

Tiger Valley Farms

1-2 Acre Farm Houses @ Satpura National Park



Developed by

Big India Farms



1. Why You Need to Invest Here on Priority?

- **Unique and Scarce:** Such locations like the **Satpura National Park** are very scarce, not just in India but worldwide. This attribute is the most important for continuous asset value appreciation. Satpura is the largest tiger reserve in India but was closed to wildlife tourism but has been opened recently with an entrance opened near our project site.
- **Location:** Ideally located in exact centre of the country, it is close to Delhi, Mumbai, Hyderabad, Nagpur, Bhopal, Indore, Jaipur, Vadodra, Ahmedabad, Lucknow and Kanpur. With speeding trains and better roads, this travel time will shrink further in coming years.
- **Scale of the project:** In such scarce properties, this scale not usually possible. Scale implies an aggregation of similar client profiles adding to the overall value of the property.
- **Income Streams:** Future earnings planned, not just from the Fruit tree plantation / Orchard in the farm house, but also from High-end farmhouses rented as tourist houses. In addition, Big India Farms (BIF) can execute value-added farming projects for individual farm house owners, like organic vegetable gardening, dairy farming, teak plantation, etc.
- **Ground Level Experience:** Big India Farms is managing over 800 acres of farm land and has solid understanding of rules and regulations related to farm land ownership in MP, India and the ability to guarantee clear land titles, and create income from farm lands.
- **Attractive Initial Prices:** Ensure a good upside potential for our farm house buyers, while being within 3-4 hours travel from a metro city. Further, association with Big India Farms means cost savings on every aspect related to the Farm houses.

2. About Big India Farms (BIF)

- Big India Farms (BIF) is managing 800 acres of farm lands in MP, with 300 acres more in pipeline. About 250 acres are located in vicinity of the ‘Tiger Valley Farms’ project site near Satpura National Park in Sohagpur. We have been in this area since 2007 and our ground level experience translates into reliability of land and services for you as a farm owner.
- **Sandeep Saxena**, Founder & Managing Director, Big India Farms (BIF), has a passion for investments, farm lands and farming projects. He has worked with leading companies like Indian Oil, Infosys, Cognizant, Amex, Franklin Templeton in senior positions. He leads from the front with continuous innovation and has indepth understanding of the Indian legal system, property laws and Indian real estate. He is alumnus of IIT Kanpur and IIM Lucknow.
- **Priyanka Solanki**, has worked with Taj Group, Mahua Organics and Big India Farms (BIF) over last 12 years. She has a Bachelor of Science in Maths & Statistics and EPBM from IIM Calcutta. Priyanka is a self driven goal oriented person, and handles complex business transactions . Having worked over years with different cross sections of consumers - from farmers to HNIs, she can link plans to execution at the consumer level.
- **Sanjay Saxena**, Masters in Commerce & Accounting, Sanjay has been with Big India Farms (BIF) since the start in 2007 and looks after the various farming operations and plantation projects. Sanjay also manages all government related work for BIF, including subsidies and legal work. He has 11 years work experience. Earlier, he worked at 7Avenues and before that with NGOs.



- **Shankar AVSB**, as co-founder and CEO of 7Avenues, the parent company of BIF, he is involved in the business development and financing needs of BIF. He has 15 years of executive experience in Financial Services, Technology and Energy sectors with ABB, Infosys, BP, Fidelity and Citigroup. He also has experience in land development projects and contracts. He is alumnus of NIT Jaipur, IIM Lucknow, and Stanford University.



Our team includes professionals with expertise in farming, operations, real estate, construction, finance and law.



Please the following video:

Big India Farms 2012- Journey So Far & Road Ahead

<http://www.youtube.com/watch?v=cuMpiod-dqg>

For more details, visit our website: www.bigindiafarms.com

3. About Satupura National Park / Satpura Tiger Reserve



Major national park of India, and part of United Nations Biodiversity Area, it was recently opened to the public. It is one of the largest Tiger Reserves in India with an area of 524 sq km. The National Park is attracting over 1 lakh tourists per year, with increasing number of foreign tourists.





Websites with more Information: www.satpura-national-park.com ,
http://en.wikipedia.org/wiki/Satpura_National_Park



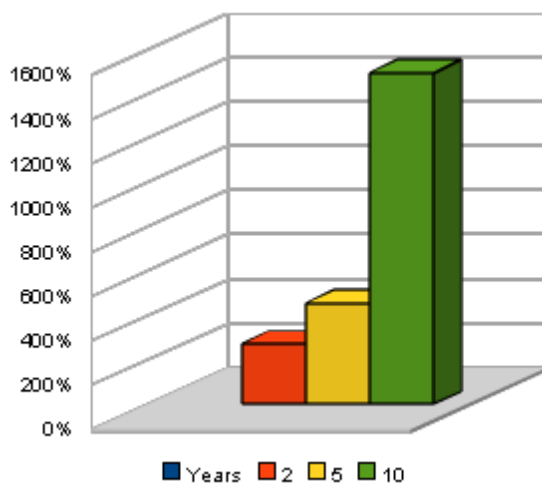
Above photo: View of Entrance to Satpura

