

**CURIO**  
CAPITAL

**Fractional Ownership  
Land Opportunity II**

**JAIPUR OPPORTUNITY**

**INVESTMENT MEMO**





# It's difficult to invest in real estate. Bringing to you accessible & clean fractional investments



Fully  
Managed



Min. Investment  
₹ 20 Lakhs



Clear title &  
ESG estate



**MICRO MARKET  
ANALYSIS**



**WE SELECT THE  
PROPERTY**



**WE OWN THE  
PROPERTY**



**WE DEVELOP &  
MANAGE THE  
ASSET**



**WE HOLD & EXIT  
WITH PROFITS**



# Redefining Real Estate Per Sq. Ft.

Curio Capital is real estate investment platform that allows smaller retail investors to own and sell units of premium land, hospitality & pre-leased grade A commercial assets.

Through our innovative model, Curio aims to democratize real estate investing, make aspirational assets & institutional analysis accessible to everyone & anyone. The company aims at becoming India's leading land & hospitality proptech company.

Target AUM: FY24-25- ₹50 Cr \* I FY25-24- ₹150 Cr\*

\*Assets Managed by Curio Capital



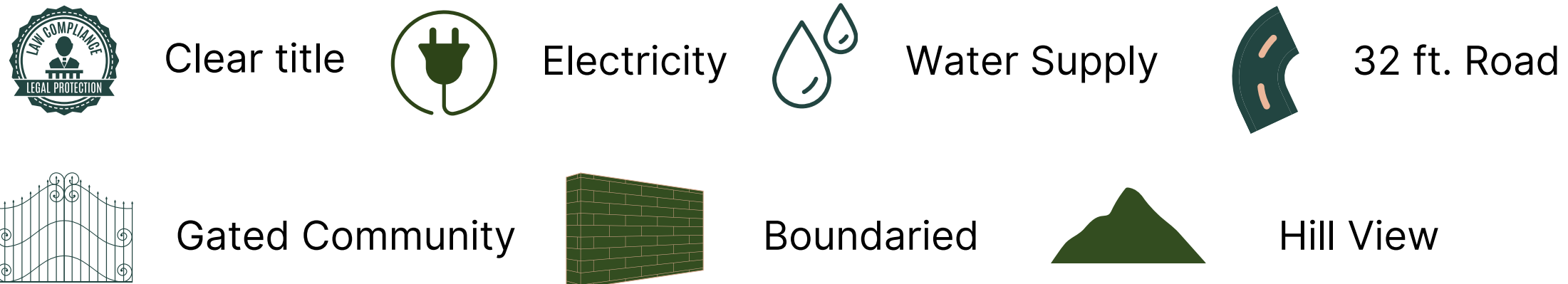


# Project Highlights

Aishwaryam, Sitapur farms is an opportunity to invest in a piece of premium residential land with a farmhouse. The asset is located on Delhi-Jaipur highway in Sitapur district, exactly 2.40 hrs from Gurugram, completely gated and spans to 35,523 square feet.

