



Returns Per Annum

20%

Minimum Investment

INR 10 Lakh

Tenure

36 Months

IRR

20%

**Invest in Asset Backed Growing
Future Real Estate Project...!!!**



Opportunity:

A Short-term investment opportunity for investors who are looking for fixed monthly income with asset security for their investment.

- **Project Approved by State/ City Development Authority.**
- **Get fixed monthly payment.**
- **20% IRR.**
- **Debenture Trustee.**
- **Asset Security.**
- **36-months tenure.**
- **Investor Details Filed in MCA.**

About



Invest Corners is a marketplace for listing Real-Estate Projects that are about to be constructed and it's a product of Siorq Management LLP. Earlier we(our partner product) have served more than 500 investors for more than three years in asset leasing with zero default. Its promoters have ample experience in technology and handling such ventures. Invest Corners is a Hyderabad, Telangana based service provider in India and its parent company got recognised by **Startup India** Programme initiated by Government of India. Our Partner products got featured on top digital magazines and got positive feedback from existing users. Invest Corners is providing opportunities to invest in Asset Backed on going Real-Estate Projects.

Proposal

Invest Corners is facilitating an option to invest in Residential Projects which are approved by Development Authority with minimum size of INR 10-Lakh and get up to 20% IRR per annum on a monthly basis for a tenure of 36-Months.

Minimum Investment Size: INR 10 Lakh.

Coupon offering: 20% per annum.

Payment Cycle: Monthly. Tenure: 36-months.

Returns calculation for INR 10,00,000

Monthly Receivable: 16,666 INR per month

Tenure: 36 Months

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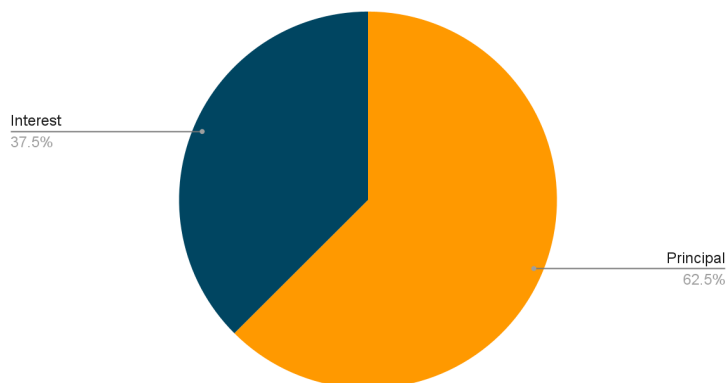
Purpose	Monthly Returns	Total Value
Investment Amount:		INR 10,00,000
Monthly Returns	16,666*36 Months	INR 5,99,976
Principal Amount	Paid at the end of contract	INR 10,00,000
Total Returns		INR 15,99,976
Returns Percentage	20%	

- INR 16,666 will be paid once in a month for 36-months.
- TDS applicable is deducted at source.

Returns on Investment Graph:

Refer below graph for returns for Investment worth INR 10,00,000.

Principal and Interest Ratio



Total returns for INR 10,00,000 in 36-Months.

Amount Receivable: INR 5,99,976.

Principal Receivable: INR 10,00,000.

Example for 3 different scenarios(Total Returns for 36-Months):

Total Investment Value	10,00,000	20,00,000	50,00,000
Monthly Returns	16,666	33,333	83,333
Returns (For 36-Months)	5,99,976	11,99,988	29,99,988
Principal Amount	10,00,000	20,00,000	50,00,000
Total Returns	15,99,976	31,99,988	79,99,988

Cash Flow

Month	Purpose	Total Amount	Tax Deductions (TDS)	Final Amount
0	Investment	-10,00,000		
1	Returns	16,666	-1666	15,000
2		16,666	-1666	15,000
3		16,666	-1666	15,000
4		16,666	-1666	15,000
5		16,666	-1666	15,000
6		16,666	-1666	15,000
7		16,666	-1666	15,000
8		16,666	-1666	15,000
9		16,666	-1666	15,000
10		16,666	-1666	15,000
11		16,666	-1666	15,000
12		16,666	-1666	15,000
13		16,666	-1666	15,000
14		16,666	-1666	15,000