4. Land Price Appreciation In Sohagpur Area

- Well managed farm lands are appreciating because of increasing population and income levels. When Big India Farms bought first lands in Sohagpur in 2007, the prices were in the range of Rs 30K to 50K per acre in interiors and around Rs 1-2 lakh per acre at the project site. Today, the prices are about Rs. 4 lakhs per acre where BIF operates within 2 kms from the project site, and about Rs 15 lakhs acre near the project site.
- Once the ongoing projects of 4-lane roads and speeding up of railway lines in completed in next 3 to 4 years, we expect the land prices to more than double again, as it is one of the most fertile, scenic and central areas of India with big demand and influx from Punjab, Delhi, Mumbai, Ahmedabad and Nagpur, apart from local demand from Bhopal, Indore and Jabalpur.

Following are some data points on land appreciation in last 10 years:

- **Land block 1 at Sohagpur: Bought in 2007 for Rs 37K/acre. A following purchase by us in Apr 2011 on nearby farm land was at Rs 1.55 lakh/acre (418% in 4 years). Adjacent land of 77 acres was bought for Rs 1.9 lakh/acre (513% in 4 years) by a Hyderabad based group around Dec-2011. Today these lands are going at Rs 3-4 lakh per acre, if they are available for sale in the first place, because most lands in Sohagpur have been taken by long term buyers/investors.**



- **Land block 2 at Seoni: Bought in 2009 for Rs 40,000/acre. Selling for Rs 1.1 lakh/acre (275% in 2 years) in Jan 2012. Today these lands are going around Rs 2 lakh per acre (over 400% in 5 years).**
- **Land block 3 near Sohagpur: Has appreciated from Rs 1 lakh/acre to Rs 15 lakh/acre in 10 years (1500% in 10 years)**
- In all the above cases, land price appreciation has been due to improving infrastructure in the form of new highways, dams, telecom and dish TV

reach everywhere. All our farm lands have strong potential for appreciation because of improving infrastructure, lower buying cost and BIF's scale of operations.

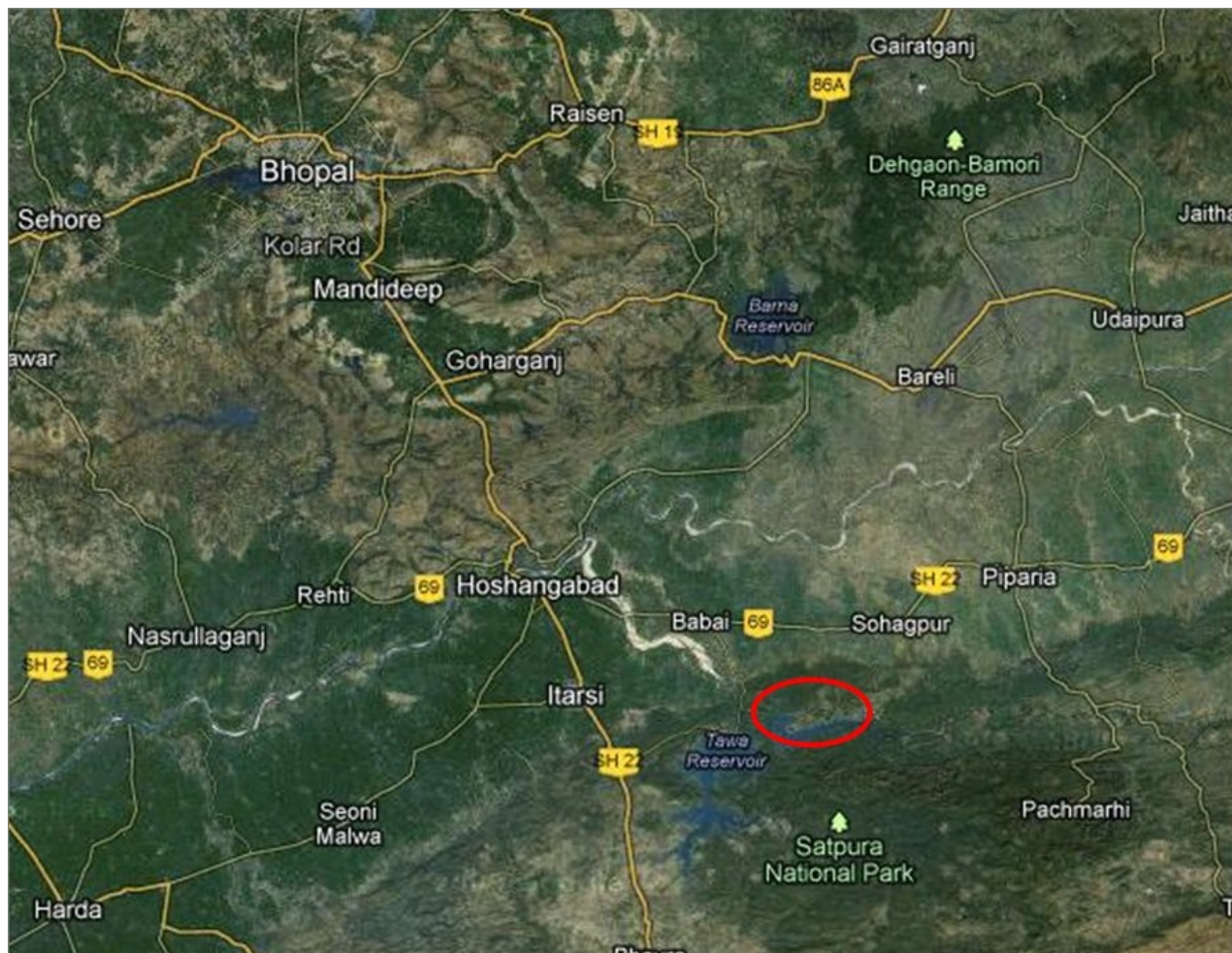
- **Key Message:** Despite price appreciation in last 5-10 years, farms lands in MP are still significantly undervalued compared to farms lands in Maharashtra and Punjab, which are selling for 4-5 times higher at Rs 30-50 lakh per acre – there is a bigger upside potential here in next 10 years – and farmers from these states are buying farm lands in MP by selling some of their expensive farm lands in Punjab and Maharashtra. These farmers know the value of good quality land and the lands bought by them will not come back for sale anytime in the near future.

