



Nandi Hills Investment Opportunity

Exclusive access for SQFT Fund

Disclaimer

General

This document is shared on a confidential basis for information only. It does not constitute an offer, invitation, or advertisement to the public to subscribe for or purchase any securities or interests, whether under the Companies Act, 2013, the SEBI Act, 1992, or any applicable regulations. Information has been compiled from sources believed reliable; no representation or warranty, express or implied, is made as to its accuracy or completeness. Prospective investors should conduct independent diligence and consult their legal, tax, and financial advisers. Forward-looking statements are based on current assumptions and are subject to risks and uncertainties; actual results may differ. No obligation is assumed to update any statement.

Confidential – Private circulation only.

Financial

The illustrations and projections contained herein are estimates only and do not constitute guarantees of performance. Past performance is not indicative of future results. Applicable fees, taxes, registration charges, and third-party costs may apply and can affect realized returns. All figures are illustrative unless expressly stated otherwise. Real estate investments are subject to market, regulatory, legal, and development risks. They should not be regarded as risk-free or as offering assured returns or timelines. Investors are encouraged to conduct independent due diligence and seek professional advice prior to making any investment decision.

Executive Summary: High-Return, Short Term Investment Opportunity

15.5%

Expected Return (6M)

34%

Annualized IRR



Prime Location

High-growth corridor, 25 min from BLR Airport, Nandi Hills views.



Regulatory Compliance

RERA-approved plots, civil works complete, ready for registration.



SQFT Fund Opportunity

Short term investment fully backed by premier villa plots, from ₹60 lakh.

About the Project



Project Details

14.3

Total Acres

Project area

116

Villa Plots

Low-density development

18K

sq ft Clubhouse

Targeted for 2027 with multiple amenities.

Ready to Register

All approvals completed for immediate registration.

De-risked Investments

Legal due diligence and loan approvals from Axis, HDFC, SBI.

Exclusive SQFT Fund Investor Offer

~~₹5,000 - ₹5,200 per sq ft~~

₹4,000 per sq ft

(Limited Allocation)

Location & Connectivity



- Situated in North Bengaluru, the hub of the city's next phase of growth — home to global giants like Foxconn, SAP, Boeing, and Amazon.
- Just 10 km from Nandi Hills, a premier destination for weekend retreats and luxury villa living.
- Only 30 minutes from International Airport
- 25 km from the Sadguru Isha Foundation
- Within 30 minutes of Bengaluru's leading international schools — Harrow, Vidyashilp, Stonehill, and more.

Project Status – Milestones



- All statutory approvals and government paperwork are complete, enabling registration of villa plots directly to individual buyers.
- The project has successfully passed the key risk stages in real estate development — including land acquisition, legal due diligence, and compliance clearances — positioning it as a lower-risk, execution-focused investment.
- Remaining activities, such as clubhouse construction and final amenity development are targeted for completion by 2027.

Investment Opportunities

Two distinct paths to capitalize on this exclusive SQFT offering:

Direct Purchase & Registration	Strategic Investor
Objective: Gain full ownership of the plot immediately. Collateral: Full ownership. Plot transferred on registration. Exclusive Price: ₹4,000/sq ft Market Value: ₹5,000/sq ft Immediate Discount: 20% below current market rate. <i>Note: Government registration fees and clubhouse charges extra.</i>	Objective: Invest for growth with a short-term holding strategy. Collateral: Sale Agreement (secured investment). Entry Price: ₹4,000/sq ft. Minimum Holding: 6 months. Target Sale Price: ₹5,000/sq ft. Marketing Fees: 7.5% of sale price (if you choose SQFT Fund marketing support).

Expected Returns to Strategic Investors (Illustrative - 6 months)

Attribute	SQFT Fund Marketing	Self Marketing
Sale Price (₹/sq ft)	5,000	5,000
Marketing Fees @7.5%	375	0
Net Received (₹/sq ft)	4,625	5,000
Investment (₹/sq ft)	4,000	4,000
Profit (₹/sq ft)	625	1,000
Profit % (6 months)	15.6%	25.0%
IRR (annualized)	33.7%	56.3%

Clarification: All numbers are pre tax. Returns are estimates and not guaranteed.

