

WELCOME

TO



KAPIL
PROPERTIES

Foundation for Kapil Group was laid in the year 1981. With Kapil Chit Funds as a pioneer venture, Kapil Group currently has 35 companies under its belt involved in 24 different types of business with over 400+ offices and 16,000 employees.



Kapil Chit Funds

Kapil Chit Funds Private Limited was incorporated under Companies Act in 1981 and has been in the chit fund business for over 39 years. It is one of the largest registered chit fund companies having over 450 offices; over 18,000 persons are gainfully employed with an annual chit auction turnover exceeding Rs 4,506 crores and has over 10,00,000 satisfied customers.

Kapil Chit Funds Private Limited is the flagship company of the Kapil Group.

450 Offices

18,000
Agents

4,506
Crores

10,00,000
Customers



INTRODUCTION

- ***Kapil Properties Real Estate***
- *Kapil Group's real estate business enables ownership of commercial properties, open plots, Farm Lands, and residential apartments for interested buyers. To complement this business, we also go the extra mile to facilitate the leasing of commercial properties to suitable tenant(s) and provide their owners with a decent avenue for a great second income. Kapil Towers and Kapil Kavuri Hub in the financial district of Hyderabad and Kapil Business Park hosting India's largest World Trade Center in Shamshabad are some of the hallmark examples of our commercial real estate projects.*

Kapil Towers, Nanakramguda

The IT tower is a 'A' grade Commercial building with 23,275 sft of floor plate, Ground +17 floors and 4 basements spanning a total area of 8,15,168 sft.



Kapil Kavuri Hub

A state-of-the-art commercial high rise in the heart of Financial District, Gachibowli, Hyderabad, Telangana, India. Financial District, Gachibowli is the most sought out destination for corporate magnets, fortune, tech and banking companies.



WORLD TRADE CENTRE (WTC)

One Name that accounts for 1/3rd Global Trade...



The brand that accounts for USD 4 trillion world trade out of estimated total USD12 trillion



One Brand that houses a Million businesses across the globe..



One global name present in 100 countries across 6 continents.



One address that is shared by Fortune 500 Companies..



When expanding to any new country Companies like Adobe, PWC, Merrill Lynch open their first office in a WTC

One branded complex that is a landmark in the region it serves...



Zhengzhou Colombo Bahrain Panama Kuala Lumpur Athens Denver Dublin Geneva
Paris Los Angeles New York.



One branded complex that is a landmark in the region it serves...



Zhengzhou Colombo Bahrain Panama Kuala Lumpur Athens Denver Dublin Geneva
Paris Los Angeles New York.



One Global Network that connects New York, Chicago, Tokyo, Beijing, London, Dubai, Mumbai and 320 other cities.



The most powerful business enabler in the world is now in **HYDERABAD** in partnership with the most dynamic real estate brand in the Region.



WORLD TRADE CENTER®
SHAMSHABAD





Hyderabad's Best
Destination for
**COMMERCIAL PROPERTY
INVESTMENT**

KAPIL PROPERTIES **KAPIL BUSINESS PARK SHAMSHABAD**

Building Permission No. BC-01832020
TS RCM Registration No. PG240002232
www.kapilproperties.com

The Joy of Getting More by Investing Less

RS. **36** LAKHS INVESTMENT

RETURNS **9% - 18%** P.A.

T&C Apply*

*Disclaimer: Project launch only for the region. Prices may vary from Original.

WORLD TRADE CENTER & KAPIL BUSINESS PARK



A world-class, sprawling commercial high-rise located in Shamshabad. A flagship project of Kapil Properties, Kapil Business Park offers great proximity to upmarket locations like the financial district, IT and pharmaceutical hubs, international airport, etc., and hosts the most elegant commercial spaces for businesses.



ABOUT PROJECT

◆ RERA Number-
P02400002352

◆ Location - Airport
Approach Road (Near
RGIA Shamshabad)

◆ Premium Office
Space

◆ Area - 10.08 acers
of land.

◆ Status - Under
Construction

◆ Space available
for sale on 5th floor
out of G+11 Floors.

◆ 5th Floor Size :
1,10,834 square feet.

◆ Investment
Options : Investment
starts from 36 Lakhs
and it's multiples.

◆ Block your unit
with an amount of 2
Lakh per unit.