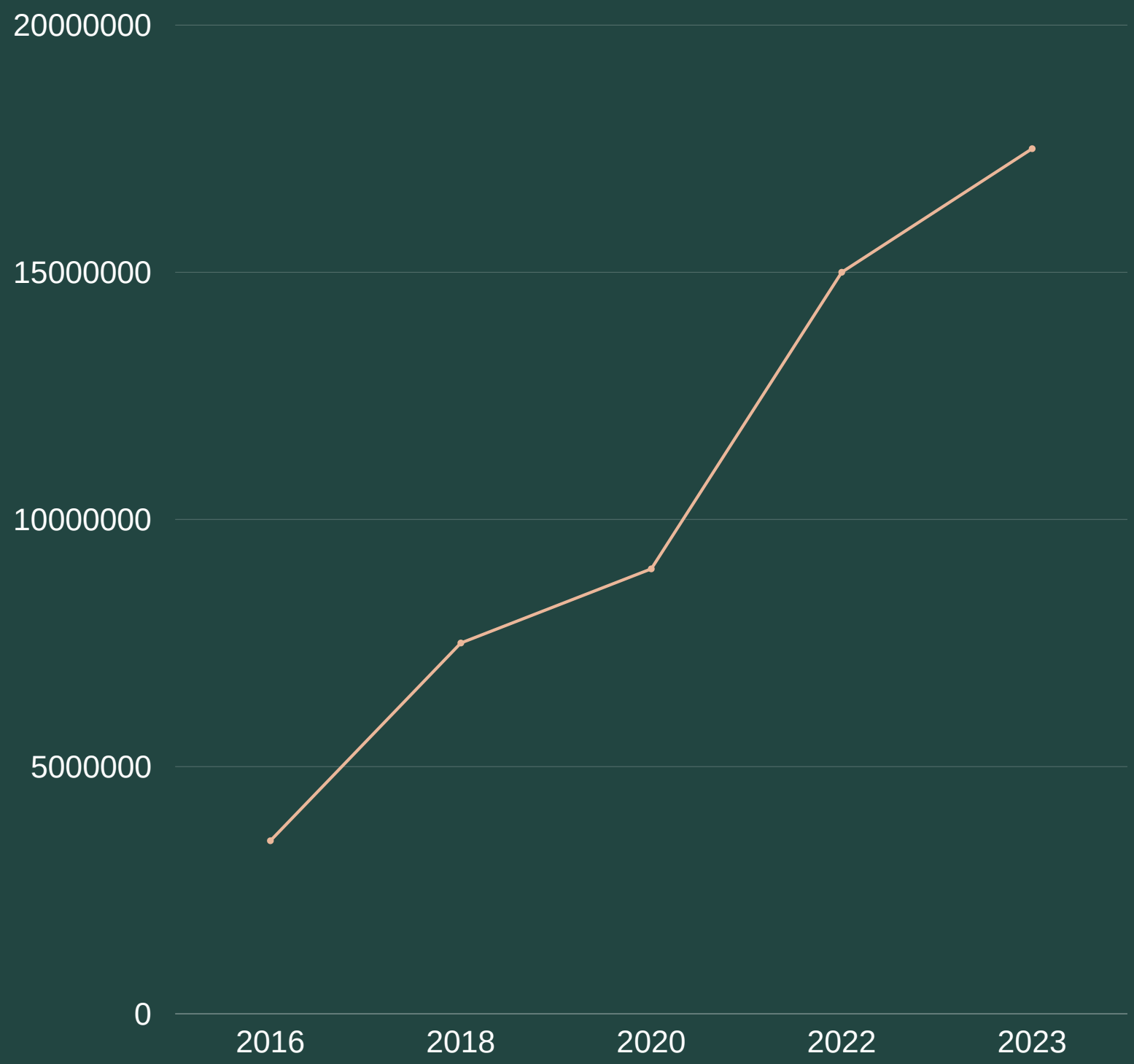
The opportunity is valued at ₹2.32 Cr with a potential for healthy & systematic appreciation. Recorded appreciation historically in the area has been more than 300%. It is an ESG focused, sustainable & long term investment with a clear legal title.

