Fund Current Size	ROCI
Ayodhya	Hotel Commercial	Lucknow Gorakhpur Highway	32.6 Cr	113 Cr	3.466
Ayodhya	Retail	Parikrama Marg	17.09 Cr	42 Cr*	2.45
Sohna	Commercial (Plot)	Sec 5	27.2 Cr	65.4 Cr	2.42
Sohna	Residential	Delhi Mumbai feeder route	63.5 Cr	162.56 Cr**	2.56
Dholera	SIR Prime	Ahmedabad Dholera Expressway	32.69 Cr	92.5 Cr*	2.83
Dholera	Strategical Residential	Activation area (TATA)	14.01 Cr	36.56 Cr	2.61

* Notional as assets are currently on hold due to future appreciation anticipation

** Fund allocation duration is 11 months as of 31st Aug 2024



HOW WE CHARGE

**WE MAKE MONEY ONLY
WHEN YOU MAKE MONEY**



1%

While investing into a property



2.5%

On Successful Exit of the property



AREAS IN ACTION



MEET THE MAN BEHIND THE BUSINESS



Sahil Marshall
(B.Tech, MBA (NMIMS)
Economic Times Young Leader 2017)

I am on a mission to create India's most successful wealth creation community. Today, our country is going through a shift of becoming a developed economy from a developing economy. This shift offers hidden opportunities for investors to create supernormal gains. Times like these come once in centuries for a country where rapid growth comes with stability of the government.

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Scan To Connect To LinkedIn



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Registered Company

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