◆ Registration:
After receiving an
occupancy
certificate.



KAPIL BUSINESS PARK SHAMSHABAD



Project Overview

Welcome to Kapil Business Park, a world-class, sprawling commercial high-rise located in Shamshabad. A flagship project of Kapil Properties, Kapil Business Park offers great proximity to upmarket locations like the financial district, IT and pharmaceutical hubs, international airport, etc., and hosts the most elegant commercial spaces for businesses.

Start earning a steady second income by investing in the commercial space at Kapil Business Park and fulfill your dreams and goals!

Kapil Business Park is to house World Trade Center (WTC) Shamshabad, and open doors to the occupant of the WTC to over 320 centers in 92 countries world wide.

Outstanding Project Features



Secure and Investment Friendly

Kapil Business Park is extremely investment-friendly and makes for a highly secure commercial property investment. This is part of World Trade Center (WTC) Shamshabad.



Invest Small, Gain Big

Invest Rs. 36 Lakh/- for a commercial property and start earning steady and profitable returns.



Enjoy Steady Capital Appreciation

With the demand for commercial space in Shamshabad ever-growing, you will enjoy great capital appreciation on your commercial property year on year.



Maintenance Free

The property's management and maintenance are taken by your tenants only. You do not have to worry about property maintenance.

Kapil Properties Has 4000+ Happy Investors



The Location Advantage

Being located near Shamshabad international airport, your commercial property will have easy access to the international airport, financial district, and the IT, Aerospace and Pharmaceutical hubs, which are the city's ultimate development destinations.



World Class Construction

Kapil Business Park is designed by renowned architects with world-class materials and specifications, facilitating the energy-efficient operation of the building's resources.

Largest Airport City Infra Express Connectivity 24/7 operations

Largest Airport City

- 5,500 acres of land parcel with clear title provided by the State Government.
- 1500 acres of land for cityside commercial development.
- Flexibility in land parcel allocation.

Unparalleled Infrastructure

- Redundancies built in Telecom, Power & IT infrastructure for 24/7 operations.
- Dedicated power link-up with the State grid for unmatched reliable power supply.

Express Connectivity

- With in 30 minutes from the city
- PVNR Expressway & Outer Ring Road (ORR)
- Proposed Rail connection to the Airport by Hyderabad Metro & MMTS

Controlled Environment

- Notified Area Committee (NAC) - a one stop clearance window for all approvals
- Controlled adjacencies with development according to master plan
- Pollution free and well planned environment

24/7 Operations

- Availability of Transport, F&B and
- Retail options 24/7, all 365 days a year

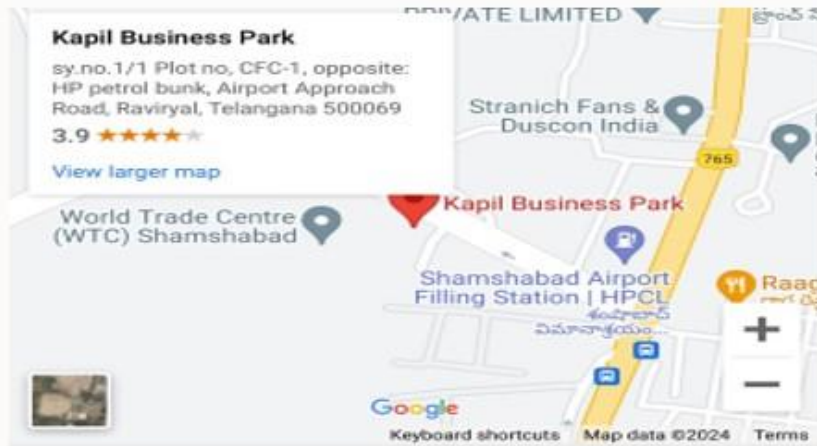
Security

- Being inside the Airport Campus will guarantee high level security
- Located inside the Airport boundary and insulated from external environment