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15		16,666	-1666	15,000
16		16,666	-1666	15,000
17		16,666	-1666	15,000
18		16,666	-1666	15,000
19		16,666	-1666	15,000
20		16,666	-1666	15,000
21		16,666	-1666	15,000
22		16,666	-1666	15,000
23		16,666	-1666	15,000
24		16,666	-1666	15,000
25		16,666	-1666	15,000
26		16,666	-1666	15,000
27		16,666	-1666	15,000
28		16,666	-1666	15,000
29		16,666	-1666	15,000
30		16,666	-1666	15,000
31		16,666	-1666	15,000
32		16,666	-1666	15,000
33		16,666	-1666	15,000
34		16,666	-1666	15,000
35		16,666	-1666	15,000
36	Returns & Principal	16,666 10,00,000	-1666	10,15,000

Total Payable Amount: 15,99,976

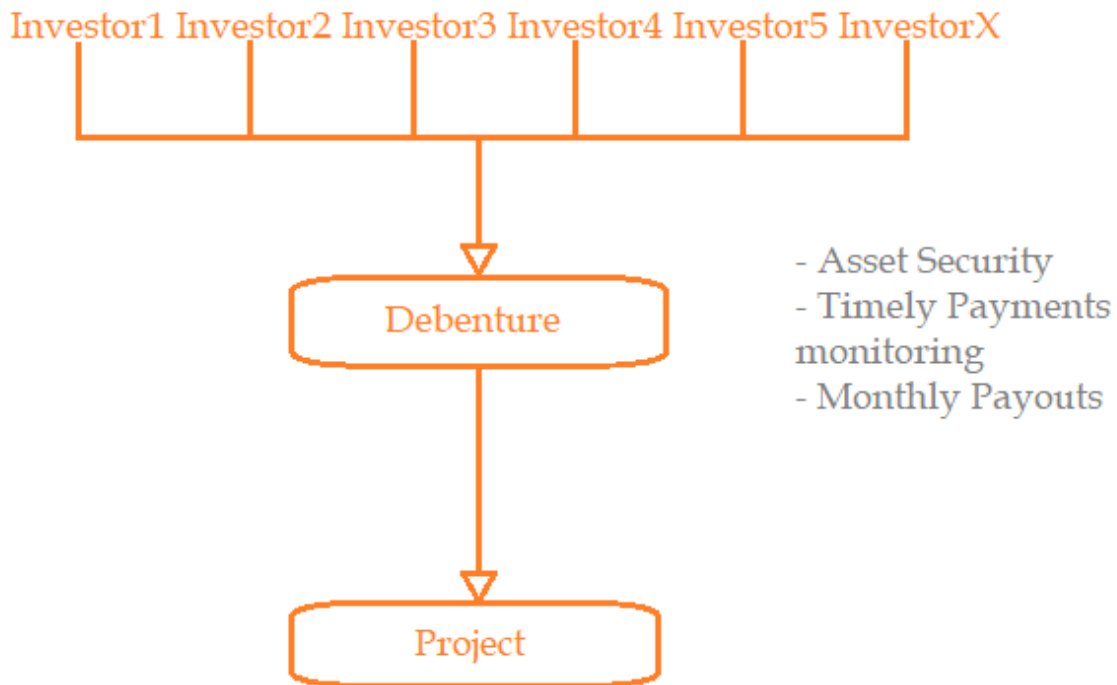
Total TDS deducted: 59,976 (TDS deducted can be claimed from Income Tax Department)

Total Paid post TDS deduction: 15,40,000 (Includes Principal)

IRR: 20%

Fund Flow

A structured debenture will be formed with Investors amount and invested into a project. Investor details are uploaded with MCA and timely payments are monitored by Debenture Trustee.



Security

Developer have appointed a **SEBI registered Debenture Trustee** to secure the investment of Investors. And Developer will provide assets as a security to Debenture Trustee.

Debenture Trustee We appointed: **Axis Trustee Services Limited**. Axis Trustee Services Limited is the subsidiary of Axis Group. And one of its group companies 'Axis Bank' is the third largest private sector bank in INDIA.

Website: <https://www.axistrustee.in/about-us.aspx>

SEBI Registration Number: IND000000494

We are serving more than **500 Investors** from more than 2-Years in Asset Leasing with zero default rate and 100% successful monthly payouts on time.