5. Why You Must Buy Farm Land in MP Today?

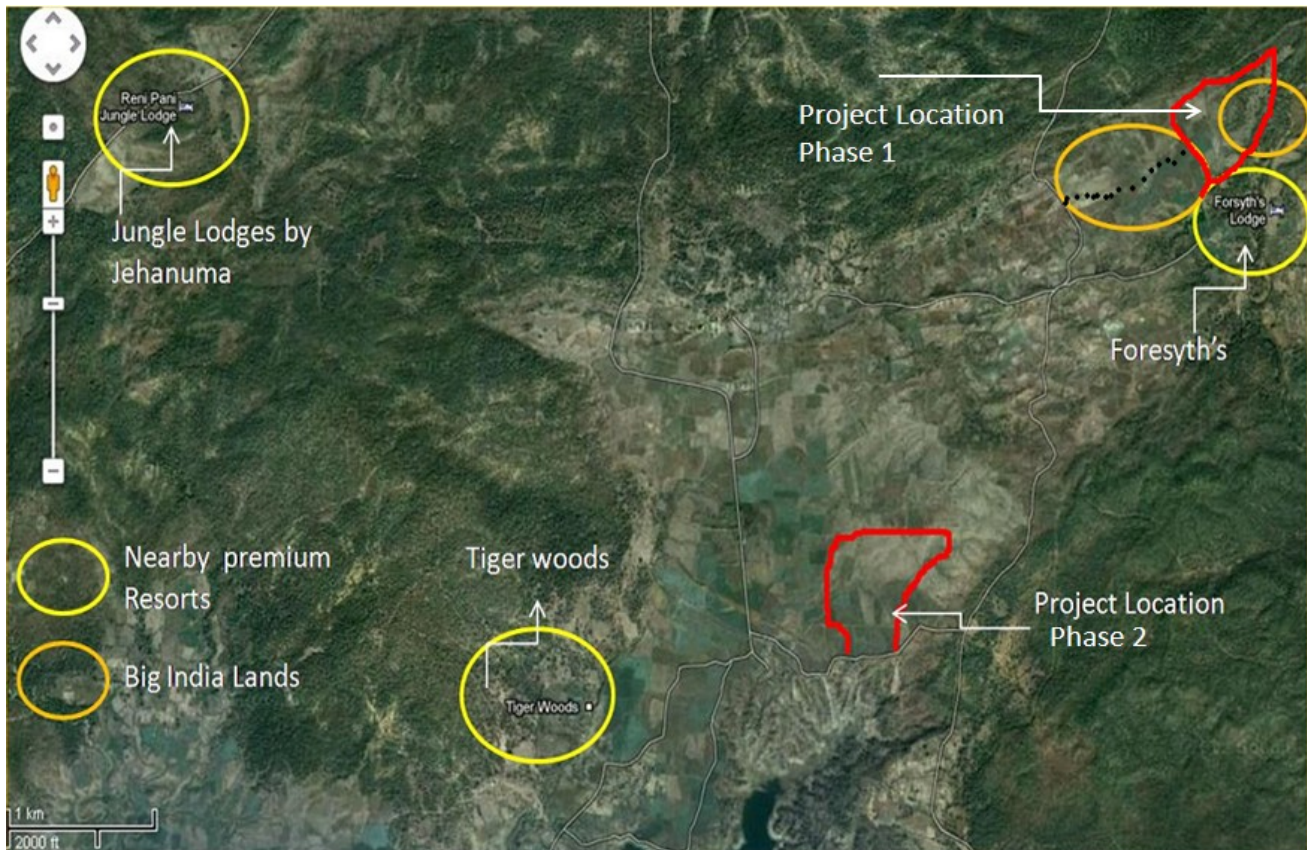
- **Madhya Pradesh (MP) has one of the most gifted agricultural and forest terrains in the world.** Currently, the high quality wheat production in the state is almost at par with Punjab, while Soyabean production is the highest in the country. It also dominates in many citrus fruits production and forest produce from tendu patta to teak wood.
- **Rising per capita income in India is pushing farm land prices up.** Last 20 years have seen phenomenal change in lifestyles and the connectivity. However, we think it is only the beginning of the upward cycle as the world's dependence on food and natural resources has increased. Your farmhouse will continue to appreciate in value for several decades.
- **Wildlife Tourism Hub of India:** MP sees the maximum number of Tiger tourists because to famous parks like Kanha, Bandhavgarh, Pench and Satpura (location of our farm houses) and MP govt gives top priority to road and power infrastructure because it helps tourism revenue.
- **Favourable Regulations May Not Last Forever:** Currently, MP state allows non-domicile and non-farmers to acquire agricultural lands, within the ceiling limits which are much higher compared to all other states, allowing you to buy larger blocks of farm land compared to other states in India. Farming communities from across India, including Punjab and Maharashtra, have been constantly buying farm lands in MP for these reasons. Benefit from favourable regulations while they are available!
- **Major Appreciation Is Waiting to Happen:** Big India Farms believes that once the ongoing 4-laning road projects and railway broad-gauging projects are completed, and average train speeds cross 150 kmph, the farm lands in MP can appreciate 4 to 5 times from current levels (which are already 4 to 5 times of what we saw in 2007-08). Farm land prices in MP could be 5 times higher in next 10 years – and that is the investment opportunity at hand.
We can help you can also participate in this profitable opportunity.

