

**WELCOME
TO
INSPIRE INDIA FAMILY**

A JOURNEY OF 1000 MILES.....

.....STARTS WITH TWO LITTLE STEPS!



**3000+ House
Hold Families.**



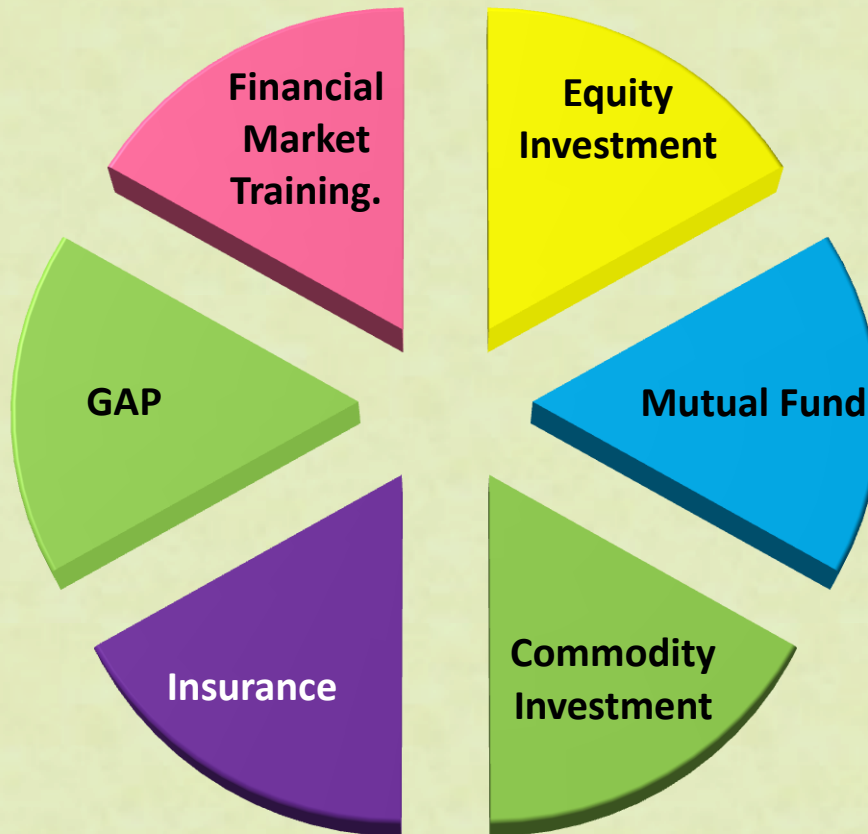
LAPS

Happy Life + Wealth creation =

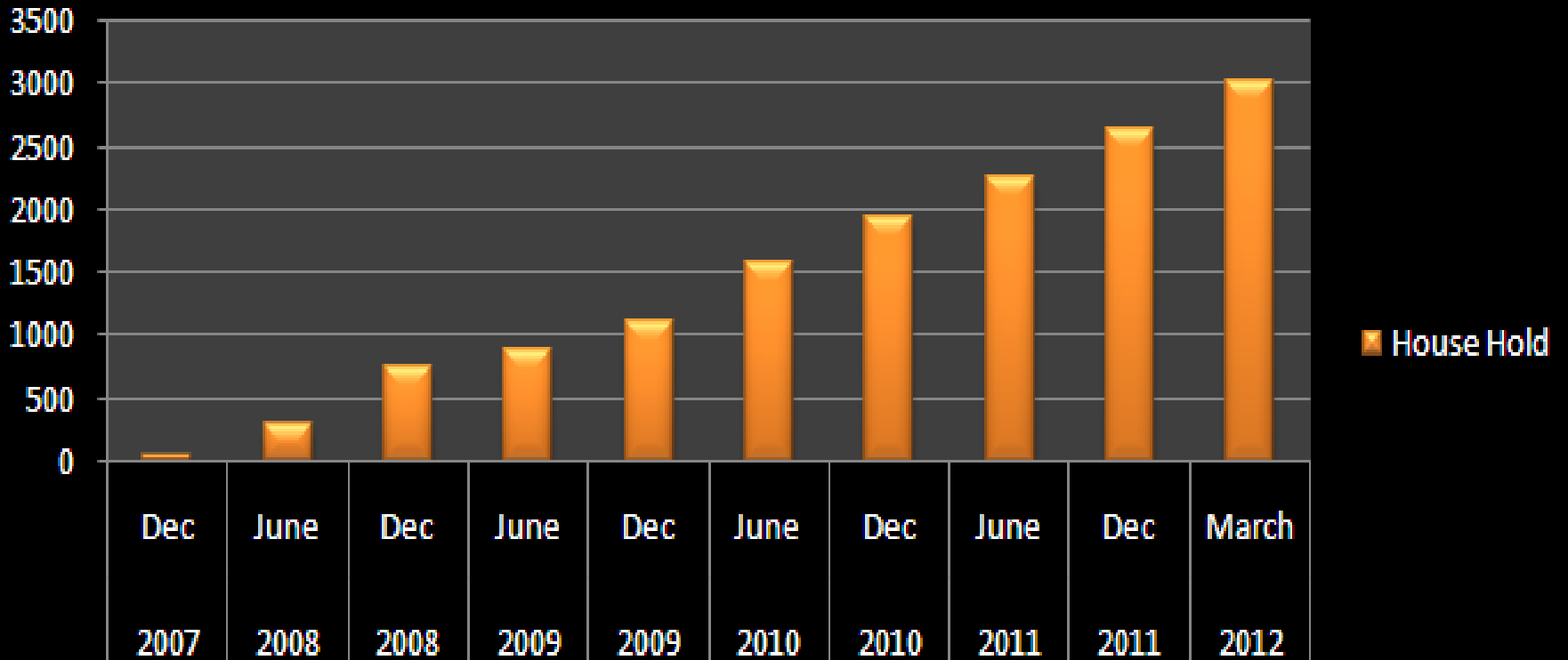


Diversified Wealth Creation

The business at **Inspire India Financial Solutions Pvt. Ltd.** have been structured into well diversified financial services, firm offering a range of financial products and services such as

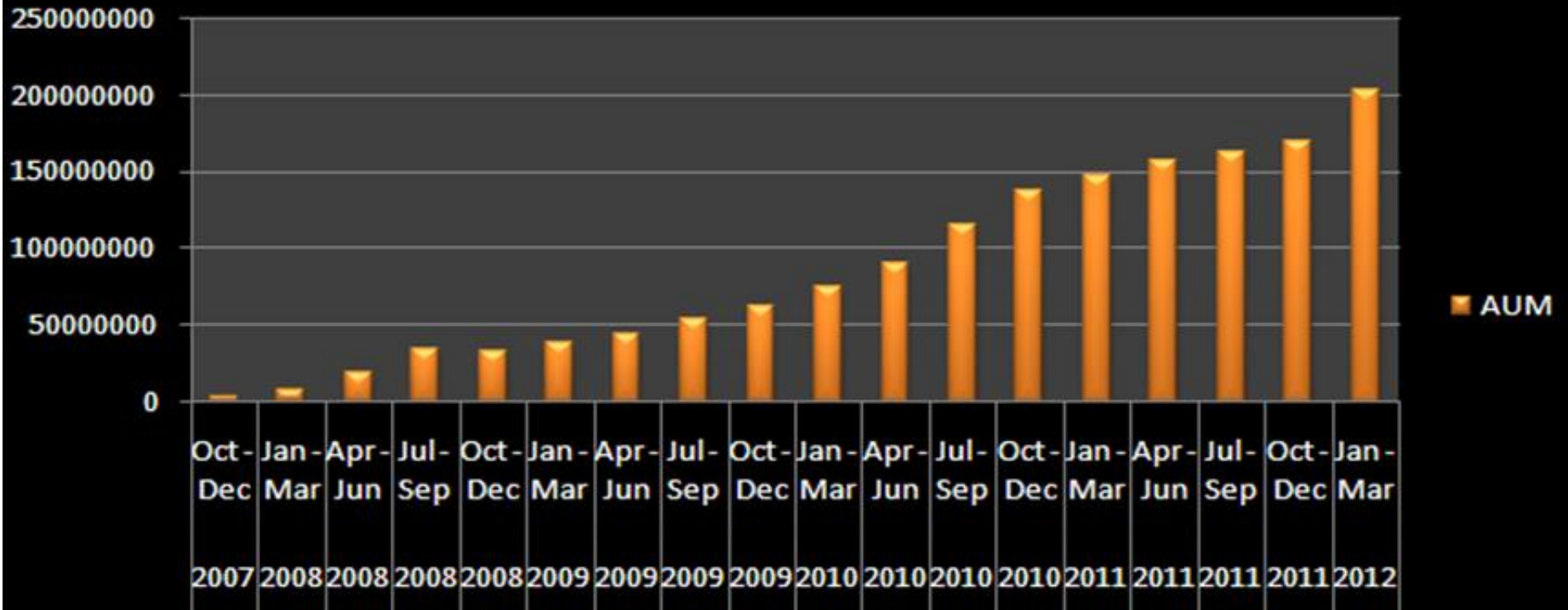


Inspire India Financial Solutions - House hold



Inspire India Financial Solutions AUM

Inspire India Financial Solutions - AUM



Awards & Recognition

IIFS has bagged many prestigious finance industry awards

- ✓ All India level “EMERGING STAR” award.
- ✓ All India level “Highest Sales and New Sales” award.
- ✓ All India and Zonal Level “Highest Number of SIP” award.
- ✓ All India level “Best Business Practices” award

New Big Jump



The longest you run is two or three
steps.
In the vault, it's not a whole lot more
than that.

I IPL Presenting!!

An INVESTMENT In **Land** and **Properties**

*“God will never stop creating people
but he has stopped creating Land”*



Why Land & Properties?