## Ameneties





REAL ESTATE LISTING – CCPM



# OUR FLAGSHIP LISTING

*PROJECT WITH  
MAXIMUM ROI AND AT  
HIGH DEMAND*



**Appriciation: 2016 to 2023**



# KEY TERMS OF THE OFFERING

**An opportunity to invest in a Farmhouse community under the Discounted Ownership and Resale Model**



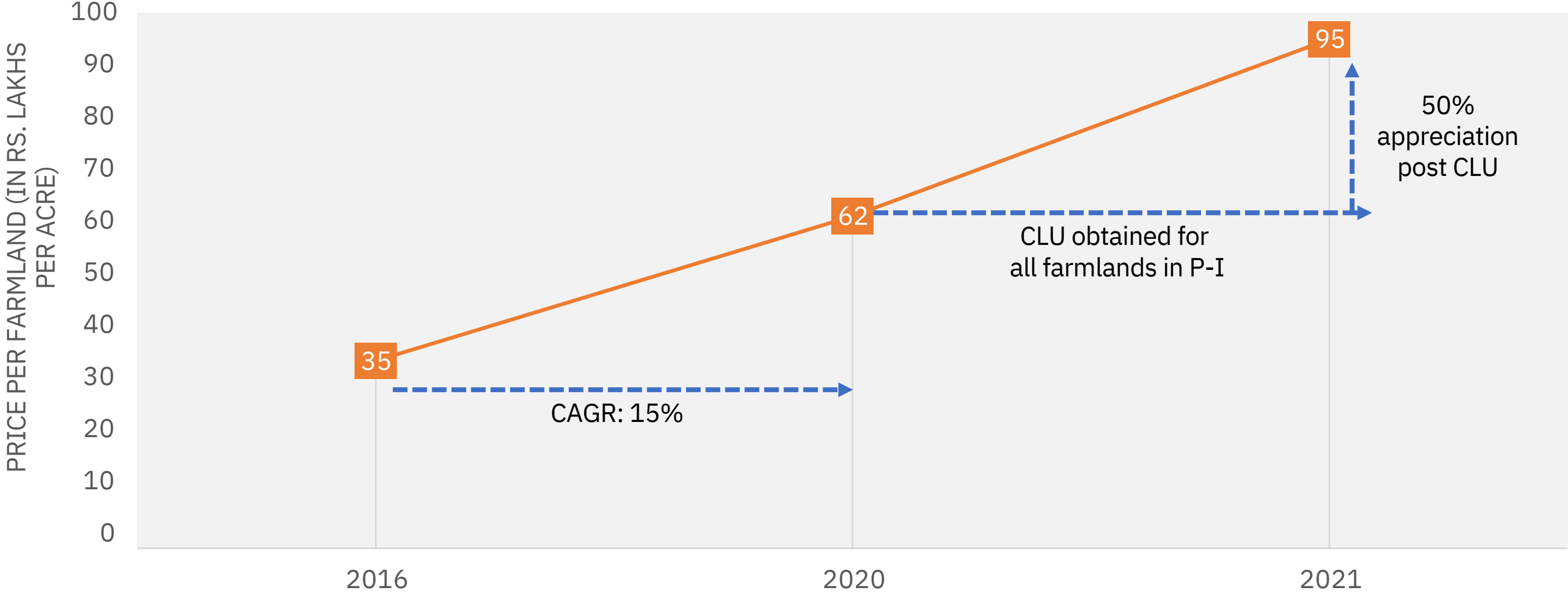
- **35,523 Square feet land with a villa of 2200 Sq. feet in Phase-II of the farmhouse community, Phase-I already sold out.**
- **Residential CLU received**
- **Land registered on the name of the SPV**
- **Aishwaryam has witnessed 350% growth in capital appreciation**

- Attractive opportunity to invest in farms in Aishwaryam Farm Lands, a farmhouse community under the Discounted Purchase and Resale model, with periodic returns and a defined exit timeline
- The investment to impart regular cash flows for the Investors across the investment horizon
- Strong asset base in the form of land to preserve value



# Prices in Aishwaryam Farmlands have shown Handsome Appreciation since Launch

### Price Appreciation Since Phase-I launch



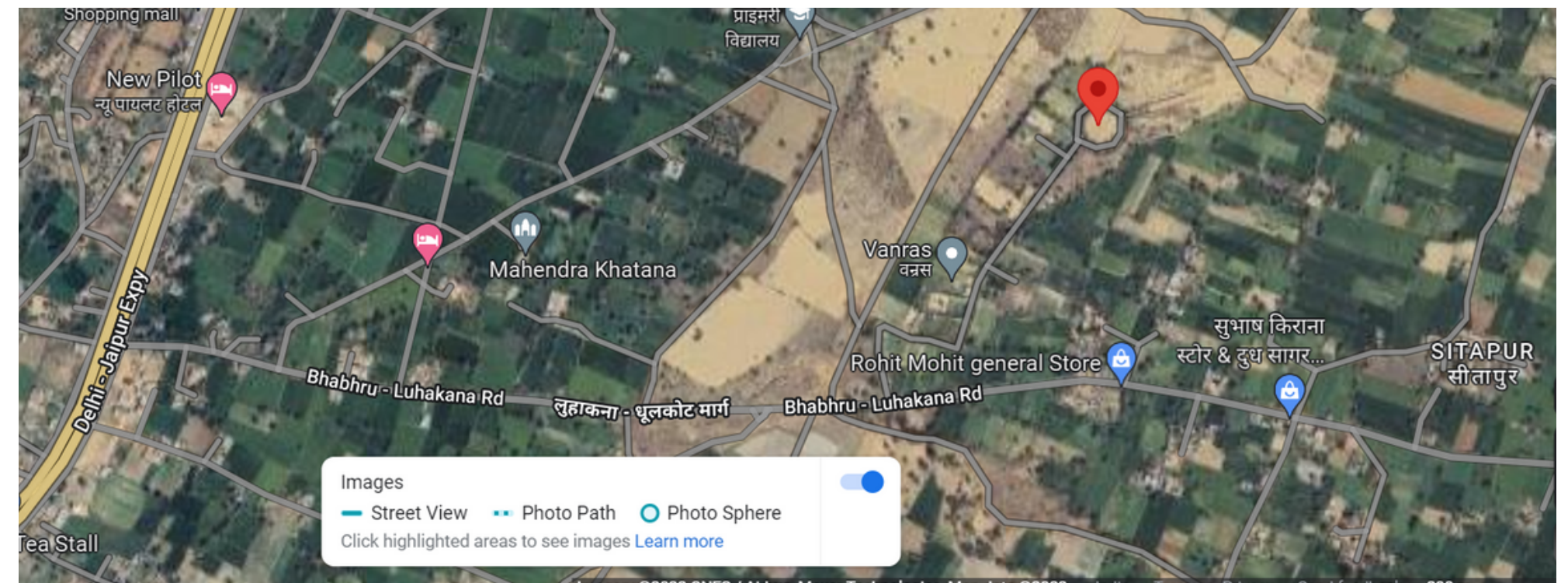
- Phase-I was launched in 2016 at an inaugural price of Rs. 35 Lakhs per acre and since then prices have increased at an average 15% per annum
- As on today (2024) the land is being traded at ₹1.95 Cr an acre