6. Project Location

- **Satpura National Park Road, Madai, Tehsil Sohagpur, District Hoshangabad, MP**
 - **Nearest Airports:** Bhopal 120 km, Nagpur 250 km, Indore 250 km
 - **Nearest Railways:** Sohagpur 15 km, Itarsi 55 km, Bhopal 120 km
- **Travel time from Metros/Big Cities by train or road (as of today):**
 - Mumbai, Delhi, Jaipur, Hyderabad, Lucknow, Ahmedabad: 9 to 12 hrs
 - Bhopal, Indore, Nagpur, Jabalpur: 3 to 5 hours
- **Location on Google Maps:** <http://maps.google.co.in/maps?hl=en&ll=22.598639,78.167295&spn=0.048257,0.077162&t=h&z=14>



The project site is marked as red circle.



Tiger Valley Farms is located near Satpura National Park, with scenic views of jungles and mountains.



7. Tiger Valley Vision

Big India Farms (BIF) bought the first farm lands in Sohagpur towards end of year 2007. Since then, we had grown to 300 acres before realizing the enormous potential of the beauty and uniqueness of the area.

Tiger Valley Farms was launched in Jan 2013 as the brand name under which we are developing farmhouses, including fruit plantations and eco-tourism activities. We have seen a very positive response for these 1 and 2 acre farmhouses.

In Sohagpur, BIF is also doing advanced agri projects, like seed banks, plant nurseries and hatcheries, to supply these vital inputs to our farms in others areas, like Jabalpur, Umaria, Katni. These projects will involve inputs from government bodies and private funding.





We have been on the ground since early 2008, and have achieved the following till date in 2013:

- Work in progress for Model farms (land acquired from 2008 onwards)
- Tiger Valley Phase 1 launched in Feb 2013 and has got 50% booked via alumni networks (no external marketing yet)
- Land acquired for Central Farm producing facility & Greenhouses etc.
- Land identified for Tiger Valley Phase 2 to 5.
- Land bought for Tiger Valley School and Medical facility

Over next 4 years, within an area of 3 km x 1 km (that is all to be had), Big India Farms (BIF) has the vision to achieve the following:

- Two model farms over 150 acres – doing advanced agri projects including laboratories for breeding plants and animals, Seed Banks, Nurseries and Hatcheries
- Five phases of Tiger Valley Farms with about 300 farm owners
- Exclusive facilities for Tiger Valley Farm owners and guests/ tourists, incl. Swimming Pools, Tennis Courts, Wild Life Safaris, Golf Course
- Central Farm produce processing facility, Separate greenhouses
- Central tourist management facilities

With our work, we are increasing the income levels of poor tribal villages. We also sponsor their cricket and school competitions - a way to contribute and encourage the village youth to dream big.

5 years of hard groundwork done...4 years of execution ahead...and we would create an El Dorado in the centre of India, with Tiger Valley Farms as a showcase example of how high end living, and advanced agri projects can be done in India.