➤ 5% of Habitable Land

Office



Retail



Industrial



Residential



Hospitals



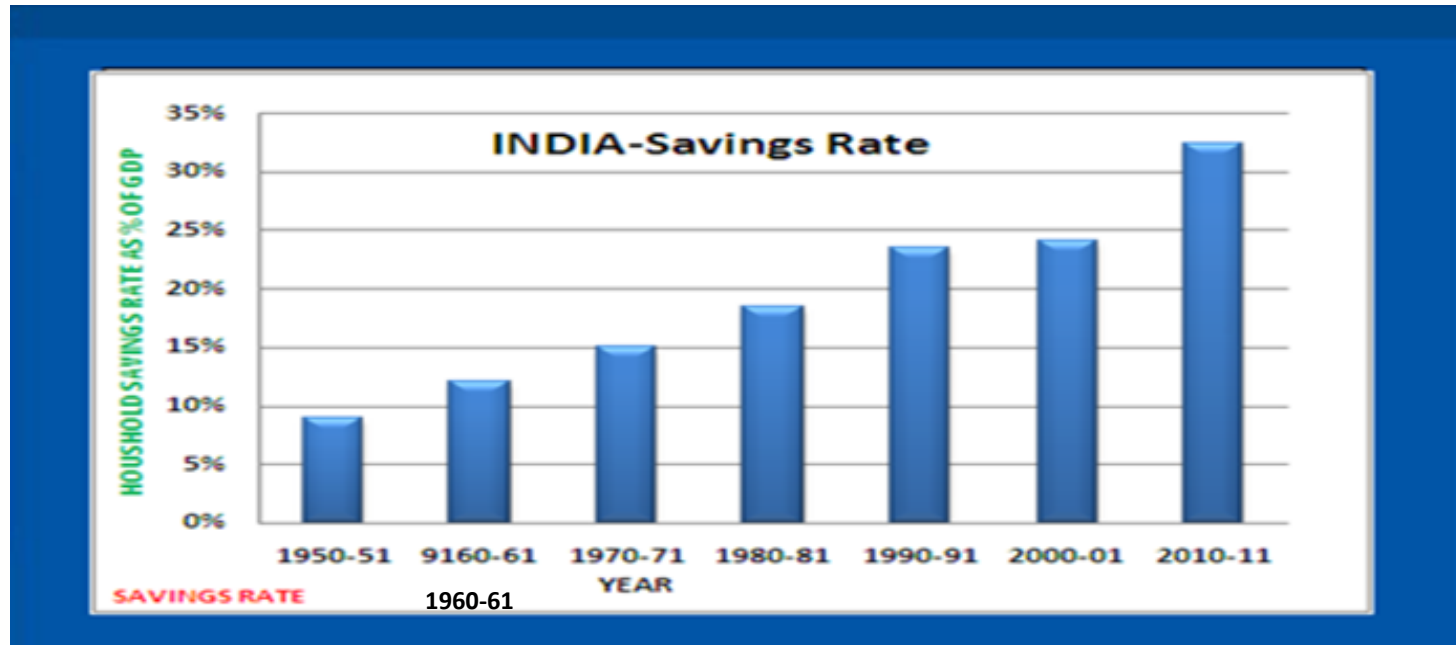
Hotels

Why Land & Properties?

Affordability	Availability	Aspiration
<ul style="list-style-type: none"> •Rising per capita income (40 years to 8 years) •Growing trend of double income family (demographic dividend) •Robust business growth in services sector allows aggressive geographic expansion (Coimbatore,Mysore,Mangalore) 	<ul style="list-style-type: none"> •Quality Developments (KHB,BDA,MUDA to DLF ,Brigade ,Prestige , sobha etc. •Benign Interest Rates (16% to 8%) •Easy access to home loans •Tax Benefits 	<ul style="list-style-type: none"> •“Want it now Generation” is young , productive and demanding(quality) (5years) •Close affinity of Indians to “Own” a house or properties ,bigger than before •Corporate offices asking for world class space

- ❖ Real Estate sector accounts for approximately 6% of India’s GDP.
- ❖ The Real Estate sector is the second largest employer in the country
- ❖ Huge demand supply gap :Approx. shortage of over 2crore housing units
- ❖ Incremental demand for housing is about 1 crore/pa
- ❖ Office space to grow by 500% over the next 8-10 years