Monthly Payments Monitored By

Axis Trustee

Timely Updates Of

Project Progress

Investors Details Uploaded On

MCA

Minimum Lockin Period

12-Months

Payment Through

Escrow Account

Soon We Provide

Investors Dashboard

Investors Can Make

Yearly Site Visits

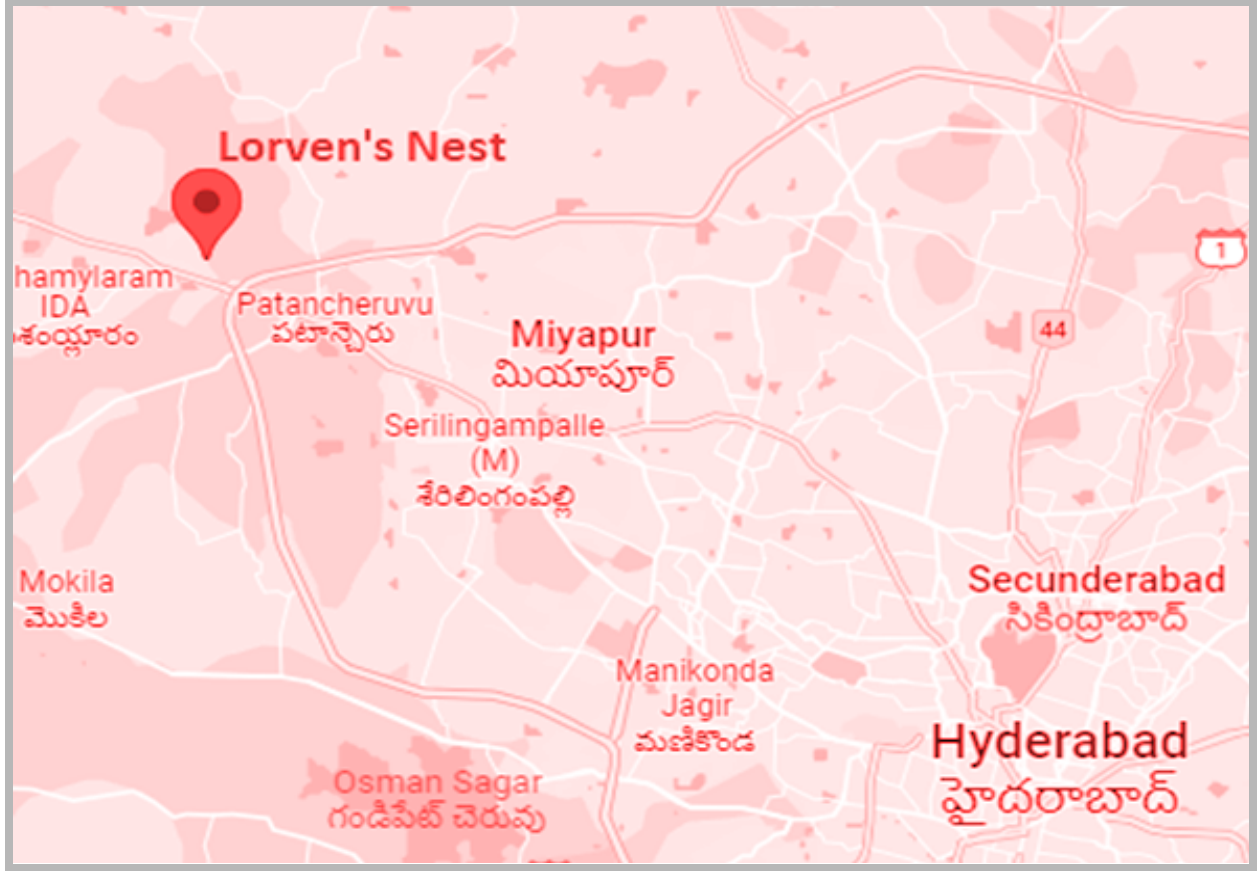
Project/Asset Details:

Product:	Lorvens Nest Project Series
Location of Project:	Patancheru, Hyderabad
Project Type:	Residential
Project Stage:	Approvals Processing
Tower	Single
Total Flats	20

Invest in 'Lorvens Nest Project Series' an affordable residential apartment by Cinentz Technologies Pvt Ltd. Initial tower is located near Patancheru which is just 1.5KM from Nehru Outer Ring Road. A very affordable venture with a single tower, five floors and 20 flats in the tower with each of 2BHK's in its initial phase, Project has amenities like Lift, Rain Water Harvesting, Dedicated Transformer, Power Backup, Parking, Three Sides Open Sky. The project has many nearby places like Schools, Colleges, Hospitals, Movie Theaters, Parks, National Highway, Nehru Outer RingRoad and moreover many industries.



Location: Patancheru(Near ORR Exit No: 3)



Characteristics of Location:

S. No		
1	Description of Locality	The Landed Property, is located in Chitkul Village, Patancheru Mandal, Sangareddy District, Telangana - 502 307, apprx 2 Km from ORR Exit of Patancheru & 1 Km from Mumbai Highway.