8. Project Features

- **Community with 40 Farm Houses**

- **5 farms** of 200,000 sft (4.5 acres) each [2 Sold, 3 Available]
- **15 farms** of 100,000 sft (2.295 acres) each [5 Sold, 10 Available]
- **20 farms** of 50,000 sft (1.147 acres) each [8 Sold, 12 Available]
- 10% area of the land used for roads and common facilities shall be handed over to the Owner's Society upon completion.

- **Farm House Layout**

- **4.5 Acre Farm house (200,000 sft):** Landscaped Fruit tree plantation / orchard in 198000 sft, farm house in 2000 sft
- **2.2 Acre Farm house (100,000 sft):** Landscaped Fruit tree plantation / orchard in 98000 sft, farm house in 2000 sft
- **1.1 Acre Farm house (50,000 sft):** Landscaped Fruit tree plantation/ orchard in 48000 sft, farm house in 2000 sft
- All farm houses will be North / East facing.
- Each farmhouse connected by **20 feet wide** gravel path to the road

- **Farm House Features:**

- Modern Farmhouse with Colonial styling & Vastu compliant designs
- In the 2000 sqft marked for farmhouse, Standard designs of 1500 sft are being finalized with construction cost of Rs 12 lakh. Customized designs can be discussed separately.
- Optional: Teak wood work/furniture, solar lighting, hot water supply.

- **Common Facilities:**

- **Cafe / Self Service Kitchen** with common dining and meeting areas, beautifully landscaped with a view of jungles and mountains
- **Recreational Facilities** include 20 feet x 30 feet Swimming pool with Landscaped Design, Tennis courts, Theatre Room, Sauna and Jacuzzi
- **High Speed Internet** via Satellite connectivity
- **Electricity supply** from MP govt, which is reliable because of prime tourist area, with power backup through solar / alternative energy
- **Ground water pump** to supply water to all farm houses.
- **Tourist Booking Office** to facilitate tourism activities
- **24 x 7 Security** at the Farm house community entrance gate
- **Security Fencing** around the entire project area

- **Ongoing Services for Farm House Owners**

- **Regular maintenance** and upkeeping of the farm house, even while owners are away, including arrangement for **sale of orchard produce**
- **Control Room Office** for Farm house owners
- Pre-defined area for **vegetable gardening/ organic foods**, within the project area
- **Pickup and drop vehicles** from train station for easy access.

- **Nearby Luxury Resorts:**

- Reni Pani (by Jehanuma): www.renipanijunglelodge.com
- Foresyth : www.forsythlodge.com