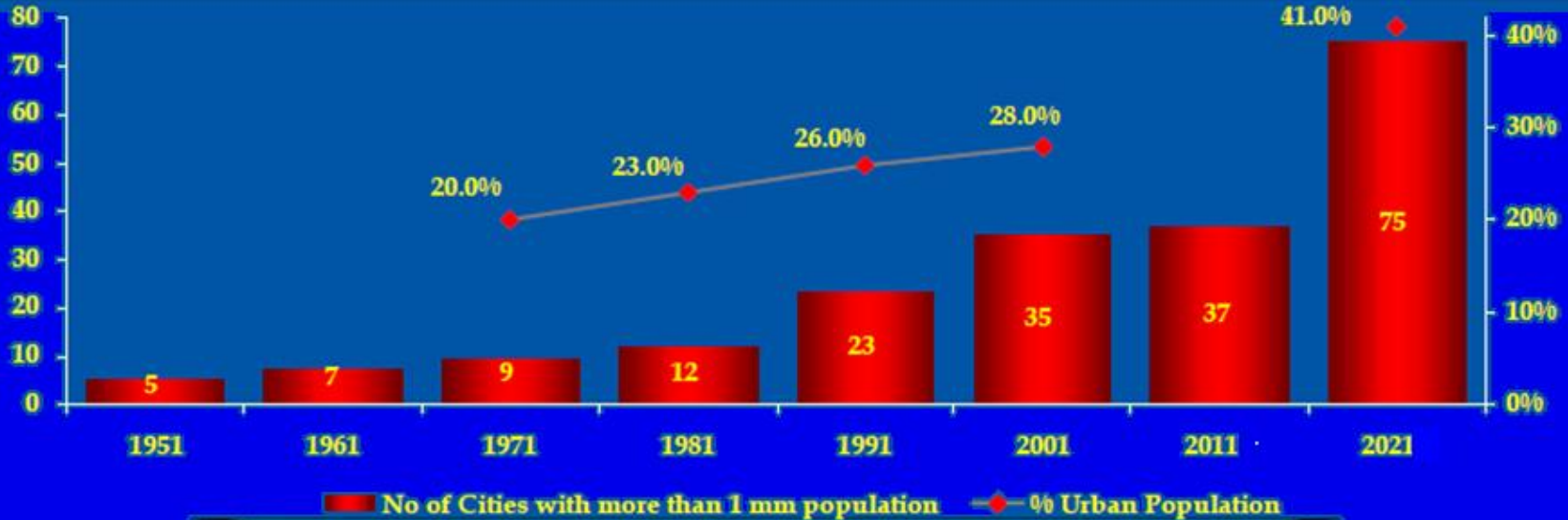
Favorable savings in India



- Reflective of the conservation attitude and risk aversion
- The absence of alternative asset classes in an organized manner is one of the key factor

Urbanization

Trend towards Urbanization

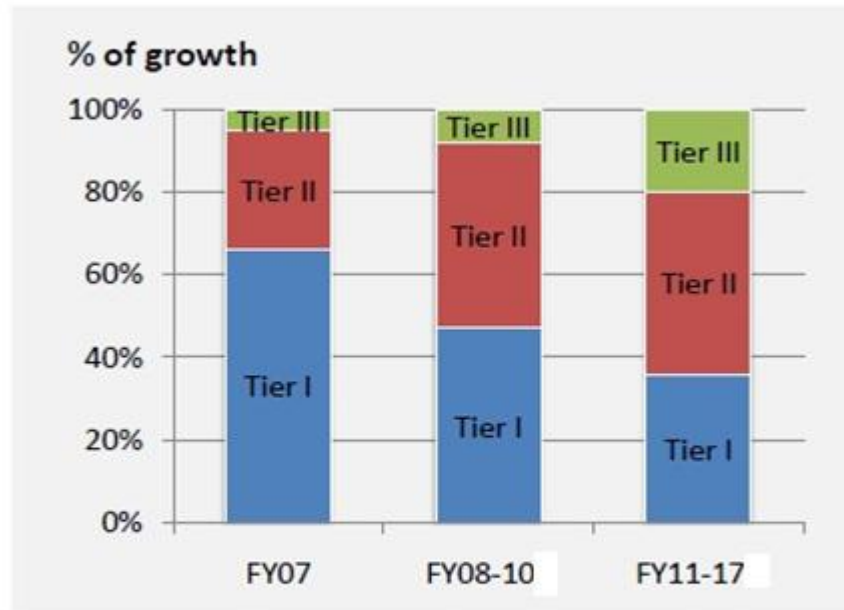


- Number of Urban Agglomerations / Towns have increased to 4,378 (2001) from 3,768 (1991)
- Urban population has increased from 217 million in 1991 to 300 million in 2006 and is expected to increase to ~500 million by 2010

Real Estate demand in tier II/III

IT/ITES growth from Tier I/II/III cities

Comments



- Companies increasingly considering Tier II/III cities to avoid high real estate prices, high labor cost and infrastructure issues
- Cities like Mysore, Coimbatore, Vishakhapatnam, Jaipur, Chandigarh etc. likely to see increased demand for real estate
- Nasscom estimates increasing share of growth of IT/ITES sector from Tier II/III cities



Tier II/III cities getting increasing attention from companies looking to expand their operations

Major Highlights of Budget 2012-13

- ❑ Infrastructure sectors gets **50,00,000 INR Cr** Investment allocation.
- ❑ **HUDCO** plans to raise about **10,000 INR Cr** through tax-free bonds.
- ❑ Planned investment by Railways for the year **2012-13** has been targeted at **60,100 INR Cr**.
- ❑ Road building in the rural areas **24,000 INR Cr** towards the Pradhan Mantri Gram Sadak Yojna.
- ❑ Ports sector has a target of Rs **35,000 INR Cr** Investment.
- ❑ Target of **8,798 INR Cr** for aviation sector through **PPP** mode.

Major Infra Projects

- ❑ The Indian government has launched an **INR200bn** tender for **15** road infrastructure projects.
- ❑ Two projects for new major ports - East Coast (Andhra Pradesh) and West Bengal , will be taken up during this year with an investment of **20,500 INR Cr.**
- ❑ Besides **4,360 kms** of roads will be awarded for maintenance under the **OMT** system for the first time.
- ❑ India's Ministry of Shipping announced plans to carry out more than **22** new projects during **2012**.
- ❑ Proposal for a High Speed Corridor (Bullet Train) between Mumbai and Ahmedabad is being finalized



Real Estate: A Huge Investment Opportunity

“Buy in Acres and Sell in Sq. Ft.”

