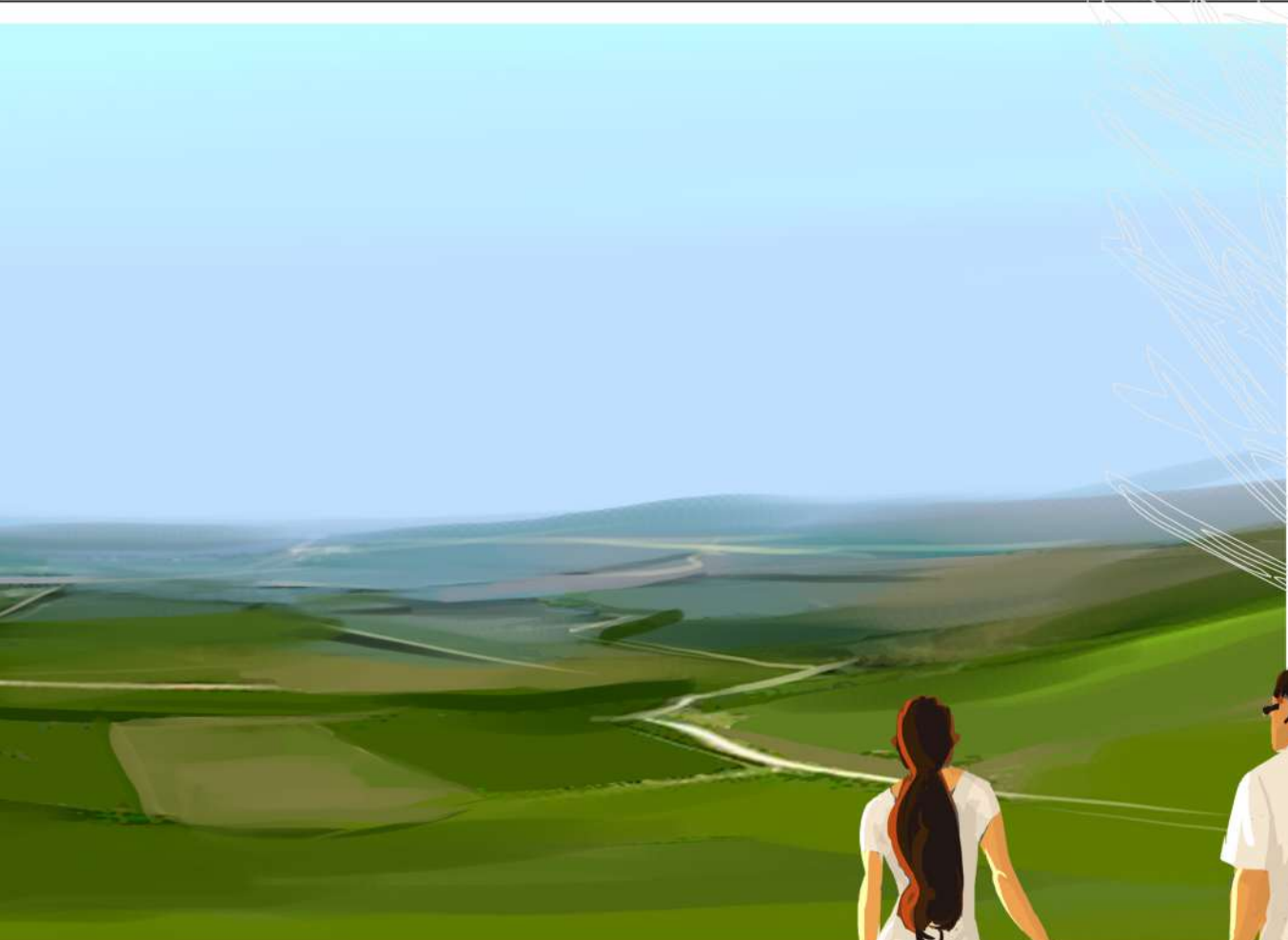


A healthy investment concept with
sheer growth prospects



NATURA COMMUNE



Invest in land and pool it without losing the ownership rights

Investment Scope

While the population continues to scale up, the available land remains the same and gets fragmented in every generation. This scenario makes it an impossible task for entrepreneurs to acquire lands from individual land owners or take help from government bodies.

Thankfully, Natura Commune has found the perfect solution – Land Banking, which involves investing in a stretch of land and pooling it without losing the individual title/ ownership. A company with futuristic vision, it identifies a zone of good prospects, which could be greenfield sites, farms or large tracts of land of size 40 to 100 acres.

Natura Commune secures the land by bounding it with barbed wire. Over the years, it develops the place through 1 to 2 layers of Teak plantations, and arranges farming/ agricultural activities in the land to earn money for miscellaneous expenses.

