

Narmade Har Farm

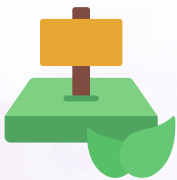
Managed Shared Farmland
by

NiRA
FARMS

Welcome!

To a groundbreaking real estate revolution! This project addresses the key challenges investors often face in the real estate industry, offering you the chance to own land with exceptional benefits like tax-free returns and effortless liquidity. It's more than just an investment—it's your opportunity to build lasting wealth and be part of something truly extraordinary!

Solving 4 major problems of Real Estate Industry



Actual land
ownership



Return On
Investment



Property
Management



Liquidity

Brand NIRA FARMS

Nira Farms is India's first farm development and management company, dedicated to improving the country's agricultural infrastructure while offering people a unique opportunity to invest in farmland. We blend the worlds of real estate and agriculture, empowering individuals to benefit from this evolving sector. Our mission is to create thriving, productive farms through advanced farming techniques and sustainable practices, all while providing investors with high returns and transparent ownership.

With Nira Farms, investors gain access to professionally managed farmland that not only yields profits but also contributes to the country's agricultural growth. Our projects offer more than just financial gains—they provide a chance for people to connect with nature, enjoy vacation homes, and be part of a sustainable future. By making farmland ownership accessible and profitable, Nira Farms is paving the way for a new era of investment where agriculture and real estate come together for the benefit of both the land and its owners.



How a Managed Shared Farmland works!

Purchase a piece of land on a professionally developed, large-scale farmland—it's as simple as buying shares in a company. While developers often have varying goals, Nira Farms focuses on one clear objective: creating farms that deliver strong, sustainable returns for investors.

Nira Farms takes care of all the farm management for you. From planting seeds to harvesting crops and selling the produce, we handle everything seamlessly on your behalf, ensuring a hassle-free experience.

You'll receive your share of tax-free agricultural income directly from us. Additionally, you'll benefit from any extra income generated through non-agricultural activities on the farm, such as agri-tourism.

You can hold onto the farmland indefinitely to keep earning strong returns, or sell it for tax-free capital gains. Nira Farms also offers excellent liquidity options, allowing you to benefit from flexibility whenever needed.

