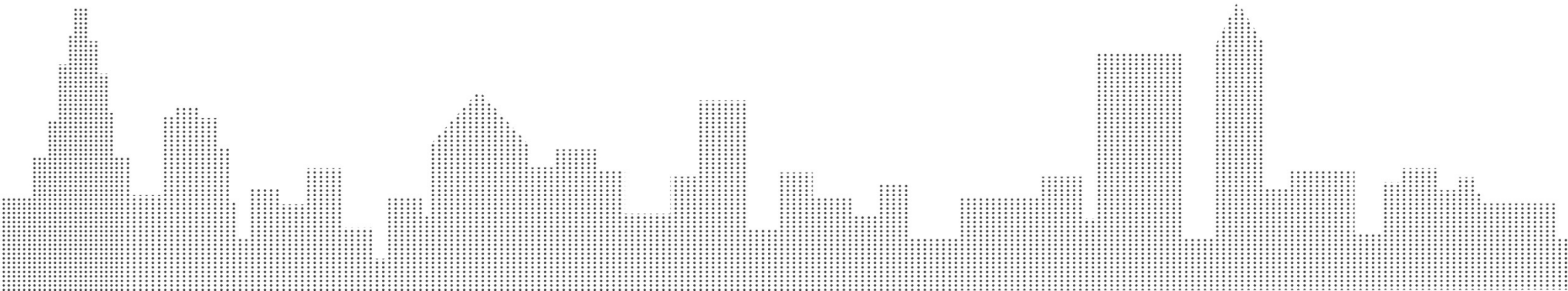


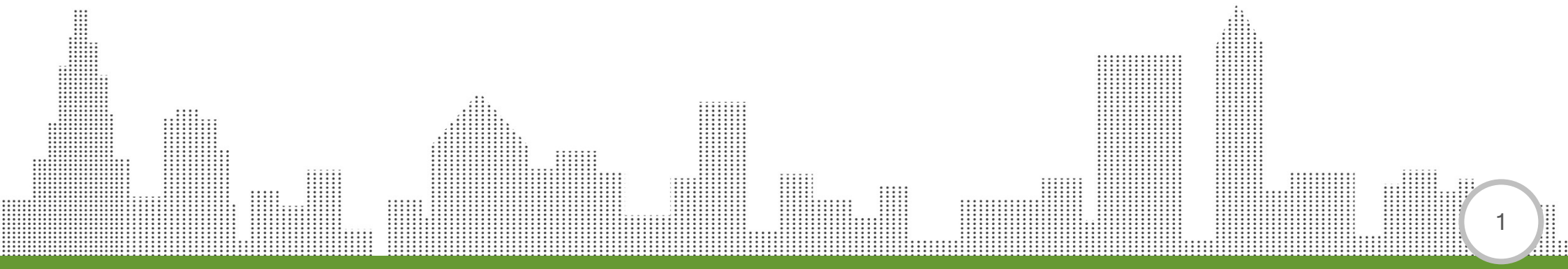
Smart owner

Profit from Indian Real Estate. **Safely.**



BLR-WHT-GDN

Premium Development Opportunity - Residential



Essential Details



- A truly special opportunity offering the safety of fixed income with the upside of prime real estate.
- Invest in a premium residential development in India's growth hotspot of Bangalore.
- Receive 10% interest on your investment, paid quarterly, until exit.
- Earn an appreciation-based upside at the end of the investment period.
- Participate in the real estate boom from a new and lucrative angle.
- A unique model available nowhere else.

Why we chose this project



- An elegant investing solution that offers both safety and return potential.
- Downside protection through locked-in 10% interest.
- Additional upside through below-the-line charges.
- Located in Bangalore's high-growth Whitefield neighborhood.
- Property prices in Whitefield have risen 12% per year since 2009.
- Hassle-free investing structure.