2	Availability of Civic Amenities like school, Hospital, Bus stop, Market etc.	<p>All the Civic Amenities are at a distance.</p> <p>Manjeera Residential School – 0.7 Km</p> <p>Bharathi Vidyalaya High School – 1 Km</p> <p>Manjeera College – 1 Km</p> <p>Indira Hospital – 5 Km</p> <p>Sivaranjani Deluxe Theatre – 3 Km</p> <p>SSV Cine Square – 5.5 Km</p> <p>Happy Mart Supermarket – 1 Km</p> <p>ORR Exit – 2 Km</p> <p>Lingampally Railway Station – 13 Km</p> <p>Lahari Resort – 14 Km</p> <p>Atharva Resort – 1 Km</p>
3	Level of land with topographical conditions	Plain/Leveled.
4	Use to which it can be put	Present – Residential & Allied.
5	Any usage restriction	Present -- Restrictive use of land for Commercial.
6	Tenure of land (own/Leased)	Own.
7	Corner or intermittent plot	Intermittent.



8	Ratio between avg. depth & width.	1:0.75.
9	Road facilities	Available.
10	Is it landlocked?	No.
11	Water potentiality	Available.
12	Underground sewerage system	Available.
13	Power supply is available in the Site	Available.
14	Advantages of the site	<p>1.The property is Strategically located at a distance 2 Km from ORR Exit (Patancheru) & 1 Km from Mumbai Highway. Surrounding Locality in the Vicinity is Most Sought after due to being in the Vicinity of Highway.</p> <p>2. Uniform Land Shape of good Volume.</p> <p>3. Good Potential for Apartment Project Development.</p> <p>4. Abutting 2 Side Roads (South & East).</p>



Risk Factors:

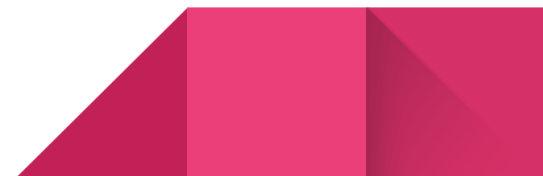
Enter and Exit Risk: Investors can Invest through an Escrow account where the funds invested can be utilized only after transaction is approved by SEBI registered Debenture Trustee. The security provided will be more valued than the investment amount so that the investors amount will be safe and there are no defaults till date from the development company for their outstanding payables. And there will be security provided to make sure the principal and interest are safe. And this security is mortgaged to Debenture Trustee.

Clear Title Risk: We make sure the title of the land is clear with all documents and permissions in place. A third party legal advisory firm will perform due diligence for the property and our process of association with asset starts only after getting clearance report from respective legal advisory firm.

Compliance Risk: Project Details, Investors Details and All permissions will be submitted to the Ministry of Corporate Affairs, Legal Counsel and SEBI Registered Debenture Trustee. Legal Counsel and Debenture Trustee will make sure all the documents, compliance, MCA reporting and progress is in place from time-to-time.

Financial Risk: Developers make sure to maintain proper cash flows. And to secure investors' investment, developers are developing affordable ventures where few investors' funds are assigned to small projects so that it will be easy for project completion and exit successfully. Developers are also partnering with other financial firms to make sure to have sufficient funds in completion of the project.

Execution Risk: The project is in the process of approvals from local development authorities. All legal checks and construction quality checks, land checks will be done by Independent Legal Firms and Development Partners. And they will be submitted to Legal Counsel for due diligence.



Faq's:

Q) What is the Debenture?

A) A long-term security yielding a fixed rate of interest, issued by a company to an individual (Debenture Holder).

Q) Who is the Debenture Holder?

A) Any Individual who holds Debentures in a particular company is called Debenture Holders.

Q) Who can become Debenture Holder?

A) Any Individual resident of India and age 18+.

Q) Who is the trustee?

A) Trustee is an organization which is recognized by SEBI appointed to secure the funds of Debenture Holder.

Q) What is ROC?

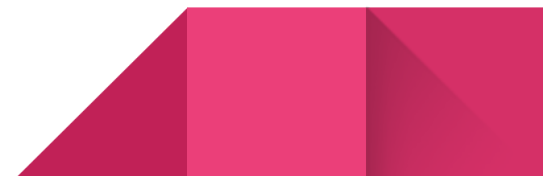
A) ROC means Registrar of Companies. The Registrar of Companies is an office under the Indian Ministry of Corporate Affairs that deals with administration of the Companies Act, 2013, The Limited Liability Partnership Act, 2008, The Company Secretaries Act, 1980 and The Chartered Accountants Act, 1949.