9. Land Photos



Above photo: View of Satpuras

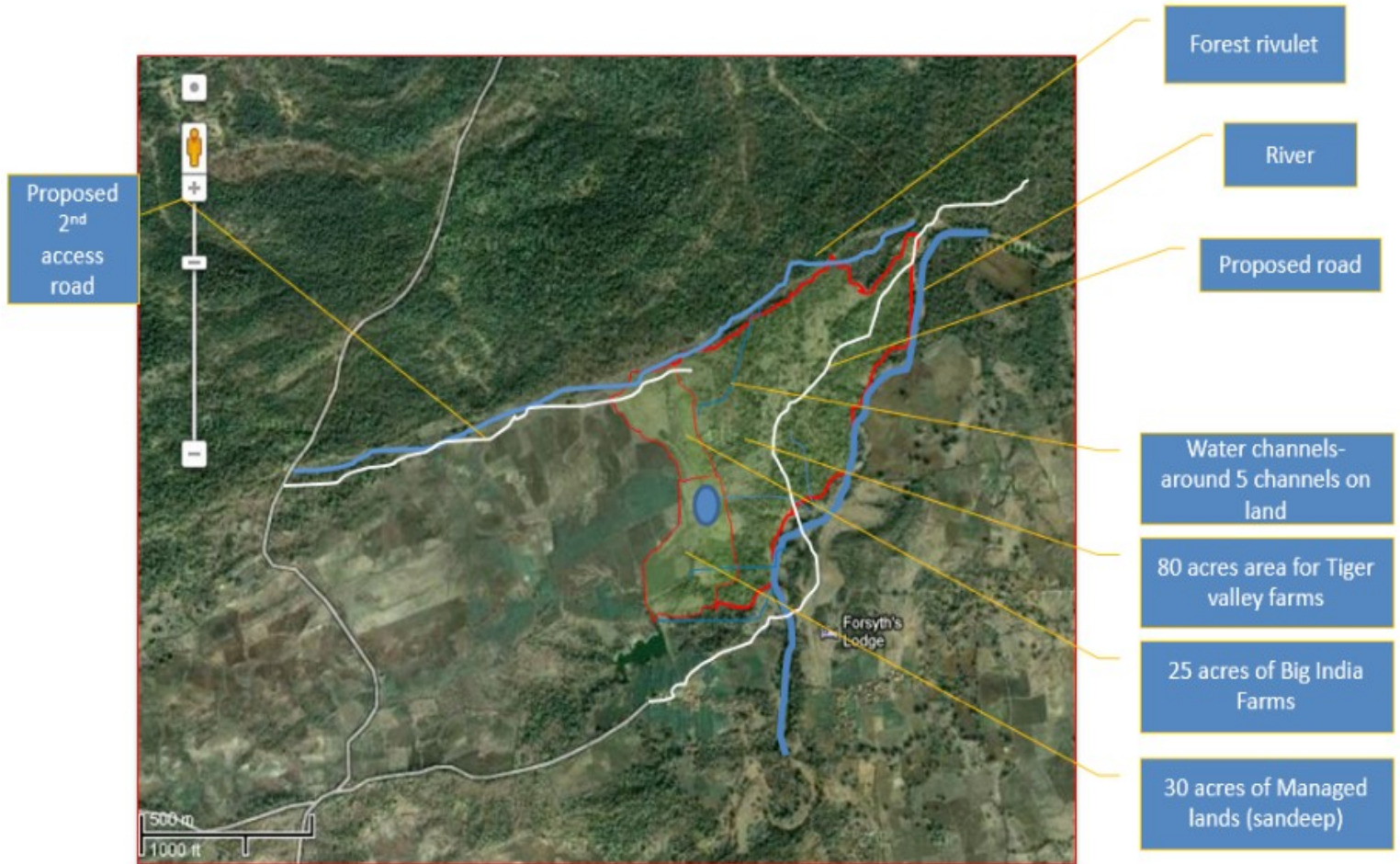


Above photo: Tawa Reservoir and Satpuras

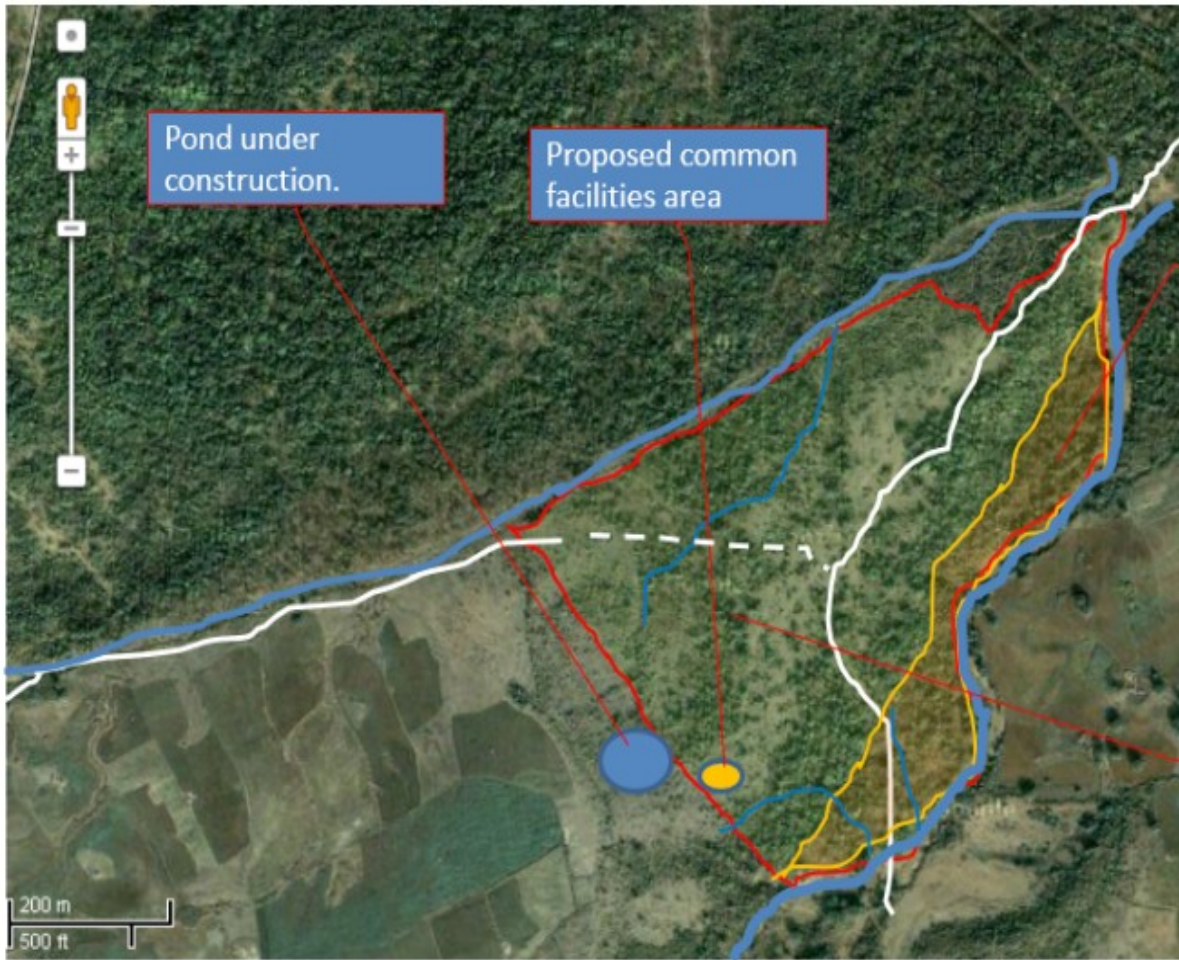


Above photo: Road to Satpura Reserve and to the land

Project View 1: Land Location and Nearby Features



Project View 2: Land Location and Nearby Features



Land portion that falls towards the river; approx elevation or fall 4 metres. Mostly mix soil land with clay, red soil and pebbles. Heavy vegetation.