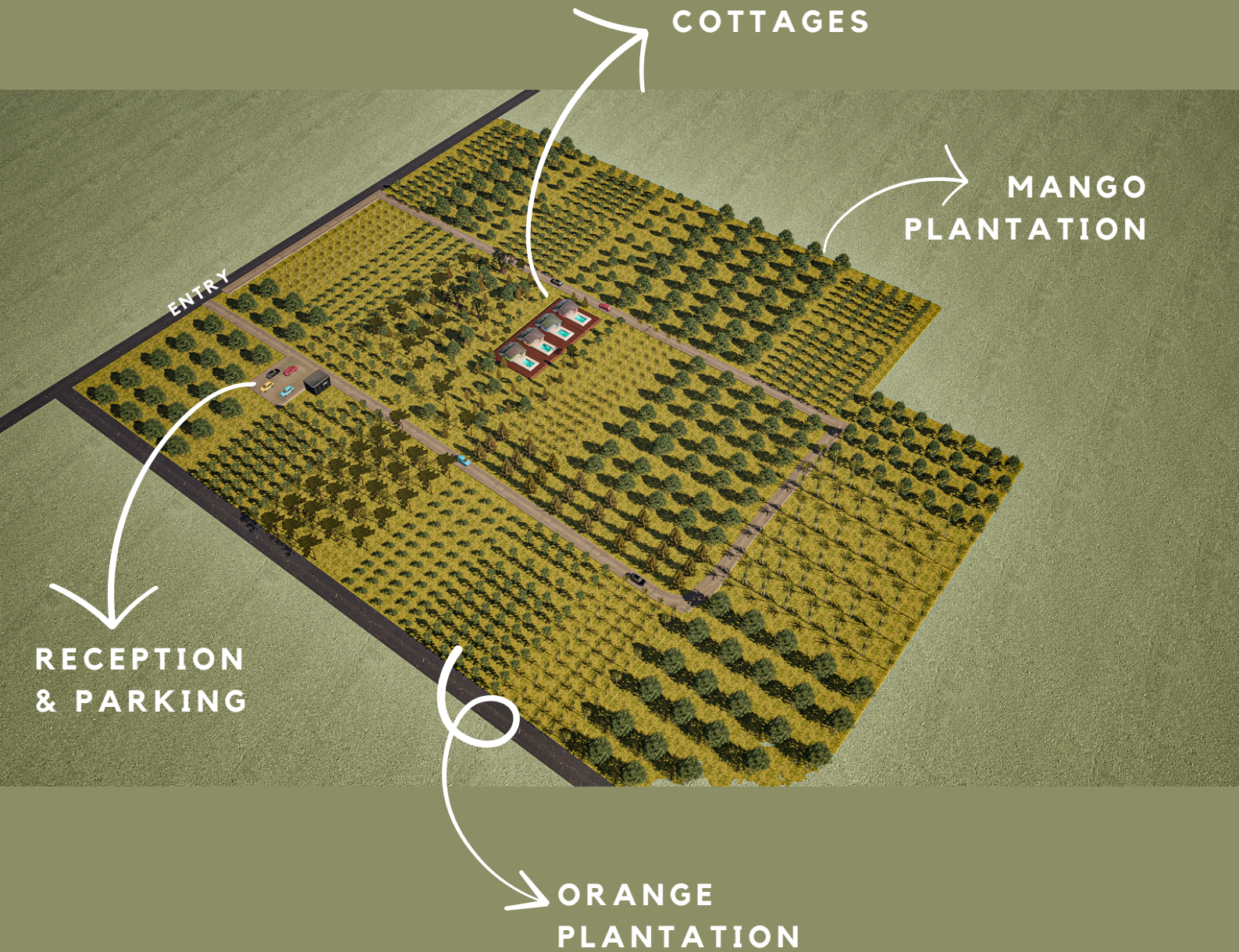
Narmade Har Farm



Narmade Har Farm is a 30-acre farmland located in Khamghat, District Narsinghpur, Madhya Pradesh. Nestled within a lush, green ecosystem, this land plays a vital role in supporting the natural environment and enriching the lives of all who connect with it. Here are some of the standout features of this beautiful property:

- Spanning 30 acres, this farmland offers excellent connectivity to the National Highway, making it ideal for sustainable farming that benefits from economies of scale.
- The land was carefully selected after thorough soil and groundwater testing, ensuring optimal conditions for best farming practices.
- Its peaceful setting also makes it a perfect spot for an organic vacation home for your family.
- The strategic location and great connectivity create the potential for developing an agri-tourism resort on the farm.
- It's ideally situated near major tourist attractions like Bhedaghat, Pachmarhi, Satpura National Park, and Bhopal, making it a prime destination for tourism development.