HIGHLIGHTS

• LOCATION



- ❖ 1.1 Km from Rajiv Gandhi International Airport
- ❖ 1km Novotel Hotel Hyderabad Airport
- ❖ 500 Mtrs from Raheja Mind space IT Park
- ❖ 500 Mtrs from Zen Technologies
- ❖ 500 Mtrs from Aghakhan Academy
- ❖ 500 Mtrs from HCL Technologies
- ❖ 1 km from GMR Business Park
- ❖ 1.5 Kms from Aerospace Park
- ❖ 1 Km from Ctrl S Data park
- ❖ 1.5 Km from Novatel Hotel
- ❖ 3 Kms from Amazon Data Canter
- ❖ 5 Kms EMC – Raviryala
- ❖ 8 Kms from TCS – Adibatla

Existing Developments

Novotel, Decathlon, Invesco,

	<p>Novotel Hyderabad Airport is just 30 minutes from the city centre and 30km from the New City, the Hyderabad Convention Centre, Sarovar Hills and Jubilee Hills. The hotel features 208 rooms and suites with WiFi access, along with the convenience of two restaurants, two bars, a beautiful outdoor swimming pool and meeting rooms accommodating up to 400 guests. Novotel Hyderabad Airport also offers a spa, a 24-hour fitness centre and car parking.</p>
	<p>Decathlon is a well-known name across the world in International Sports Retail industry. Spread across 32 acres, Decathlon's store in Hyderabad Airport city is one of its largest stores in India. It sells 20,000 SKUs ranging products from across the sports (Cycling, Tennis, Trekking, mountaineering, etc.).</p>
	<p>Invesco Ltd is a leading independent global investment management firm, dedicated to helping investors worldwide achieve their financial objectives. By delivering the combined power of our distinctive investment management capabilities, Invesco provides a wide range of investment strategies and vehicles to our clients across the world. With more than 700 dedicated investment professionals, extensive and on-the-ground presence in 20 countries, serving clients in more than 150 countries.</p>
	<p>The Ryan International Group has widespread interest in the sphere of quality education with a commitment to excellence. The group started its first school in Mumbai way back in 1976 and has since been establishing new standards in education, which are now being appreciated by students, parents and educators worldwide. Ryan has taken 8 acres of land on lease to set up its campus in the Airport City.</p>
	<p>Known as Canada's Global Business School™, the Schulich School of Business in Toronto is ranked among the world's leading business schools by a number of global surveys. Schulich's MBA program is ranked 15 in the world by the Aspen Institute in Washington, DC-based leadership think tank in a global survey.</p>
	<p>Nipro Medical Corporation is a world's leading manufacturer of sterile, disposable and interventional diagnostic products. Nipro India is a 100% subsidiary of Nipro Corporation, a Japanese medical equipment manufacturing company. Founded in 1984, the company is headquartered in Osaka and is listed on the Tokyo Stock Exchange and the Osaka Securities Exchange.</p>

	<p>GMR Aero Technic (GAT) is a 100% subsidiary of GMR Hyderabad International Airport Limited. GAT is the first third party independent airframe MRO facility of this scale which is set up in India. This facility has two bay narrow body hangars to perform up to D-check on B737 and A320 aircraft families, one wide body hangar performing up to C check on B777 and A330 aircraft and a paint hangar for narrow body aircraft.</p>
	<p>Indian Rotorcraft Ltd's Helicopter Assembly and Flight Testing facility is in advanced stage of completion at GMR Aerospace and Industrial Park. This facility will deliver fully assembled Helicopters to the customers and is slated to be the first such facility in private sector in India.</p>
	<p>Turbo Aviation is setting up warehousing, distribution, Repair and Calibration services of Fixed & Rotary Wings aircraft parts such as: Brake & Wheel Assembly, Engine Hot sections, Fire Extinguishers, Oxygen Bottles/Masks, Evacuation Slides, Life Rafts, Helicopter Fuses, Seats and Air Sealed facility.</p>
	<p>SAS has selected GMR Aerospace & Industrial Park to setup a warehouse for their chemicals business in the Free Trade Zone area.</p>
	<p>Global AeroTech India Pvt. Ltd. facility under development will carry out Storage and Distribution of Aircraft Rotables, Parts, Expendables and Consumables for various aircraft. Global AeroTech will also take up Repair Management of Aircraft Rotables, Components, Engines & Propellers and serve as Bombardier Aerospace India's dedicated parts bank.</p>
	<p>Asia Pacific Flight Training Academy Limited (APFTAL), a group company of GMR Hyderabad International Airport located at Rajiv Gandhi International Airport, Hyderabad, has been established to provide world class pilot training. APFTAL has a team of highly experienced flight and ground instructors to provide world class Integrated flying and ground training to aspiring students, enabling them to obtain the Commercial Pilot License.</p>
	<p>SAAZ Imaging Systems is the state for the art imaging technologies company that is capable of producing imaging solutions that will cater to the needs of Aerospace, Medical, Machine Vision, Video Analytics, Security and Surveillance. With its High resolution and high speed imaging technology process itself as the most preferred choice for your imaging needs.</p>