# Project Location

Nestled between semi-hills, our land parcel lies flat and has straight connectivity from the Delhi-Jaipur highway

- Gurugram to Aishwaryam: 2Hr 30 Mins
- Jaipur to Aishwaryam: 1 Hour
- Sariska National Park to Aishwaryam: 1 Hour
- Neemrana Fort: 1 Hour
- Khatushyamji Temple: 2 Hours



ACTUAL IMAGE



# Investment Highlights

## Minimum Investment

₹ 20,00,000

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## Issue Size

₹2,32,00,000

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## Investment Tenure

2 Years

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## Targeted ROI

14%-16%

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## Hurdle Rate

8%

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## Quarterly Returns

8%

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**ACTUAL IMAGE**



# INDICATIVE QUARTERLY RETURN FOR - INR 20 LAKH INVESTMENT

## CURIO CAPITAL

*\*Kindly Enter your investment amount on the previous page\**

Dates	Investment	Interst Amount *	Principal Repayment + Fund Exit	Total
30-Apr-24	₹ 20,00,000	-	-	₹ -13,00,000
30-Jun-24	-	₹ 40,000	-	₹ 40,000
30-Sep-24	-	₹ 40,000	-	₹ 40,000
31-Dec-24	-	₹ 40,000	-	₹ 40,000
31-Mar-25	-	₹ 40,000	-	₹ 40,000
30-Jun-25	-	₹ 40,000	-	₹ 40,000
30-Sep-25	-	₹ 40,000	-	₹ 40,000
31-Dec-25	-	₹ 40,000	-	₹ 40,000
31-Mar-26	-	₹ 40,000	₹ 24,00,000	₹ 24,40,000
<b>Total</b>	<b>-20,00,000</b>	<b>₹ 3,20,000</b>	<b>₹ 24,00,000</b>	<b>₹ 27,20,000</b>
	<b>Appreciation Realisation upon Exit</b>		<b>₹ 4,00,000</b>	



# Farmlands are in High Demand



Land is the most desired asset class with the least maintenance costs as compared to apartments etc.



Low investment asset with zero depreciation and high appreciation as opposed to other assets classes like apartments, office buildings



Post the Covid wave, farmhouses offer an expansive, open and natural environment as compared to dense cityscapes



Farmhouses are attractive second homes, set in serene pollution free environment, especially in the Work-from-Home age



Government provides subsidies under various schemes for farm lands such as crop buying, processing, plant and machinery etc.