Farm Development Plan



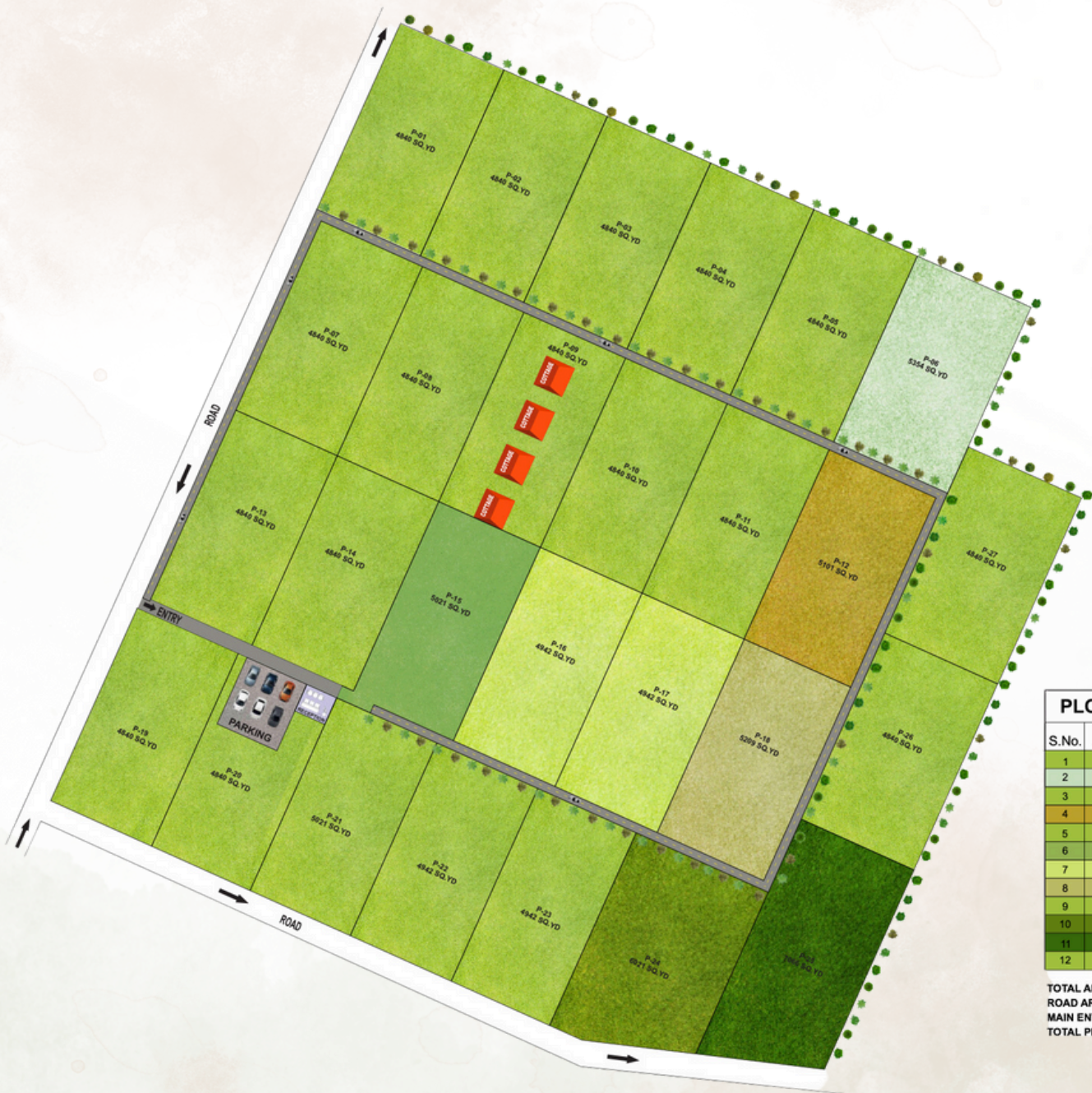
Own the Land

Acquire a piece of farmland with complete transparency, offering you the security of a sound investment, strong returns, and full control over how the land is used—an opportunity that sets itself apart from traditional real estate ventures. Not only will you enjoy the financial rewards of ownership, but you'll also have the flexibility to shape your land to suit your personal or business goals, whether it's farming, developing a vacation retreat, or exploring agri-tourism opportunities.

This land isn't just an investment—it's a long-term asset that holds the potential to grow in value over time. As part of a professionally managed agricultural ecosystem, it offers both peace of mind and prosperity, ensuring you benefit from sustainable farming practices and tax-free income. Beyond its monetary benefits, this property is something your family can cherish for generations—a tranquil escape into nature and a lasting part of your family's legacy.



Master Plan of Farm



PLOT AREA DETAIL		
S.No.	AREA (SQ. YARD)	NO. OF PLOT
1	4840	P1,P2,P3,P4,P5
2	5354.21	P6
3	4840	P7,P8,P9,P10,P11
4	5101.50	P12
5	4840	P13,P14
6	5021	P15
7	4941.82	P16,P17
8	5208.90	P18
9	4840	P19,P20,P21,P22,P23
10	6021.10	P24
11	7066.23	P25
12	4840	P26,P27

TOTAL AREA = 139,811.40 SQ.YD
 ROAD AREA = 3593.87 SQ.YD
 MAIN ENTRY AREA = 600.0 SQ.YD
 TOTAL PLOT AREA = 135616.70 SQ.YD

Returns with Managed Farming

We're solving the challenges of property management and delivering strong ROI in one streamlined solution. NIRA Farms handles every aspect—from sowing to harvesting and selling the agricultural produce—ensuring a hassle-free experience for landowners.

Our land is meticulously selected, and we implement thoughtful development plans to optimize resources and maximize agricultural returns. With our extensive farming expertise and in-depth market analysis, we've structured pricing and placement to offer landowners a tax-free annual return of 12-15% on their investments.



Agri Tourism & Resort

We recognized the vast potential of this farm to also serve as an Agri Resort, offering visitors the chance to enjoy a peaceful, nature-filled escape. The farm is thoughtfully designed to provide everything needed for a memorable, serene experience. Plus, it gives landowners access to a vacation home they can enjoy year-round.

Here's why this plan is set for success:

- Luxury cottages for a private and comfortable stay
- Proximity to top tourist attractions like Bhedaghat, Pachauri, and Satpura National Park
- A short 400-meter walk to the scenic Narmada River

Once the project is fully realized, it will generate additional returns for landowners—beyond what has already been projected.



Liquidity

"Liquidity is often the missing piece in real estate, making it a challenge for many investors. At NIRA Farms, we're changing that by offering two innovative models that bring unmatched liquidity to the table:

- **Buyback Model:** We offer revolutionary buyback options to ensure flexibility for our investors. The first option is a fixed buyback agreement at the start of your investment, guaranteeing a repurchase at the end of 3rd year. Starting from the 4th year, landowners can sell their land back to NIRA Farms with just a 2-month notice, based on a pre-determined valuation linked to annual appreciation.
- **Plot Restructuring Model:** Initially, only 1-acre plots are available. After our 3-year development phase, we'll restructure these into 5 equal smaller plots. This will lower the entry cost for buyers, attract more investors, and significantly boost liquidity."

In simple terms, we guarantee profits for our investors as long as the land remains in existence.



Payment Plans

Nira Farms has thoughtfully priced 1 acre (4,840 sq. yards) at just INR 22,00,000. We've also introduced flexible payment options for our investors.

Plan A offers a convenient 3-year payment schedule, with an integrated buyback option available at the beginning of the 4th year.

Plan A				
Payment Time	Day 1	1st Month	13th Month	25th Month
Amount (INR)	2,00,000	9,00,000	5,50,000	5,50,000
Buyback Time	37th Month			
Amount (INR)	30,00,000			

Nira Farms is confident in the value of its offerings, which is why we're introducing an innovative payment solution that lets your investment returns cover the EMIs.

Plan B provides a flexible 7-year payment plan, where you only pay for the first year upfront. After that, returns from your investment handle the rest, with a built-in buyback option available starting in the 8th year.

Plan B								
Payment Time	Day 1	1st Month	13th Month	25th	37th	49th	61st	73rd
Amount (INR)	2,00,000	9,00,000	0	0	0	0	0	0
Buyback Time	85th Month							
Amount (INR)	38,00,000							

It will be great to
have your feedback
and even better to
have you with us on
this exciting
journey.

Thank You!



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