Flexible office spaces

To be developed in phases with multiple modular IT Blocks, the complex will offer

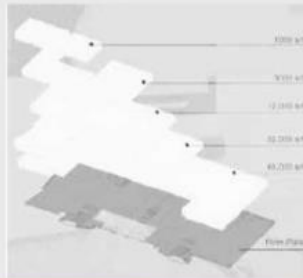
Scalable office spaces

1000sq.ft. up to 18,000sq.ft./36,000sq.ft. contiguous floor plates

Independent blocks 1.4 lakh sq.ft to 2.8 lakh sq.ft .

The complex will also offer
fully furnished offices of differing sizes starting from

350sq.ft. compact setups for consultants & self - employed professionals, to
1,000sq.ft. spacious workspaces with all amenities for a fully-functional organisation.



Building Specifications:

Location: Airport Road, Samshabad.

Building Type: Grade A Premium Office Spaces.

4 basements + G + 11 Floors

Area: 60 Acres.

Floor Plate: 1,10,834 sq ft.

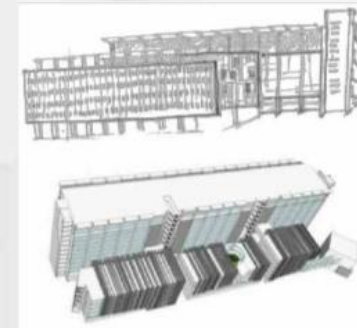


Design Philosophy

WTC has been developed on the philosophy of "Plate of life"

The Work + Life Balance

intertwined activities that support the need of the mundance to desire of souls in the form of built spaces for shopping, browsing, absorbing and reinvigorating.



36,00,000

Returns - 54,000/ Month

Rentals - 27,000/ Month
(Post OC)

20 Years rental
assurance



PROJECT INVESTMENT IN KAPIL BUSINESS PARK WORLD TRADE CENTER-WTC SHAMSHABAD

Commercial Space : 120 Sqft Multiple units

PRICE : INR 36,00,000/- Lakhs Rupees (One Time Investment)

Earn 18% Every Month On Investment INR 54,000/-

Fixed Income From Present Date 2024 Till Sept 2026

RENT VALUE CALCULATED APPROX **INR 450 Per Sqft** $450 \times 120 =$ INR 54,000/-

After Completion Earn 9% On Investment INR 27,000/- Fixed Income Every Month.

RENT VALUE CALCULATED APPROX **INR 225 Per Sqft** $225 \times 120 =$ INR 27,000/-

◆ **Assured Lease for *20 years* with an enhancement of 5% every 5 years.**

Earn up to 9% - 18% ROI Rich monthly **Guarantee Rental Income Returns From the Date of Signing MOU** By Investing in Kapil Business Park WTC Hyderabad close to Airport a Profitable Commercial Properties!

NOW Start earning an excellent additional monthly income, Regular Income, Minimum Effort, Maximum Happiness



Financial Security

A Lifetime opportunity to build a legacy
for your loved ones



Invest Small, Gain Big

Invest Rs. 36 Lakh/- for a commercial property and start earning steady and profitable returns.



Steady Capital Appreciation

Shamshabad's commercial space demand ensures yearly property value growth.

Investment Benefits

IN KAPIL BUSINESS PARK



Minimum Investment,
Long Term Returns



Capital Appreciation



20 + 20 Years assured
Income



5% Rent Escalation
Every 5 Years



Maintenance Free

A Commercial Property Investment Opportunity You Can't Miss



Trusted Developer

Kapil Properties, a renowned name in Telangana's real estate, guarantees a secure investment with successful past projects like Kapil Towers and Kapil Kakatiya.



RERA-Approved Security

With RERA approval, your investment in Kapil Business Park is safeguarded, ensuring reliability and safety.