After a few years, when the project land appreciates in value, based on developments happening around it, Natura Commune takes the lead and presents the proposals for developing it with various alternatives to all the landholders. The best possible alternative for redevelopment or even an outright sale to a third party, whichever is considered the best option in terms of returns, is decided by arriving at a consensus through a democratic voting process.

A fool-proof process that ensures profitability for all unit holders

Natura Commune adheres to comprehensive standards of management

Broadly, the lifecycle of process includes



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Highly principled and conscientious organisation

By virtue of the promoters of Natura Commune also being on the board of BricMor, the company naturally benefits from this association.

In a realm that's replete with unorganised state of affairs and fly-by-night operators, Nature Commune stands out as a principled and conscientious organisation in this part of the globe. Through its every project, the company aims to provide its customers with a valuable asset of enduring quality and integrity. With clear understanding of the unique Indian traditions and core principles of changing lifestyles, the company combines available land resource and innovative ideas for sound property investment opportunities.

Frequently Asked Questions

How do I get benefited ?

- ◆ You get the absolute ownership of your individual land property at reasonable price
- ◆ Experience the pride of having a farm land
- ◆ Long term land appreciation opportunity
- ◆ A property of your own to unwind, relax, and recharge with your family and friends
- ◆ The property, which is carefully identified and acquired after due diligence by Natura Commune, will be safeguarded for lifetime
- ◆ Time to time happenings at farm land will be updated on the company's website

What is the minimum and maximum chunk of land I could buy?

The minimum chunk of land you can buy is 1 acre while the maximum being 5 acres.

What percentage of land will Natura Commune hold in every project?

Natura Commune would hold around 20% of the units to ensure and assure its services as a long term partner.

Is it a one-off sale of land units?

No. Natura Commune will manage the projects. It is not just a one-off sale of land units.

When is the land registered in my name?

The ownership process is done on receipt of full payment.

What are the assured amenities that will be available at the project sites?

Typically, all of the projects shall have a common farmhouse for recreation, access roads, fruit-bearing trees, water, electricity and so on.

Would I be charged for events at the Farmhouse?

The Farmhouse has been planned to provide recreation/ entertainment for all landholders. Therefore for organising events, the landholders would be charged a reasonably low amount – only to meet the actual expenses incurred by the company.

How will the land be utilised till any redevelopment decision is taken?

Natura Commune would come up with ideas to facilitate services for ensuring that the project land is put to profitable usage till any redevelopment decision is taken. At frequent intervals of time it will consult with experts and propose alternatives for redevelopment that bring out the best appreciation for your investment.

What is the Exit Plan?

The business research team of Natura Commune will beforehand ensure that the location of the project falls in zones that have future development plans and appreciation based on upcoming industries, SEZs or residential/commercial infrastructure ventures.

When the project land appreciates in value, in due course of time, based on developments happening around it, Natura Commune will take the lead and table proposals for developing it with various alternatives.

All landholders/ unit holders will have the right to vote on selecting the best possible alternative for redevelopment or even an outright sale to a third party, if that is considered as the best outcome in terms of returns. The identification and finalisation of such a proposal will bring the project to an end – making it profitable for all landholders concerned.

FOR A COMPREHENSIVE LIST OF FAQs, PLEASE VISIT: www.naturacommune.com/faq.html



Colina Fields



Beauty beyond imagination in a site replete with profitable prospects

A promising prospect in a legally safe property

Subsequent to successfully completing premium projects such as Blossom Fields on Nagarjuna Sagar Highway and Emerald Isle & Peepal Yard at Shabad, Nature Commune now offers yet another opportunity for discerning investors in the form of Colina Fields. Strategically situated close to the upcoming Regional Ring Road (RRR), IIT Hyderabad, Logistics Hub and NTPC's proposed 1000MW gas based power plant, this 130+ acres project presents a promising prospect in a property that is legally safe and can assure substantial returns in the near future.

A true Zen experience awaits you at Colina Fields

As you walk through the tracks formed by the bullock carts, the large expanse of golden grass and green leaves of trees swaying to the wind heighten your spirits with an amazing feeling. When you move further treading on the little rocks you may see the peacocks flying from their perches, and the melodious song of the Koel singing to finds its mate stirs your soul – this blissful experience fills you with an incredible and unforgettable ecstasy. This is Colina Fields.

