



SEVEN WONDERS®

Committed To complete commitments

INVESTMENT PROPOSAL FOR HIGH RETURNS ON THE PROJECT: "SEVEN WONDERS BUSINESS PARK"

- Property Location: Sector-63, Noida, UP-201301
- Property Area: 4 Floors in plot size of 3500 Sq.Mtr.
- Total Area: 1Lac+ Sq.ft
- Property Monthly Rent: 16Lacs + 18% GST = 18.88Lacs/-
- Security Deposit: 48Lacs/- (Refundable)
- Agreement: 9 years (Expandable for further 9 Years)
- Lock-in: 9 Years (From Owner Side)
- Increment: 5% every year
- Fit out Period: 5 Months (1st December, 2023 – 30th April, 2024)
- Rent Start: 1st May, 2024 onwards
- Owner Scope: Warm Shall/Semi Furnished Property
- Total No. Offices to be developed: 400+ Offices
- Office bearers Occupancy Ratio: 95%
- Average Rent of the Offices: 40000/- per month
- Monthly Maintenance: 5000/- Per Office
- Monthly Rent Collection: 1.6Cr/-
- Monthly Maintenance Collection: 20Lacs/-
- Monthly GST Collection: 29Lacs
- Overall Revenue per Month: 2.1Cr+ (Approx.)
- Monthly Expenses on Maintenance: 4Lacs/- (Approx.)
- Monthly Staff Salary: 5Lacs/- (Approx.)
- Monthly Expenses on Housekeeping Material: 2Lacs (Approx.)
- Monthly Expenses on Rent: 16Lacs + 18% GST= 19Lacs/- (Approx.)
- Total Monthly Expenses: 30:Lacs
- Monthly Net Profit: 180Lacs/- (Approx.)



INVESTMENT REQUIRED ON BELOW MENTIONED PARAMETERS TO MAKE BUILDINGS FULLY FUNCTIONAL THIS PROJECT

Sr. No.	Investment For	Investment Amount	Investment Duration	Depreciation on Investment	Monthly Maintenance
1	Security Deposit	48Lacs	9 Years	0% Fully Refundable	NA
2	Agreement Cost	17Lacs	One Time	100% Waste of Money	NA
3	Glass & Hardware Work	100Lacs	One Time	5% Every Year	1Lac
4	AC & Its Fittings Material	100Lacs	One Time	5% Ever year	20K
5	Furniture & Fixtures	200Lacs	3 Months	100% Mandatory investment	NA
6	Electrical & Electronic Appliances	50Lacs	3-6 Months	5% Every Year	1 Lac
7	All Interior Work	50Lacs	3-6 Months	5% Every Year	1 Lac
8	New Lift & Old Lift Repair	15Lacs	3-6 Months	100% Mandatory investment	2 Lac
9	Branding & Promotion	10lacs	3-6 Months	100% Mandatory investment	NA
10	Brokerage to be Paid	10Lacs	One Time	100% Waste of Money	NA

TOTAL INVESTMENT: 6CR

SEVEN WONDERS PROMOTERS & DEVELOPERS PVT. LTD.

Corporate Office: A-61, Noida Sector -16, Gautam Buddha Nagar, Uttar Pradesh-201301
 Regd. Off: Plot No. G-20, 3rd Floor, Preet Vihar Marg, Opp. Metro Pillar No.103, New Delhi-110092
 Mob: 90 1565 1565 | Web: www.sevenwonder.in | Email: info@sevenwonder.in

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PROPOSAL FOR BECOME OUR PARTNER

- This project is called **"SEVEN WONDERS BUSINESS PARK"** & required **INR 6CR** to get fully functional to give us huge profit for sure without any risk.
- We are approaching you to be part of this Projected by being either Business Partner or Investor to get very high returns by investing very-very safe investment on the Project
- This partnership will be on percentage basis which will cover investment, monthly expenses, total revenue, total profit or total losses & ledger will maintained and profit/losses will be shared with you every month as per your ownership on percentage basis whatsoever % you take from me.
- If you want to be our partner then i will give you equity shares in our company on percentage basis on this project at the rate of **6Lacs/ percent**.

PROPOSAL FOR BECOME OUR INVESTOR

- This Investment Partnership offers you very high return **3 To 5% Per Month** on your investment.