Case Study:

A leading real estate company in NCR

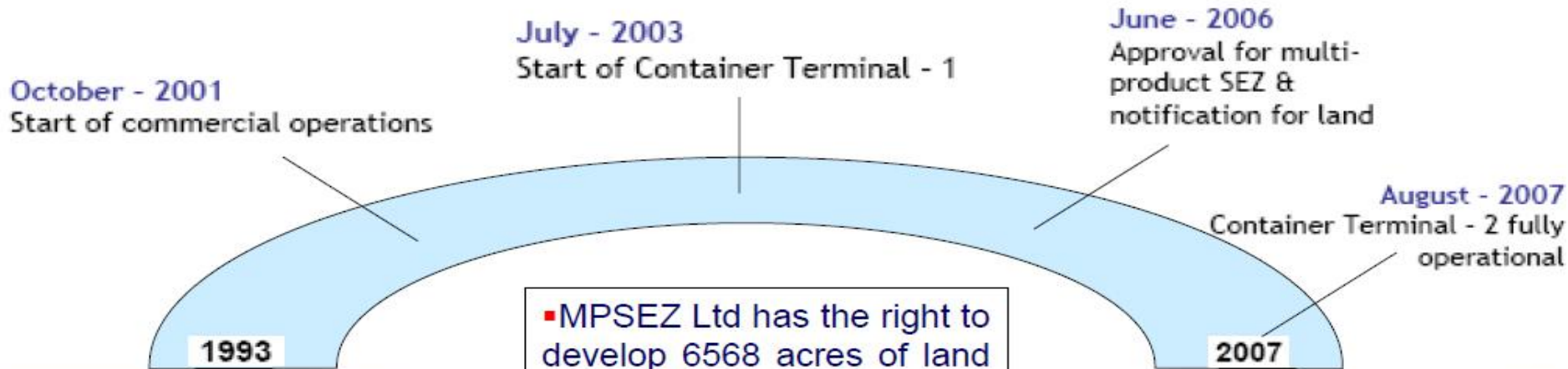
Bought land @ less than Rs.100,000 per ACRE in mid 1990s, and is currently selling the area @ Rs.10000 / Sq.ft.

It means the cost of purchase per square feet was about Rs.2 and the price of sale per square feet is Rs.10,000.

*K P Singh [K.P.Singh - DLF Chairman.avi](#)

This trend is becoming increasingly widespread across India
A number of large companies in India have land bank adequate for their development plans for the next 7 to 10 years.

Mundra Port (MPSEZ) – Development



October - 2001
Start of commercial operations

July - 2003
Start of Container Terminal - 1

June - 2006
Approval for multi-product SEZ & notification for land

August - 2007
Container Terminal - 2 fully operational

1993

2007

- MPSEZ Ltd has the right to develop 6568 acres of land around Mundra Port as an SEZ

- It is considering development of a total area of 32000 acres into an industrial hub (SEZ), which is more than 3 times the total area of Mumbai



Mundra Port (MPSEZ) – Development



- As per estimates, 50% of the SEZ land is expected to be used for building township comprising residential, commercial and hotel spaces
- This is expected to add significant value to the Company's bottom-line