Land portion that is generally flat. Good Black soil. Thick vegetation at places.

Project View 3: Land Location and Nearby Features



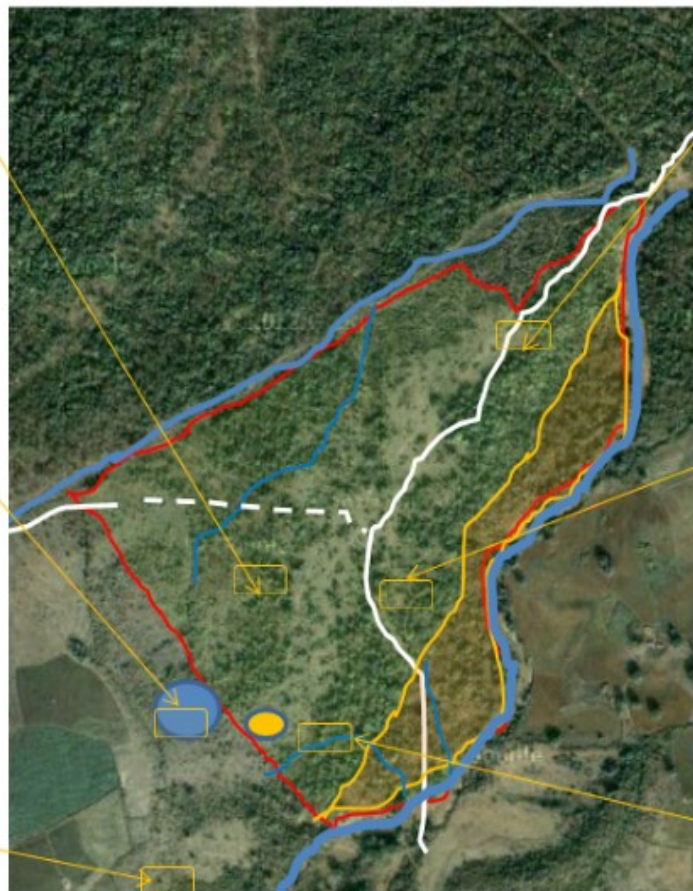
View of the east from center



Pond being made



Small pond in the village



Path in the center



Jungle terrain falling into river



Check dam in the farm

Farm House Construction Photos - Work in Progress.



10. Indicative Farm House Images





We expect these farm houses to be in demand all year long from both Indian and foreign nationals for offsites and nature tourism, and we expect many farm house owners to live here once they retire or start working from here whenever they can.

11. Farm House Income Possibilities

- If farmhouse owner invests in fruit tree plantation, it can give an income of about Rs 50K per acre per annum once the plantation starts production after 4-5 years. The income is inflation-proof and will depend on seasonality of fruit yields, and investment made in water harvesting infrastructure. Such a plantation will also increase the market value of the farm house.
- If farmhouse owner gives their farm house for tourism purpose, it can generate Rs 50K to 1 lakh per year based on current rentals nearby.
- Farmhouse owners can contract Big India Farms (BIF) for higher income from value-added farming projects, like teak plantation, organic vegetables, dairy farming, etc.
- Agri income and capital appreciation are tax free.
- Appreciation in land value because of the good location and well managed community will happen anyway.

12. Sample Profiles of Our Farmhouse Buyers

1. A senior IIM Lucknow alumni, investment management professional who has worked in many private equity companies, including BlackStone.
2. A senior IIT Kanpur and INSEAD alumni, had worked in Transocean and McKinsey. Currently on board of many companies related to Power, Oil & Gas.
3. A senior IIM Lucknow alumni, a leading Entrepreneur and Venture Capitalist.
4. A senior IIT Madras alumni and IT Industry professional with a US Bank.
5. A senior IIT Kanpur alumni, with Indian Administrative Services.
6. A senior IIT Madras and IIM Bangalore alumni, with executive level experience in IT industry and currently leading a start up.
7. A senior IIT Kanpur alumni, currently working in a Networks Company.
8. A senior IT Industry professional with more than 15 years in Cognizant.
9. A senior IT Industry professional with more than 15 years in Infosys.
10. A senior HR professional, heading HR for a large listed Indian company.