Sr. No.	Investment Amount	Monthly Returns on 1 st Year	Monthly Returns on 2 nd Year	Monthly Returns on 3 rd Year	Investment recovered	Exit Policy of Invested Amount
1	5Lacs	15k	20k	25k	27 Months	2 Months' Notice
2	10Lacs	30k	40k	50k	27 Months	2 Months' Notice
3	15Lacs	45k	60k	75k	27 Months	2 Months' Notice
4	20Lacs	60k	80k	1Lacs	27 Months	2 Months' Notice
5	25Lacs	75k	1Lacs	1.25Lacs	27 Months	2 Months' Notice
6	30Lacs	90k	1.2Lacs	1.5Lacs	27 Months	2 Months' Notice
7	40Lacs	1.2Lacs	1.6Lacs	2Lacs	27 Months	2 Months' Notice
8	50Lacs	1.5Lacs	2Lacs	2.5Lacs	27 Months	2 Months' Notice
9	1Cr	3Lacs	4Lacs	5Lacs	27 Months	2 Months' Notice
10	2Cr	6Lacs	8Lacs	10Lacs	27 Months	2 Months' Notice

- This Investment amount can be invested by Online/Cheque to the Company and returns to be paid from 3rd month onwards to the investor by Cheque in the account of investor by deducting the TDS if applicable.
- As far as safety of the investment amount is concerned, Investor will get registered agreement to sign by both of us where all terms and conditions will be mentioned in detail.
- Investor will also get possession and ownership in the particular offices/floors as per ratio of their monthly returns & all prospective tenant's agreement will be signed with you and tenant because if we did not pay you monthly returns on time or deny to pay whatsoever reason is, then you can directly take rent from respective tenants.
- Investor will get invested amount's Post Dated Cheque from Company which will be without dated in the name of Investor & if we do not return the invested amount even after serving the 3 months' notice from you then you can deposit the same cheque in the bank and if cheque gets bounced then you can file a case against us under section NI act 138 and all expenses of the litigation spend by you will be recovered from us all these clauses will be mentioned in an agreement which we both will sign.
- There are many more points which will be mentioned in an agreement to secure your hard earned money & will let you have very good returns every month.

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WHY INVEST YOUR HARD EARN MONEY ON US?

100% SAFE & SECURED INVESTMENT OPPORTUNITY TO INVEST ON RENTAL OFFICES & SHARES OF "LIMITED CONCERN" A PUBLIC LIMITED COMPANY WHICH CAN PROVIDE YOU VERY GOOD ROI 3 TO 5 % PER MONTH*

- ✓ Investment amount 5Lac to 200Lacs
- ✓ Investment on Company & Shares
- ✓ Investment on Rental Offices
- ✓ Investment on Refundable Security Deposit
- ✓ Offices/Shops available on rent free Refundable Security Deposit
- ✓ Residential Flat/Apartment/Houses available on rent free Refundable Security Deposit
- ✓ Become our Investment partner
- ✓ No Lock-in period of Investment amount
- ✓ Get back your Invested amount whenever you want
- ✓ 100% Safe & Secured Investment
- ✓ We are a Public Limited Company
- ✓ Business of Co-Working & Business Centres
- ✓ Business Experience of 12+ years
- ✓ 10+ Centres Running in Delhi NCR
- ✓ 150+ Clients invested so far
- ✓ 100% transparent Business Model
- ✓ Giving you assured & high returns on your investment which is 100% Safe
- ✓ No one can offer you this much of returns on small-small amount of investment
- ✓ Exit with your money Anytime or Any Day you want with just 2 months of Notice
- ✓ Successfully running 8 Buildings with 90% ratio of occupancy for the last 10 years
- ✓ Expertise in leasing/renting of Industrial & Commercial properties like Furnished Office spaces, Shops, showrooms, factories, restaurant, commercial buildings, etc.
- ✓ Having dedicated team of 70+ Employees to maximize the Leads/Sales/Business & manage all Business Centre's smoothly
- ✓ Having highly qualified, well trained, knowledgeable & experienced team of Digital/Social Media Marketing, Branding, Operations, Sales, and Maintenance etc.



SO IF YOU REALLY WANTS TO EARN VERY GOOD RETURNS THEN PLEASE CONTACT ME FOR FURTHER INFORMATION OF CLARIFICATION

Thanks & Regards

(Handwritten signature)
Director

ASHISH KUMAR MITTAL

MD & CEO

M/S SEVEN WONDERS PROMOTERS & DEVELOPERS PVT LTD



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