March 2009:
Land and site
development

February 2010:
Civil works for the
SEZ to be
completed

September 2010:
Civil work for Coal
Terminal Project

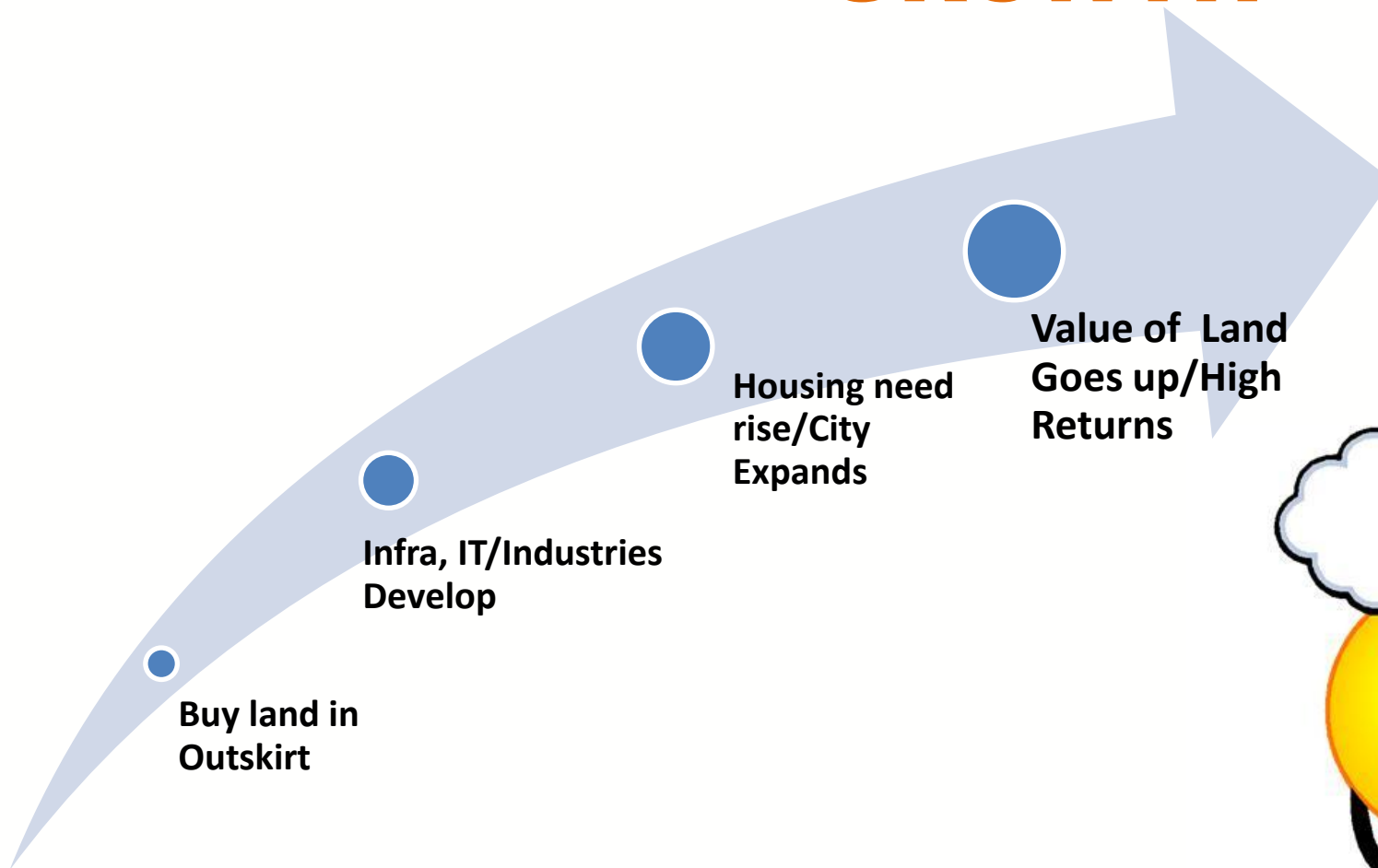
December 2010:
Plant and
Machinery

January 2010:
Commercial
Operation

Source: MPSEZ Ltd Red Herring Prospectus, Emkay

HOW

You can be part of this **GROWTH** Today



Major Challenges

➤ Identifying



➤ Security



➤ Legal Aspects



➤ Development



➤ Negotiation



➤ Liquidity
of Asset



WHY ARE WE SO SPECIAL ?!!

Step 1

- 1. Location of the project
- 2. Choice of partners and developers to work with

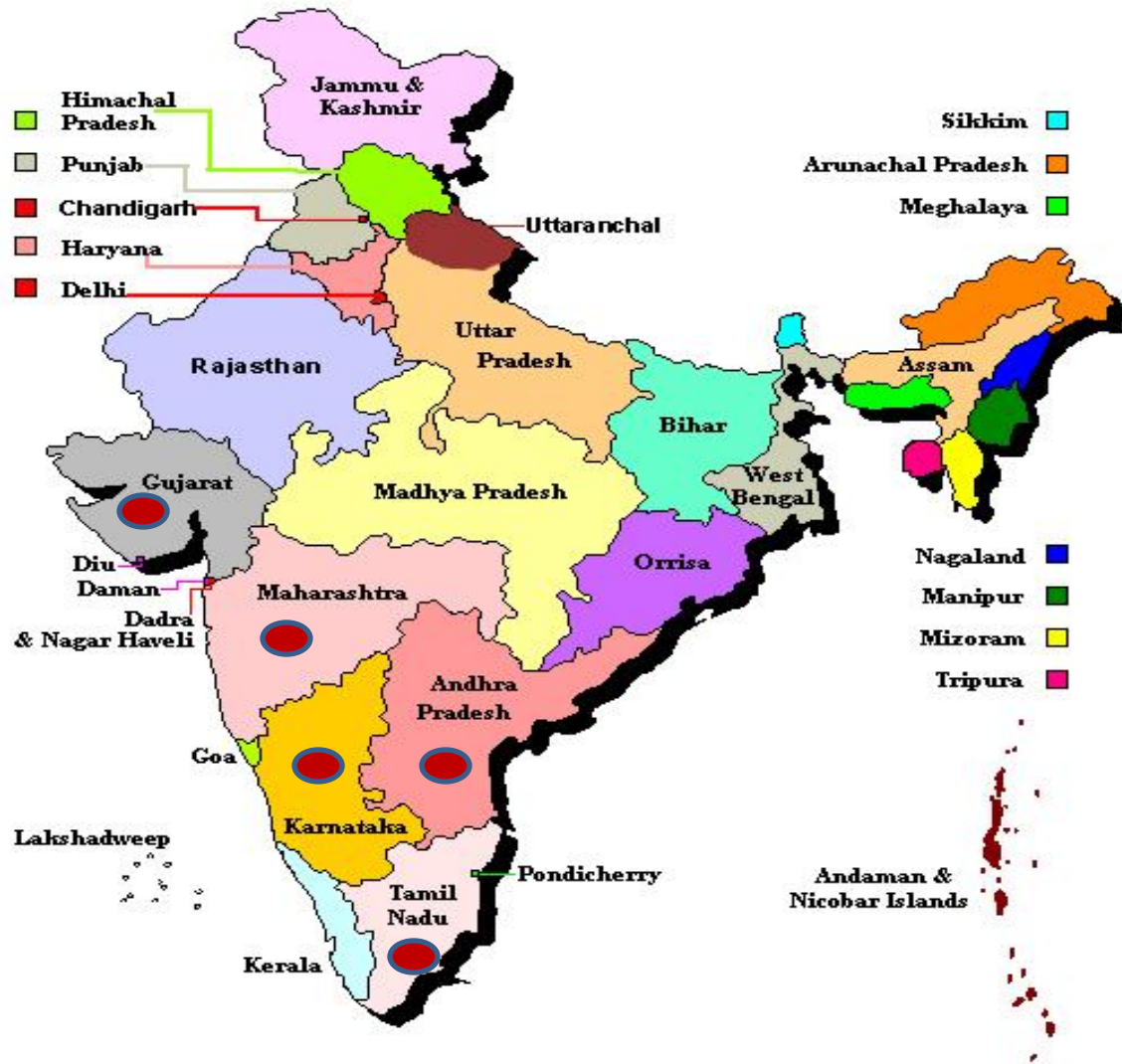
Step 2

- 3. Project Economics, pricing and cash flows
- 4. Project Structuring, Due Diligence & Documentation