Zero Maintenance

Invest hassle-free as Kapil Business Park assures complete maintenance, allowing you to relax while your property is taken care of.



Profitable Investment

Kapil Business Park, their flagship project, promises high returns, backed by Kapil Properties' stellar track record of rewarding investor returns.



Lucrative Returns

Enjoy a long-term, 20-year lease agreement ensuring consistent rental income, accompanied by a 5% increase in rental value every 5 years.



Value Appreciation

Witness great value growth on your investment with a 5% escalation in rental value every 5 years, ensuring continued profitability.

COST SHEET



KAPIL BUSINESS PARK
SHAMSHABAD

INVEST IN KAPIL BUSINESS PARK
TO EARN LIFE LONG RETURNS

Return
9% - 18%
p.a





No Of Units		1	2	3	4	5	6	7	8	9	10
Super Builtup Area (Sft)	A	120	240	360	480	600	720	840	960	1080	1200
Basic Price Per (Sft)	30,000	36,00,000	72,00,000	1,08,00,000	1,44,00,000	180,00,000	2,16,00,000	2,52,00,000	2,88,00,000	3,24,00,000	3,60,00,000
TOTAL SALE CONSIDERATION		36,00,000	72,00,000	1,08,00,000	1,44,00,000	180,00,000	2,16,00,000	2,52,00,000	2,88,00,000	3,24,00,000	3,60,00,000
Immediate Refund / Discount	450 (per sft)	54,000	1,08,000	1,62,000	2,16,000	2,70,000	3,24,000	3,78,000	4,32,000	4,86,000	5,40,000

* GST & Registration charges will applicable as per actuals



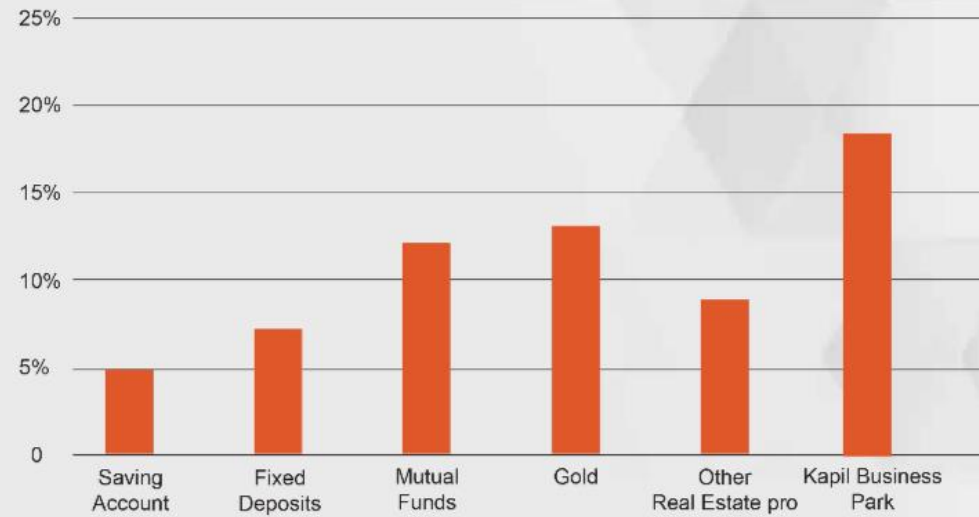
ID No : P02400002352

For further details contact
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 ☎ shyams@kapilproperties.com

MEMBER



Comparison to Other Assets



Secure your
Child's
Future with
Best
Investment
Plans



HOW TO SAVE AND INVEST FOR YOUR CHILD'S FUTURE

Presented By Shyam Sudhir



KAPIL BUSINESS PARK
SHAMSHABAD

Building Permission
No. IIC/0153/2020
TS RERA Registration
No. PO2400002352
www.rera.telangana.gov.in

A Lifetime opportunity
to build a legacy for your **loved** ones

INVEST
RS. **36**
LAKHS

RETURNS

9% - 18% p.a

T&C Apply*



for more info

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shyams@kapilproperties.com

*Disclaimer: Project Images are only for reference,
They may vary from Original

THANK YOU

***PRESENTATION BY MR. SHYAM SUDHIR
AGM – CORPORATE SALES***

FOR MORE INFORMATION CALL / EMAIL US NOW

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Shyams@kapilproperties.com

OFFICE ADDRESS

KAPIL PROPERTIES

15th Floor, Kapil Towers, Financial, District, Nanakramguda,

HYDERABAD – 500 032.