13. Pricing Details for Booking / Outright Purchase

Option A: 4.5 Acre Farm house (200,000 sft) : Only 3 units available

Payment Schedule	Plan A: In Installments	Plan B: Full Down payment upfront
1 st Installment - Booking Amount- By 30 April, 2013	Rs. 24 lakh	Rs. 55 lakh*
2 nd Installment - Land registry- within 6 months i.e. before 30 Sep 2013	Rs. 24 lakh	
3 rd Installment- Layout Completion & Start of Construction - 31 Mar 2014	Rs. 6 lakh	
4 th Installment- 50% Completion of farmhouse work - 31 Dec 2014	Rs. 6 lakh	
5 th Installment- Completion of farm house work - 30 Jun 2015	Rs. 2 lakh	
TOTAL	Rs. 62 lakh	Rs. 55 lakh

*Note: This includes 48 lakh for land, 2 lakh for common facilities and the rest for farmhouse.

Option B: 2.2 Acre Farm house (100,000 sft) : Only 8 units available

Payment Schedule	Plan A: In Installments	Plan B: Full Down payment upfront
1 st Installment - Booking Amount- By 30 April, 2013	Rs. 12 lakh	Rs. 32 lakh**
2 nd Installment - Land registry- within 6 months i.e. before 30 Sep 2013	Rs. 12 lakh	
3 rd Installment- Layout Completion & Start of Construction - 31 Mar 2014	Rs. 6 lakh	
4 th Installment- 50% Completion of farmhouse work - 31 Dec 2014	Rs. 6 lakh	
5 th Installment - Completion of farm house work - 30 Jun 2015	Rs. 2 lakh	
TOTAL	Rs. 38 lakhs	Rs. 32 lakh

**Note: This includes 24 lakh for land, 2 lakh for common facilities and the rest for farmhouse.

Option C: 1.1 Acre Farm house (50,000 sft) : Only 11 units available

Payment Schedule	Plan A: In Installments	Plan B: Full Down payment upfront
1 st Installment - Booking Amount- By 30 April, 2013	Rs. 6 lakh	Rs. 22 lakh***
2 nd Installment - Land registry- within 6 months i.e. before 30 Sep 2013	Rs. 6 lakh	
3 rd Installment- Layout Completion & Start of Construction - 31 Mar 2014	Rs. 6 lakh	
4 th Installment- 50% Completion of farmhouse work - 31 Dec 2014	Rs. 6 lakh	
5 th Installment- Completion of farm house work - 30 Jun 2015	Rs. 2 lakh	
TOTAL	Rs. 26 lakhs	Rs. 22 lakh

***Note: This includes 12 lakh for land, 2 lakh for common facilities and the rest for farmhouse.

Optional Addons: Wooden furniture made with the highest quality Teak wood procured at wholesale prices (not retail prices). Interior design, Solar water heaters, Solar panels for external lighting in the farm house. These can be planned and budgeted.

If you want to buy only the farmhouse land, with future flexibility for construction, then the following options are available. These farmhouse land plots are ideal for investment because they will appreciate with other farmhouses being developed around them, and because of limited land supply in the area:

Option D: 4.5 Acre Farmhouse Plot (200,000 sft)

The cost will be **Rs 51 lakh per 200,000 sft (4.590 acres)**, payable in 2 installments:
Rs. 31 lakh (on booking) and Rs.20 lakh (on registry 2 months after booking).

Option E: 2.2 Acre Farmhouse Plot (100,000 sft)

The cost will be **Rs 27 lakh per 100,000 sft (2.295 acres)**, payable in 2 installments:
Rs. 17 lakh (on booking) and Rs.10 lakh (on registry 2 months after booking).

Option F: 1.1 Acre Farm house Plot (50,000 sft)

The cost will be **Rs 15 lakh per 50,000 sft (1.147 acres)**, payable in 2 installments:
Rs. 8 Lakh (on booking) and Rs.7 lakh (on registry 2 months after booking).

14. Pricing Notes

- **Please note that the above pricing is valid only till 30 June 2013 or till the units remain with BIF**, because after informing all potential buyers in our network, BIF will hand over the bookings to real estate agencies in Mumbai and Bangalore, who will book the units for their clients/investors, leading to higher prices compared to direct booking with us today.
- Big India Farms (BIF) currently manages 800 acres in MP, with 300 acres more in pipeline from landlords and royal family of the areas. Hence the land cost is lower due to our prior relationship with them. The land cost saving is being passed on to the buyers because this is our first farmhouse project, and we prefer to have the trust and satisfaction of our initial farmhouse buyers to build our track record. Our future farmhouses will be at higher prices.
- We are able to source some farm inputs, construction material, teak etc. directly from government auctions, which can reduce our costs and we are passing it to our initial buyers in the form of lower pricing.

To Book Your Farm House, We Suggest that You Contact Us Today Because the Remaining Farm Houses Will Sell Out Soon.

- Email: info@bigindiafarms.com
- Phone (between 9 am to 9 pm IST): +91 75661 38875
- Phone (with prior scheduling over email):
Sandeep Saxena +91 99777 91778
Shankar AVSB : +44 20 7096 9132

Project Page

www.BigIndiaFarms.com/farmhouse.html