**Asset Gallery**



# LAYOUT

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Ready to use: 120 days



# NATURA LEAF HOUSE









# 3D - VISUALIZATION

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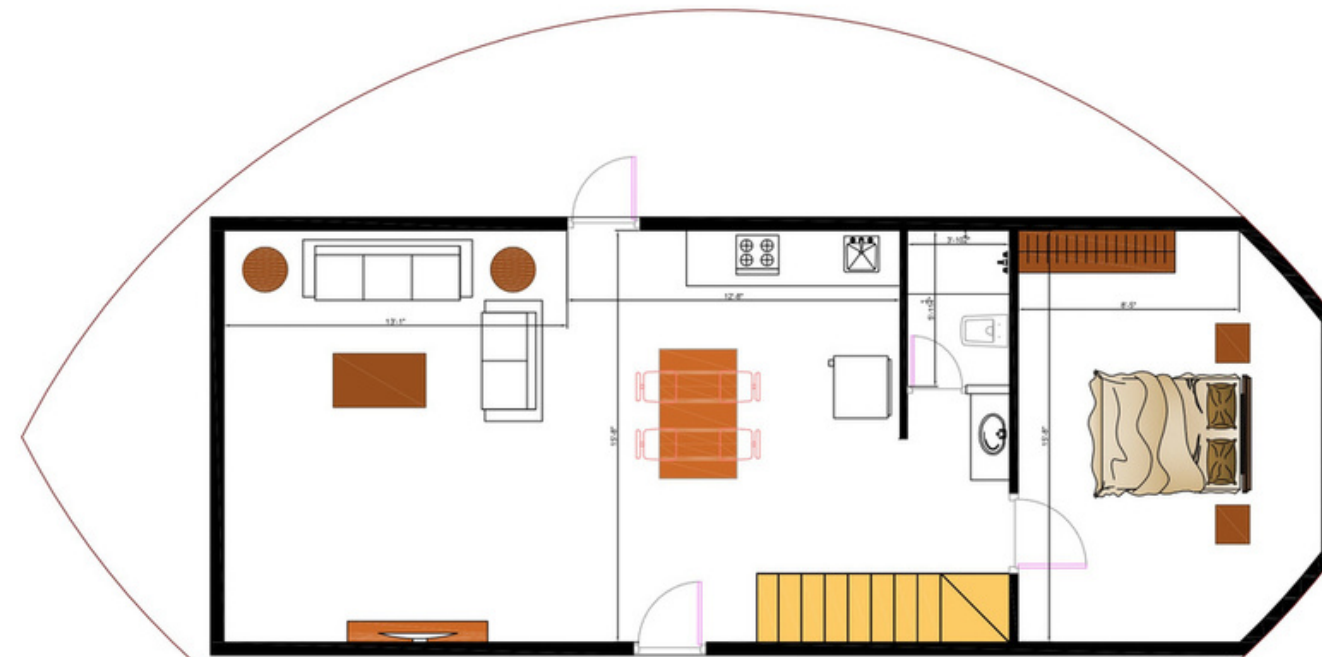


# LAYOUT

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3 BHK

Build-up Area :  
2200 sq.ft.



