



CO- INVESTMENT
OPPORTUNITY IN OUR
VILLA PLOTS PROJECT



ABOUT US

A leader of the construction industry, Er.Deva Constructions & Contractors Pvt. Ltd., is known for its innovative ideas, planning, and quality of work. The company always strives to achieve what is best for its clients across all construction activities. Their designs are practical and based on realistic practices that commercially and aesthetically valid.

OUR PRESTIGIOUS MEMBERSHIPS

- Builders Association of India
- CREDAI
- Indian Green Building council
- SMERA MSE 3
- ISO Certified 9001: 2008



FEW OF OUR KNOWN COMPLETED PROJECTS



DCC MAYURI, MOGAPPA



DCC AISHWARYA, POTHERI



TRAVANCORE RESIDENCY, POTHERI



STANSFIELD, CHENNAI



SREE HOMES, CHENNAI



AMPA SKYWALK

OUR UPCOMING VILLA PROJECT (SECRETARIAT COLONY)



LOCATION MAP OF OUR PROJECT



OUR PROPOSED VILLA DESIGN

Er. Deva Constructions & Contractors (P) Ltd. presents an opportunity to own a villa in prime location at the heart of Potheri. SECRETARIAT COLONY Walking to schools, hospitals, banks, shops, cafes, and all types of leisure and recreational activities just takes a few minutes. Every requirement of your family will be met by it. It's a fantastic public space that brings modern culture and nature together.



OUR CO-INVESTMENT OPPORTUNITIES

- We are calling out investors to invest in debt on our villa project and earn fixed interests as follows:

1yr Investment plan = 15% + 3% incentive = 18% per annum Interest

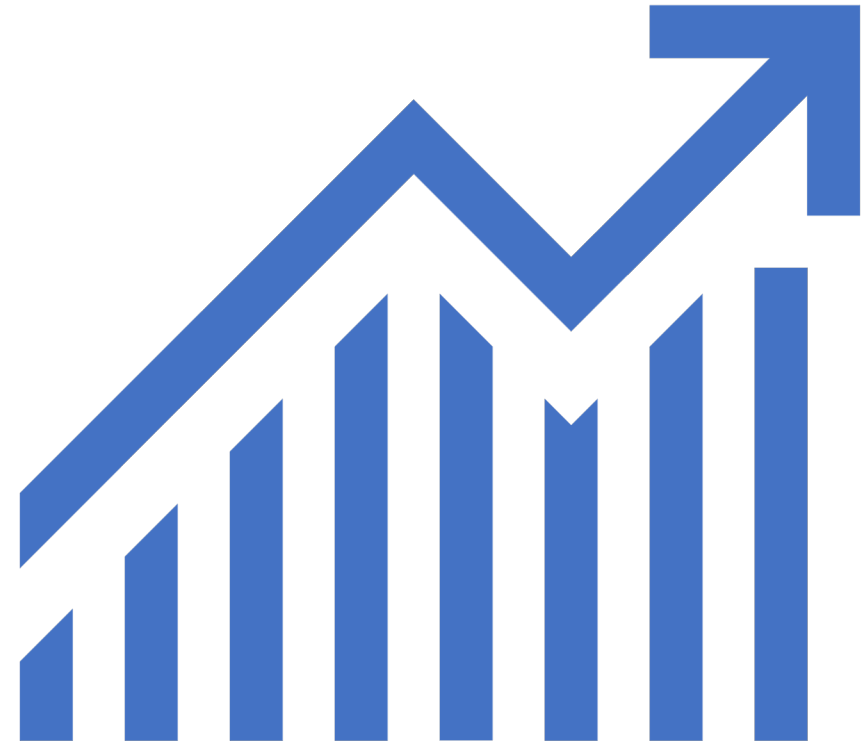
2yrs Investment plan = 16% + 4% incentive = 20% per annum Interest

5 yrs Investment plan = 100% return of total principal



Why Co-Invest with us?


- Our co-investment opportunity is in debt which is risk free.
- Our interest rates is minimum of 18% which is the highest compared to any other investment options available without any risk of loss.
- We provide our investors with opportunity of buying the plot or villa at a discounted rate in case they want to invest in real estate later.



Frequently Asked Questions

1) Since DCC is the field for 25 years, why are we seeking for investment?

Ans. By adding debt investment to the capital, we actually reduce its average cost of capital. Secondly, we are able to save on taxes while giving our investment risk free investment opportunities. That also implies higher valuations for the company and appreciation in the price of equity share.

A decorative yellow dashed line consisting of several short, curved segments, positioned in the bottom right corner of the slide.

Frequently Asked Questions

2) Is it possible to use the invested amount to buy the plot in future?

Ans. Yes, the invested amount can be used to buy plots at discounted rate in future.

3) How will our interest instalments be paid?

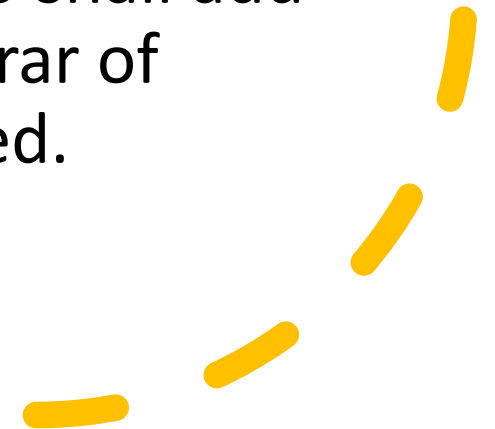
Ans. The interest amount will be paid at the end of each year.

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Frequently Asked Questions

4) What is the security or co-lateral provided by the company to us?

Ans. The company provides a bond paper certificate confirming the amount received by you and mentions the interest rates and returns to be received by the company. In addition to that, the company also shall add your name as an investor in registrar of companies for the amount invested.



Frequently Asked Questions

5) In case the project turns out non-profitable then will that affect our investment interest rates?

Ans. No, the company has invested in its own reserve and if the project fails even then the company shall pay the amount as per the planned date. There shall be no diversion on that.

6) What is the minimum investment amount?

Ans. Minimum investment amount is Rs 5 lacs.

Four thick, yellow, curved lines are scattered in the bottom right corner of the slide, resembling a stylized signature or decorative flourish.

How to proceed with the investment?

- After mutual discussion on the investment amount, our investor shall pay the investment amount to our company account through cheque/NEFT/RTGS/IMPS or demand draft.
- The company shall provide a bond paper agreement mentioning the terms decided and signed by all the directors of the company along with registration of the investor in registrar of companies as an investor.
- The interest calculation shall start from the date bond paper agreement is signed and investor is taken on board.





THANK YOU