Q) What is SEBI?

A) Securities and Exchange Board of India Securities and Exchange Board of India (SEBI) is a statutory regulatory body entrusted with the responsibility to regulate the Indian capital markets. It monitors and regulates the securities market and protects the interests of the investors by enforcing certain rules and regulations.

Q) What if the Debenture Holder wants to cancel in between agreed duration?

A) Debenture Holder can Redeem after 12 months.



Q) What is a Debenture Certificate?

A) They are a certificate of debt, with the date of redemption and amount of repayment mentioned on it. This certificate is issued under the company seal and is known as a Debenture Deed..

Q) Can Debenture Duration be increased?

A) Yes, it can be increased upon mutual consent of the company and debenture holder by passing a new resolution.

Q) What is the Minimum Value that Debenture Holders can invest?

A) As of now, Developer is offering a minimum of INR 10,00,000 per Debenture Holder.

Q) How is the Debenture Holder secured?

A) A SEBI registered trustee will be appointed to secure the risk of Debenture Holders Investment. And an Asset will be mortgaged to the Trustee. In case of any default from Developer, the trustee will liquidate collateral and disburse amount to Debenture Holders.

Q) How can Debenture Holder infuse investment?

A) Through Cheque, NEFT, RTGS transfer.

Q) How Debenture Holder will get monthly interest?

A) To His/Her bank account through IMPS, NEFT, RTGS.

Q) What documents/details are needed from the Debenture Holder?

A) Pan Card, Aadhar Card, Address Proof, Email-ID, Mobile Number.

Q) What is the frequency of interest payment?

A) Monthly.

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Q) What is the duration of the Contract period?

A) 36-Months.

Q) On which date monthly interest will be paid?

A) 10th day of every month.

Q) When is the principal amount paid?

A) At the end of contract period. I.e 36th month.

Q) Are there any hidden charges while investing?

A) No Hidden charges.

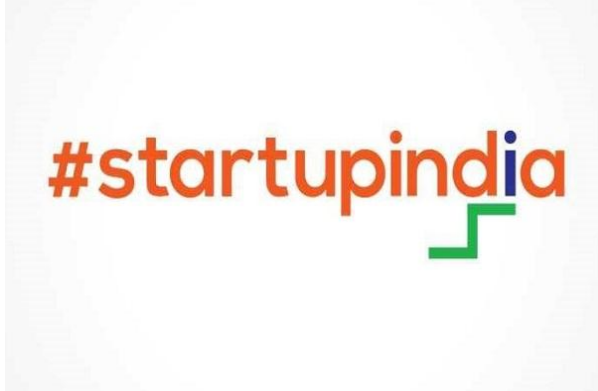





Media Presence Of our partner product.

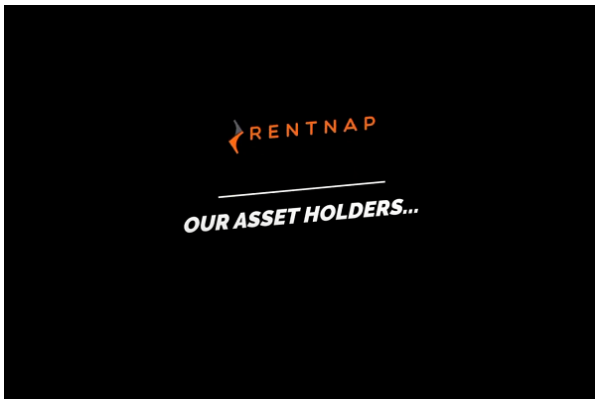


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Reliability

 <p>#startupindia</p>	 <p>ISO 9001</p>
 <p>INDIA TODAY</p>	 <p>Business Standard</p>
 <p>DECCAN Chronicle</p>	 <p>Google Reviews ★★★★★ 4.5+ Rating</p>
<p>Recognized by Startup India Program Initiated by Indian Government.</p>	<p>We are an ISO 9001:2015 Certified Company</p>
<p>Featured in India Today</p>	<p>Featured in Business Standard</p>
<p>Featured in Deccan Chronicle</p>	<p>4.5+ rating in Google</p>



Few of our Asset Holders(Click Above Image)



Few of our Customers(Click Above Image)

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