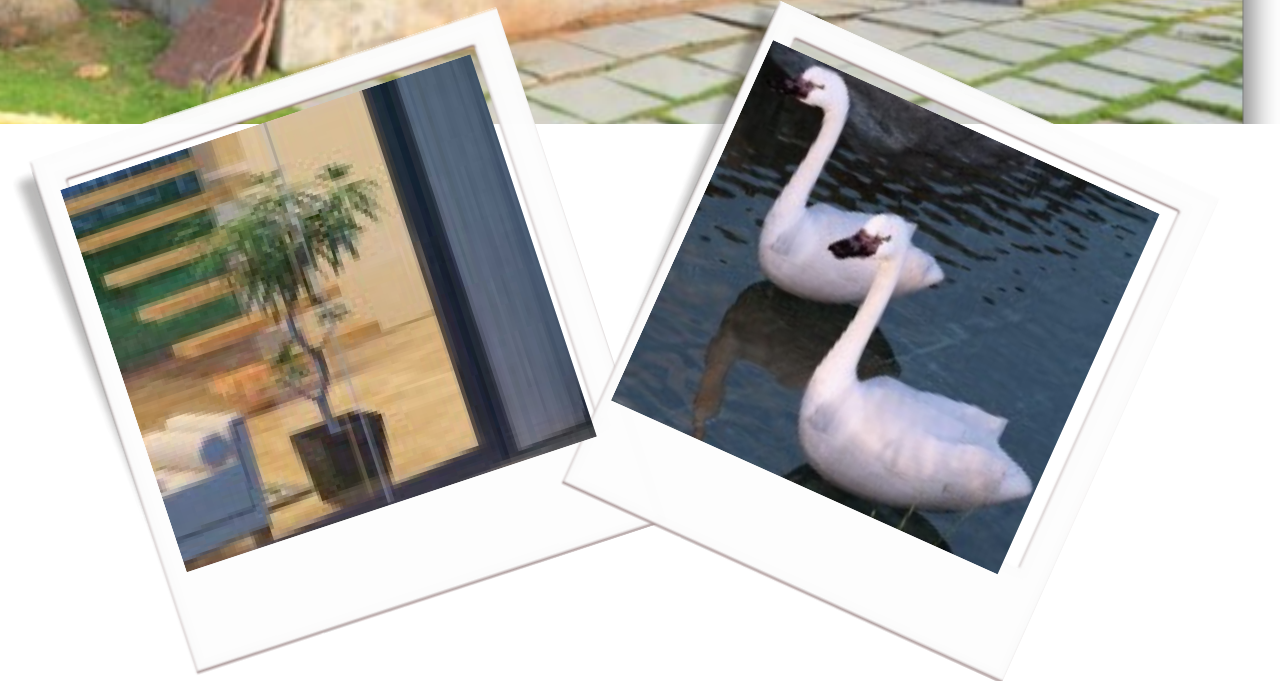
Ground Floor

area "X"



First Floor

area "X"



Ready to use: 120 days



# PROJECT PRODUCTION

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# ACTUAL IMAGES

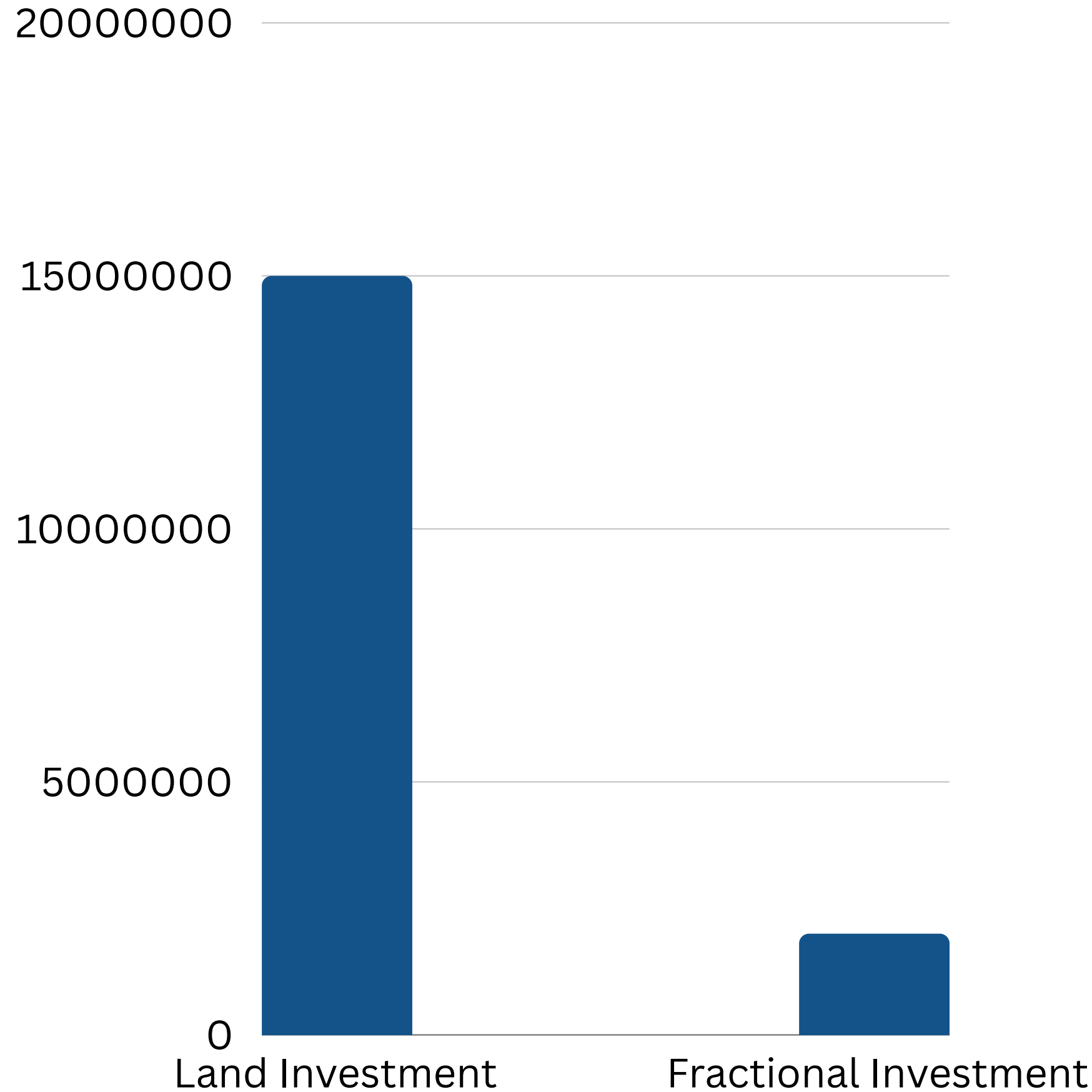
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# CURIO