Villa Plot Options

Discover the ideal plot size for your investment, each offering significant value at an attractive price point.



Compact Living

Dimensions: 30 × 50 ft

Area: 1,500 sq ft

Price per sq ft: ₹4,000

Total Investment: ₹60,00,000



Spacious Family Home

Dimensions: 40 × 60 ft

Area: 2,400 sq ft

Price per sq ft: ₹4,000

Total Investment: ₹96,00,000



Grand Estate

Dimensions: 50 × 80 ft

Area: 4,000 sq ft

Price per sq ft: ₹4,000

Total Investment: ₹1,60,00,000

Layout Plan

MASTERPLAN PROJECT LAYOUT

- 1.ENTRANCE
- 2.GRAND ENTRANCE ARCH
- 3.SERENE OASIS GARDEN
- 4.PATIO SEATING
- 5.BRICKED PAVERS
- 6.RAKED SEATING
- 7.SECURITY CABIN
- 9.MARKETING OFFICE
- 10.GAZEBO
- 11.KATTE SEATING
- 12.JOGGING TRACK
- 13.CLUB HOUSE
- 14.BASKET BALL COURT
- 15.TURF COURT / FUTSAL
- 16.MULTI PURPOSE COURT/VOLLEY BALL COURT
- 17.WALKWAY PATH
- 18.LOTUS POND
- 19.FISH POND
- BADMINTON COURT



Comparable projects around Nandi Hills

Project	Investment Project	Whispering Winds	Earth	Song of the Winds
Project Status	RERA Approved	RERA Approved	RERA Approved	RERA Approved
Distance from Nandi Hills	6 Km	3 Km	6 km	3 km
Asking Price (₹/sq ft)	5000	7000	5400	5600
SQFT Fund Price (₹/sq ft)	4000	NA	NA	NA

About Promoters

Koushik Kadidal
Co-founder & CEO



Koushik brings over 25 years of global financial services experience across the **United States and India**, with leadership roles at **Capital One**, **Citibank**, and **PayU**. As **Chief Data Officer and Head of Insights Business at PayU**, one of India's largest FinTech firms.

A **Harvard alumnus** and *Outstanding Student of the Year* from the **Strome College of Business, Virginia**, Koushik founded **SQFT Fund** to bridge a gap he experienced firsthand—corporate professionals working hard yet missing out on the wealth creation that real estate quietly delivers to the few with access and insight.

SQFT Fund reflects his commitment to bring **institutional transparency, credibility, and access** to real estate investing.

Prathist Kempegowda
Co-founder & COO



Prathist is a **real estate lawyer and developer** with deep expertise in land due diligence, title verification, and regulatory clearances. A graduate of **MS Ramaiah College of Law, Bengaluru**, he has built his practice around translating legal complexity into practical, risk-mitigated execution for real estate projects.

Coming from a well-known family in **North Bengaluru**, the city's fastest-growing corridor around the airport, Prathist brings an exceptional **local network and insight**. He often gains early visibility and access to high-potential parcels—an advantage that reduces acquisition risk and uncertainty.

Prathist's on-ground expertise forms the **operational backbone** of SQFT Fund's disciplined project selection and delivery.

Next Steps – Information Access

Upon receiving an Expression of Intent, the following documents will be shared for your review:

- **Project Brochure and Website** — The project name is intentionally kept confidential to avoid overlap with open-market sales activity.
- **Legal Documentation** — Complete set of verified title and approval papers for due diligence.
- **Google Location Access** — Exact coordinates will be shared; a guided site visit can be arranged on request.

* This ensures transparent, structured access to information while maintaining project confidentiality.

Contact us

- WHATSAPP or CALL on **+91 7760322333/ +91 8884150025**
 - EMAIL : **info@sqftfund.com**
 - WEBSITE: **www.sqftfund.com**