Factors that will contribute to appreciation

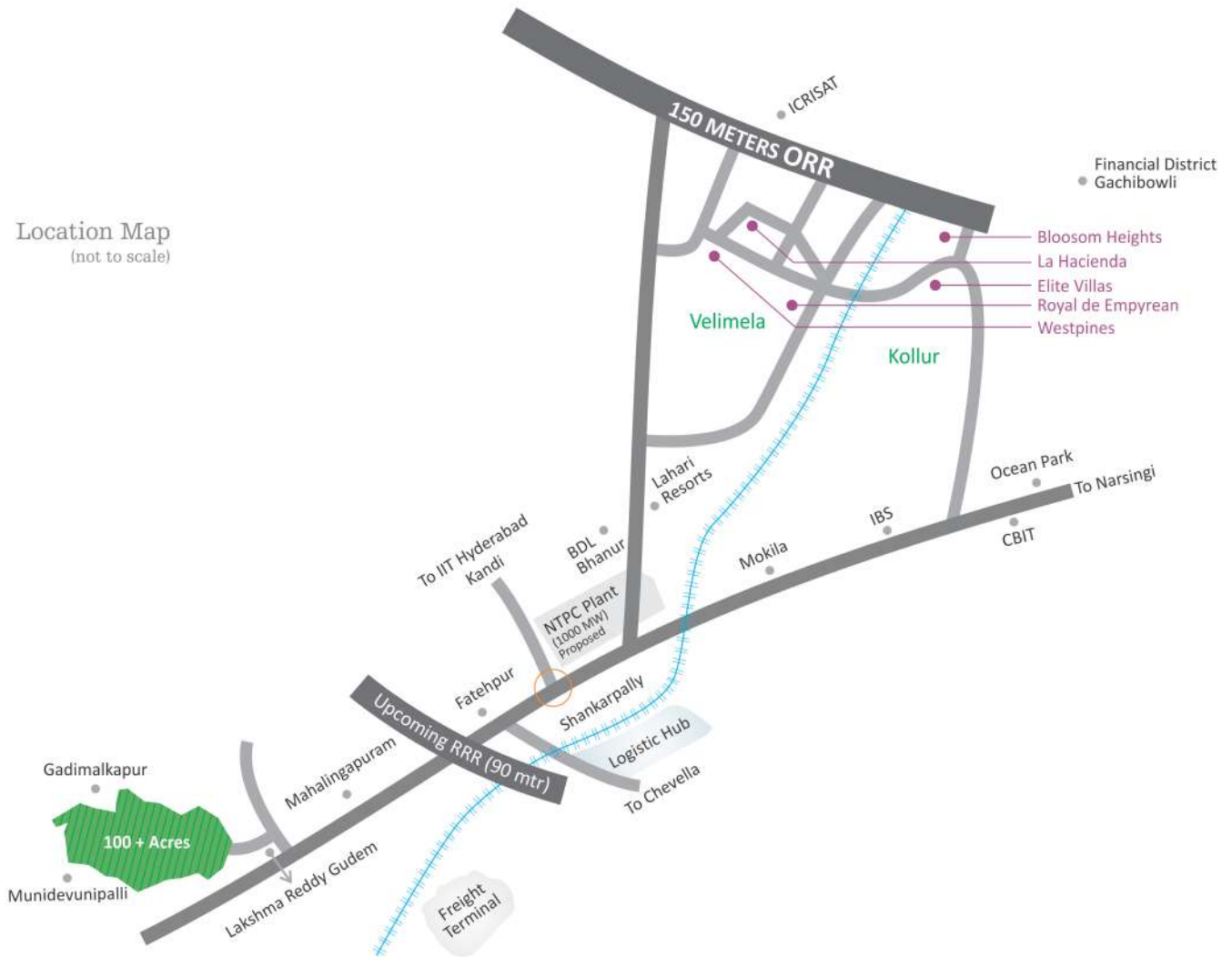
- Approval of IT investment Region (ITIR) in Hyderabad by Govt. of India
- Allocation of 50,000 acres for ITIR: this will increase demand for land. Prices will go up exponentially.
- Creation of 71.2 lakh jobs by ITIR & Metro Rail: it will lead to great demand for houses, plots & land.
- Close proximity to 300 ft. Regional Ring Road (RRR).
- Existence of premier educational institutions like IIT Hyderabad, GITAM, IBS etc.
- Easy access to railway station, MMTS, ORR, Financial District, & Airport.



Location of the project

- A few hundred metres away from HMDA boundary at Lakshmareddygudem, near Shankarpally
- Located in Munidevunipalli and Gadimalkapur villages
- 35 km from Financial District Gachibowli
- 20 minutes drive to Kollur
- Near Regional Ring Road (RRR), IIT Hyderabad, Logistics Hub, NTPC's proposed 1000MW gas based power plant, and many upcoming real estate projects

Location Map
(not to scale)



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