CAPITAL







## 92.5% Discounting on land investment

- Out-Right purchase value: ₹ 1.50 Cr
- Fractional investment value: ₹ 20 Lakhs only



# ASSET OVERVIEW

Cost Disclosure	
Legal & Admin (A)	₹ 17,31,063
Land	₹ 1,02,00,000
Development	₹ 90,00,000
Contingencies/Reserves	₹ 3,80,000
Acquisition & AMC Fee	₹ 18,90,380
<b>TOTAL</b>	<b>₹ 2,32,01,443</b>

## Legal & Admin Expense (A)

Company Formation & Paperwork

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AMC to Facilitator

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Broker Fee

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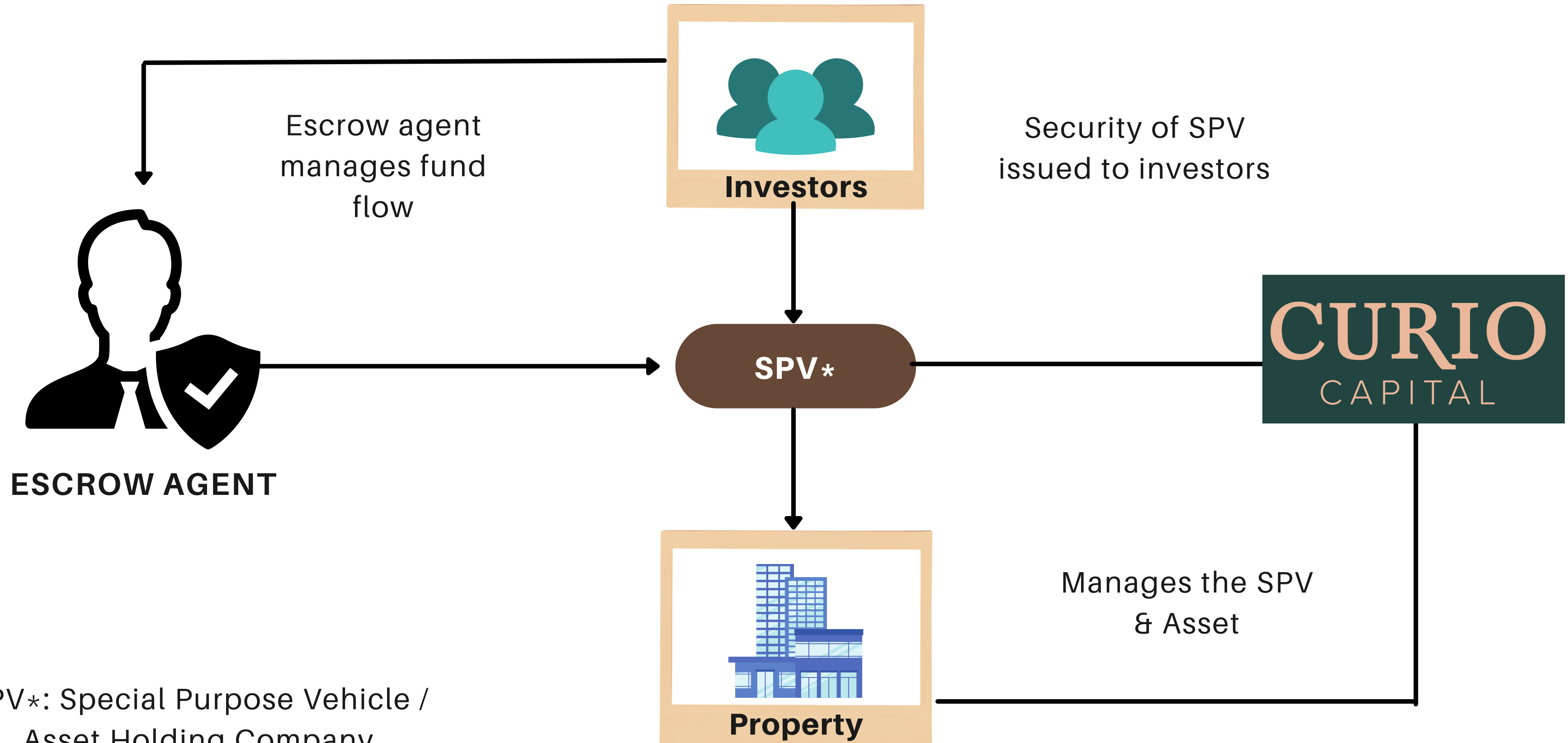
Registration