Step 3

- 5. On going Project Monitoring
- 6. Exit Oriented Strategies

Target States with Real Estate Development Potential



Karnataka - Major Projects

- ❑ **Global Investment Meet (GIM)** of this fiscal received investment proposals worth a whopping **INR 7.6 Trillion**.
- ❑ Bangalore International Airport developed on **PPP** model has undertaken the expansion of Terminal I at a cost of **1,479 INR Cr**.
- ❑ Metro Rail project will also receive **500 INR Cr** funding. Within the next nine months, opening of another **10.4 km** is planned.
- ❑ **445 INR Cr** has been earmarked in the state budget for implementation of the three new railway projects.
- ❑ With more than **2000km** road network, major Second tier cities like Bangalore, Mysore, Bellary, Belgaum, Bijapur, Hassan, Dharwad, Tumkur, and Mangalore see a major need for real estate growth.

Maharashtra - Major Projects

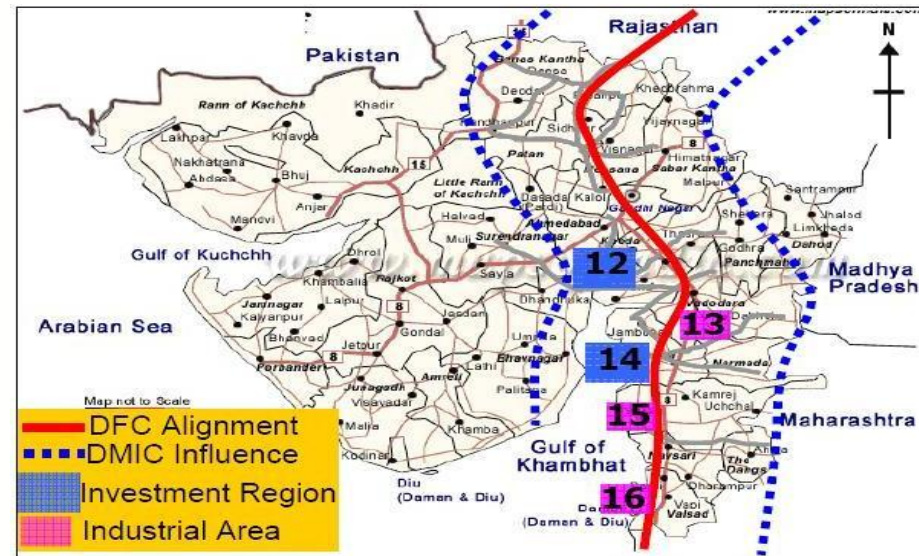
- ❑ Size of the Annual Plan for **2012-13** at **45,000 INR Cr.**
- ❑ Outlay of **2,899 INR Cr** is proposed for road development in **2012-13.**
- ❑ **150 INR Cr** is allocated for **MSRDC**
- ❑ An outlay of **385 INR Cr** is proposed for the Central Road Fund Scheme.
- ❑ Four laning undertaken on **11** projects covering **843** kms road length costing **3,161 INR Cr** by the Public Works Department through privatization
- ❑ Mahanirmiti has planned **11,015 MW** power generations in the year **2012-13**
- ❑ An outlay of **438 INR Cr** has been proposed for the civil aviation sector for **2012-13**

Tamil Nadu - Major Projects

- ❑ Sanction has already been accorded for developing Nagapattinam Port at a cost of **380 INR Cr.**
- ❑ The works under the Chennai Metro Rail Project is also progressing fast and an allocation of **750 INR Cr.**
- ❑ The **2012-13** Budget has provided **1500 INR Cr** as share capital support for new power projects coming up in the state.
- ❑ This will support the Chief Minister's initiative to implement **1,600 MW** super critical thermal power project at Udankudi, estimated to cost **8,000 INR Cr.**
- ❑ Considering the poor infrastructure in Madurai City, the Budget has announced a special package of **250 INR Cr** for the comprehensive infrastructure improvement.

Gujarat - Major Projects

- ❑ A provision of **3,195 INR Cr** has been made for the expansion of Narmada Canal network
- ❑ **653 INR Cr** is provided for works of canal rehabilitation and water conservation in the existing irrigation schemes
- ❑ Provision for Energy and Petrochemicals Department has been raised by **50%** to **3,731 INR Cr**.
- ❑ **Proposed DMIC project in Gujarat**



Location Map for Proposed Development Nodes in DMIC-Gujarat

Pilot _Study

- ❑ As a key stone, studies have been carried in two cities namely **Bangalore** and **Mysore**.
- ❑ Areas which are going to appreciate have been identified.
- ❑ Merits and demerits keeping all the parameters like Accessibility, Connectivity, Habitation, Source of water, Social and environmental aspects, Economical dynamics etc. has been studied.