Low risk, High returns



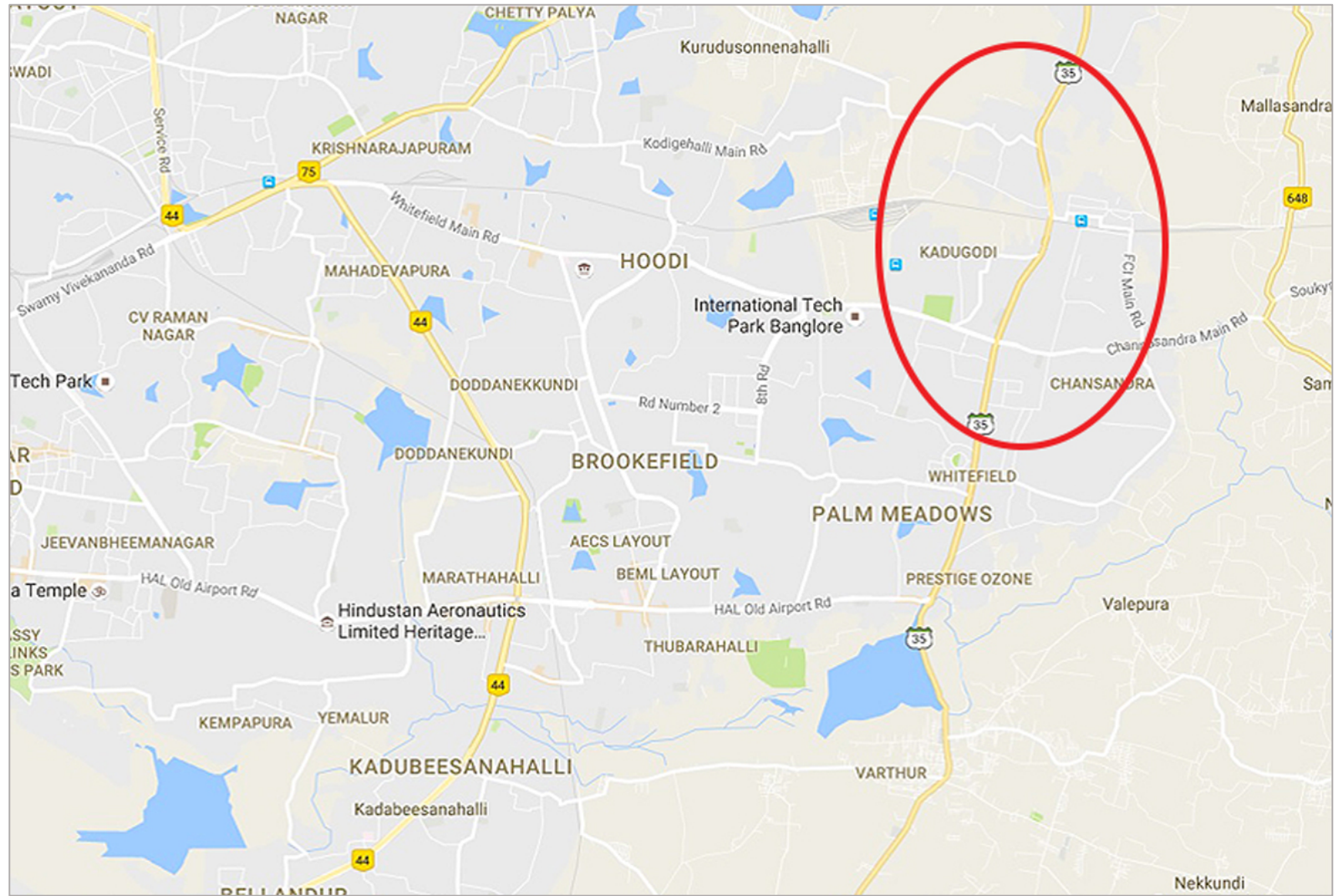
Typically, investments are either thought of as low-risk, low-return (FDs and bonds), or high-risk, high-return (stocks or private equity). GDN offers the best of both worlds by blending consistent quarterly payouts with unlimited upside potential.

About the Project's Structure



- GDN is not a typical property purchase. Clients are not buying specific flats from the developer.
- Instead, clients will be investing in an LLP, which will then fund and participate in the project's development.
- This unique arrangement offers a number of benefits to the client. GDN's structure provides steady cashflows, the ability to profit from the project's below-the-line fees, and a beneficial tax arrangement.
- For more information on the project's structure, please contact your Account Manager.

Satellite Map



Scenario Returns

Principal	₹ 50,00,000	₹ 50,00,000	₹ 50,00,000
Market Appreciation	8% per year	10% per year	12% per year
Duration	3 years	4 years	5 years
Quarterly Payouts	₹ 1,20,568	₹ 1,20,568	₹ 1,20,568
IRR	18%	16%	16%

Disclaimer: GDN is not a property purchase. Clients will be limited partners in an LLP, which will participate directly in the project itself. Interest earned is an entitlement stemming from being a limited partner in the LLP. The LLP will receive a return from the SPV based on the index value of the property. The entry index value is 4100, and the future index value is the entry value plus interest. The return mentioned previously will be calculated as the difference between the sale value of the property and the future index value. The LLP will then pass this return on to the limited partners. All returns are subject to applicable taxes. Any sample scenarios are entirely hypothetical and SmartOwner does not predict the future performance of GDN. Clients participating in GDN do so in full awareness of any attendant commercial/regulatory risks the development may encounter.

Safety |


- Downside protection via fixed 10% interest.
- No-limit upside that's inflation-proof.
- Consistent quarterly returns.
- Located in the growth hotspot of Whitefield.
- Exclusive SmartOwner offering not available on the market.






Thank You

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