TELANGANA, INDIA.

Presented By Shyam Sudhir

MARKETING FLYERS

KAPIL PROPERTIES **KAPIL BUSINESS PARK SHAMSHABAD**

Are you **LOOKING FOR** COMMERCIAL PROPERTY INVESTMENT **OPPORTUNITY?**

INVEST IN KAPIL BUSINESS PARK
GET HIGH RETURNS MONTHLY

INVEST 36 LAKHS
RETURNS 9% - 18% p.a.

Building Permission No. SC/153/2020
TS RERA Registration No. P0240002352
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KAPIL PROPERTIES **KAPIL BUSINESS PARK SHAMSHABAD**

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www.rera.telangana.gov.in

INVEST IN KAPIL BUSINESS PARK
AND GET A **LIFETIME OF FINANCIAL SECURITY**
FOR YOUR FAMILY

KAPIL BUSINESS PARK SHAMSHABAD **INVEST RS. 36 LAKHS** **RETURNS 9% - 18% p.a.**

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GET MORE DETAILS
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shyams@kapilproperties.com
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KAPIL PROPERTIES **KAPIL BUSINESS PARK SHAMSHABAD**

Building Permission No. SC/153/2020
TS RERA Registration No. P0240002352
www.rera.telangana.gov.in

Safe Investment Opportunity
Like **NEVER BEFORE!**

Invest **Rs. 36 Lakhs** Returns **9% - 18% p.a.**
T&C Apply*

Get More Details
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shyams@kapilproperties.com

MARKETING FLYERS

KAPIL PROPERTIES
KAPIL BUSINESS PARK
SHAMSHABAD

Building Permission No. BE/9153/0000
TE RERA Registration No. PG2400002352
www.era.telangana.gov.in

INVEST IN COMMERCIAL SPACE

Minimum Investment - Maximum Happiness

Invest
Rs. **36 Lakhs**

Returns
9% - 18% p.a.
T&C Apply*

Get More Details

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shyams@kapilproperties.com

KAPIL PROPERTIES
KAPIL BUSINESS PARK

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TE RERA Registration No. PG2400002352
www.era.telangana.gov.in

INVEST IN COMMERCIAL SPACE

Minimum Investment - Maximum Happiness - Regular Returns

Invest Returns
Rs. **36 Lakhs** **9% - 18%** p.a.

Book Your Investment Today

C. Shyam Sudhir - +91 90101 12346
shyams@kapilproperties.com

KAPIL PROPERTIES

Our Successfully Completed Projects

Kapil Towers Oakwood Residence Kapil Kavuri HUB

INVEST RETURNS
Rs. **36 Lakhs** **9% - 18%**
per annum

Project Features

- Invest Small, Gain Big
- Maintenance Free
- Secure and Investment Friendly
- World Class Construction
- Enjoy Steady Capital Appreciation
- The Location Advantage

C. Shyam Sudhir
+91 90101 12346

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MARKETING FLYERS

KAPIL PROPERTIES
 Building Permission No. HC/0163/2020 (1stmc)
 TS RERA Registration No. PO2400002352

KAPIL BUSINESS PARK

LET US FIND THE BEST COMMERCIAL INVESTMENT *For You*




Invest **36 Lakhs**

Earn Upto **9% - 18% p.a**

FOR MORE INFO

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KAPIL PROPERTIES
 Building Permission No. HC/0163/2020 (1stmc)
 TS RERA Registration No. PO2400002352



Rarest wealth-building opportunity in **Telangana's** most glorious investment destination!

KAPIL BUSINESS PARK

Invest **36 Lakhs** | Earn Upto **9% - 18% p.a**

for More Info

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KAPIL BUSINESS PARK



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Invest **36 Lakhs** | Earn Upto **9% - 18% p.a**

for More Info

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KAPIL BUSINESS PARK



Elevate Your Wealth, the *Smart Way.*

Multiply your wealth by being a part of **Telangana's Golden Commercial Investment Destination!**

Invest **36 Lakhs** | Earn Upto **9% - 18% p.a**

for More Info

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