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Stamp Duty



# OWNERSHIP STRUCTURE



SPV\*: Special Purpose Vehicle /  
Asset Holding Company



# Key Terms for Investors

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Minimum Investment Amount	₹20 Lakhs
Upfront Expression of Interest (EOI)	Rs. 1 Lakh
Balance Investment Amount	Balance of Minimum Investment post EOI adjustment within 7 days of drawdown notice
Asset Management (AM) Fee	1% of the Investment Amount per annum for 22 months, paid quarterly from the Investor cash flows receipts
Limited Offer: AM Fee Top Up	Waiver of first 6 months of AM Fee for first 5 Investors, leading
Asset Manager Performance Fee /Carried Interest	20% of excess profit post 8% hurdle rate
Investor Legal Status	Resident Indian Nationals , NRIs, Pvt. Ltd. LLP & HUF



# WHO CAN INVEST?

01

Indian Residents

02

Non Resident Indians

03

Hindu Undivided Family

04

Limited Liability Partnerships

05

Private Limited Companies

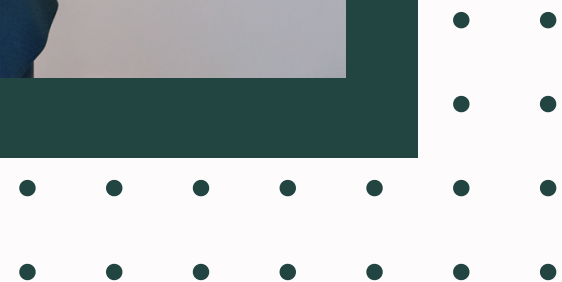
06

Alternative Investment Funds

07

Portfolio Management Services

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# INVESTMENT JOURNEY

1  
EXPRESSION OF  
INTREST

2  
TRANSFER OF  
FUNDS TO  
SPV

3  
SIGN PVT. LTD.  
MOU &  
DISCLOSURE

4  
SHARES ISSUED  
IN **PVT. LTD.**  
**ONLY ONCE**  
**ENTIRE FUNDS**  
**HAVE BEEN**  
**RAISED**

5  
• PAPERWORK  
• LAND PURCHASE  
• DEVELOPMENT

6  
HOLD &  
EXIT



# NEXT STEP

**Expression of Interest**



**Completion of paperwork**



**7 Days after paperwork**

**₹1,00,000 to be deposited in share capital account upon signing of EOI document**

SHA & investment documents will be handedover with MCA approvals

**Balance of ₹19,00,000 to be deposited**



# ASSET MANAGEMENT SERVICES



## Asset Purchases

- Property visit & review
- Asset Due Dilligence
- Asset Feasibility
- Asset registration
- Asset purchase

## Asset Management

- Purchase asset value
- Asset upkeep
- Lease negotiation
- Tenant management
- Half yearly valuation report
- Asset sale negotiation

## Investor Services

- Dedicated investment manager
- Market updates & reports
- Returns disbursal
- Resale/purchase facilitation
- Tax center



**Best real estate  
minds in your Inbox!**

**For Investments Contact:**

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