Risk Mitigation & Diversification

- ✓ Risk minimization is the key to deliver positive returns. Hence, IIPL will :
- ✓ Execute or participate across multiple projects in an endeavour to mitigate the risk of single project exposure
- ✓ Focus on large cities, typically top 7 – 10 metros for greater liquidity
- ✓ The risk exposure will be monitored through periodic internal checks and controls..
 - Ex:
 - Single Project approximately <30%
 - Single City Approximately <50%

How Can I (Investors) Profit ?



Receive Cash
from Investor



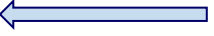
Issue Shares &
Dividends



Buy & Build
Properties



Revenues from
Rent & Sale of
Properties



Rent & Sell
Properties



Earn Revenues



Power of Shares

*Unbelievable
but it happens....*

Just imagine...

- How much can you make in 30 years by just investing Rs.10,000 initially in any of financial instruments ?

Take a wild guess ???

Let us look at the real example...

*If you have subscribed in 100 shares of _____
company with a face value of Rs. 100 in 1980...*

- In 1981 company declared 1:1 bonus = you have **200** shares
- In 1985 company declared 1:1 bonus = you have **400** shares
- In 1986 company split the share to Rs. 10 = you have **4,000** shares
- In 1987 company declared 1:1 bonus = you have **8,000** shares
- In 1989 company declared 1:1 bonus = you have **16,000** shares
- In 1992 company declared 1:1 bonus = you have **32,000** shares
- In 1995 company declared 1:1 bonus = you have **64,000** shares
- In 1997 company declared 1:2 bonus = you have **1,92,000** shares
- In 1999 company split the share to Rs. 2 = you have **9,60,000** shares
- In 2004 company declared 1:2 bonus = you have **28,80,000** shares
- In 2005 company declared 1:1 bonus = you have **57,60,000** shares
- In 2010 company declared 3:2 bonus = you have **96,00,000** shares

At the end of 2010...

□ You have *96,00,000* shares of the company

Any guess about the company ?

(Hint : Its an Indian company)

Any guess about the present valuation ?

The result of 'Power of Compounding'

Your present valuation is about

Rs. 400 Cr.+

&

The company is '**WIPRO**'

And we are not considering The Dividend
on 2008 of Rs. 4/- per share which itself is

Rs. 2 Crore

*If you had subscribed in 100 shares of CIPLA
with a face value of Rs. 100 in 1979...*

- In 1980 company declared 1:1 bonus = you have **200** shares
- In 1986 company declared 1:1 bonus = you have **400** shares
- In 1988 company declared 1:1 bonus = you have **800** shares
- In 1992 company declared 1:1 bonus = you have **1600** shares
- In 1993 company split the share to Rs. 10 = you have **16,000** shares
- In 1994 company declared 1:5 bonus = you have **96,000** shares
- In 1999 company declared 1:2 bonus = you have **2,88,000** shares
- In 2005 company split the share to Rs. 2 = you have **14,40,000** shares
- In 2006 company declared 2:3 bonus = you have **36,00,000** shares

So Rs. 10000/- in 30 years have become close to

Rs100Cr+

*If you had subscribed in 1000 shares of INFOSYS
with a face value of Rs. 10 in 1992...*

- In 1994 company declared 1:1 bonus = you have **2000** shares
- In 1997 company declared 1:1 bonus = you have **4000** shares
- In 1998 company split the share to Rs. 5 = you have **8,000** shares
- In 1999 company declared 1:1 bonus = you have **16,000** shares
- In 2004 company declared 1:3 bonus = you have **64,000** shares
- In 2006 company declared 1:1 bonus = you have **1,28,000** shares

So Rs. 10000/- in 18 years have become close to

Rs. 32 Cr+

*If you had subscribed in 1000 shares of RANBAXY
with a face value of Rs. 10 in 1980...*

- In 1980 company declared 1:1 bonus = you have **2000** shares
- In 1988 company declared 5:2 bonus = you have **2800** shares
- In 1991 company declared 3:2 bonus = you have **4480** shares
- In 1993 company declared 2:1 bonus = you have **6720** shares
- In 1998 company declared 1:1 bonus = you have **13440** shares
- In 2002 company declared 5:3 bonus = you have **21500** shares
- In 2005 company declared 1:1 bonus = you have **43000** shares

So Rs. 10000/- in 30 years have become close to

Rs. 2.2 Cr

**YOU NEED TO
KNOW**

WHERE



ANSWER IS!

INSPIRE INDIA PROPERTIES LTD

www.inspireindiaproperties.com

DISCLAIMER

Past performance may or may not be repeated in the future. Investment in shares are subject to market risk.

For more details:

**Contact Person : Mr.Manjunatha
Manager**

Mobile : +91 – 9241262739

**Contact Person : Yeshwanth Naik C. R.
Relationship Manager**

Mobile # +91 - 7899506981

**Contact Person : Naren Raj N.
Relationship Manager**

Mobile # +91 - 9916993151

Off Contact No. : 080-42129917, 080-26616095

E-Mail: Info@inspireindiaproperties.com

Thank You