PRIVATE & CONFIDENTIAL JOINT VENTURE PROPOSAL

THE AQUALAND GROWTH PROJECT

A Dual-Engine Strategy: Mini Mineral Water Plant & Land Appreciation

PROMOTER COMPANY:

VIJAY BHARTI CONSTRUCTION PRIVATE LIMITED

Corporate Identification Number (CIN): U68100JH2025PTC023957
Registered Office: Panchwati Plaza, Kutchery, Ranchi, Jharkhand
Project Scheme: Land Investment Scheme 2025 (□□□□ □□□□□ □□□□□ 2025)

Target Location:
Block Road, Tamar,
Near Radharani Temple,
Ranchi, Jharkhand (NH-43)

Total Capital Pool: ₹75,00,000
Partner Capacity: 20 Units Max
Unit Cost: ₹3,75,000 per Partner
Operational Term: 6 Years

Compiled in June 2026 for Private Circulation among Pre-Selected Co-ownership Partners.

1 The Vision & Co-Ownership Objective

The **AquaLand Growth Project** is an exclusive, asset-backed private co-ownership venture launched by **Vijay Bharti Construction Private Limited**. This project is designed for partners looking for the ultimate combination of **regular passive monthly cash flows** and **secure, rapid real estate growth**.

Historically, investment assets force you to choose between two models:

1. **Capital Appreciation (Land):** Safely stores your money and grows over time, but generates ₹0 in monthly cash flow.
2. **Monthly Cash Flow (Operational Business):** Offers regular monthly income but carries high market risks, and your principal is rarely secured by a physical tangible asset.

1.1 The Dual-Engine Solution

AquaLand solves this trade-off. Your participation secures dual advantages:

- **Direct Asset Protection:** ₹35,00,000 of the collective pool is allocated directly to purchase and develop a premium 5.25 Decimal commercial parcel of land in the high-growth Tamar corridor of Ranchi.
- **Passive Income Production:** A state-of-the-art Mini Mineral Water Plant operates on this land, producing 20-Liter drinking water jars that are sold to local hotels, offices, and establishments, driving regular monthly dividend distribution to partners.

—

2 Target Location: Why Tamar (NH-43 Corridor)?

The location of the enterprise defines its market capability and land appreciation trajectory:

- **The Ranchi-Tata Lifeline:** Tamar is a vital municipal and transit corridor situated on National Highway 43 (formerly NH-33). This highway experiences immense daily transit traffic comprising heavy passenger buses, tourists, and commercial logistics moving between Ranchi (the capital) and Jamshedpur (the industrial core).
- **High-Volume Local Demand:** Tamar is lined with multiple highway commercial establishments, local dhabas, marriage halls, educational institutes, and retail hotels. Currently, safe drinking water in 20-Liter jars is sourced from distant processing units, leading to high shipping costs and erratic delivery schedules.

- **Operational Advantage:** Our physical processing facility is situated directly on Block Road, Tamar. Being highly local enables us to undercut market prices (supplying at a wholesale rate of ₹20 per jar compared to the ₹40+ market standard) while guaranteeing 100% supply reliability to nearby B2B clients.

—

3 Market & Demand Analysis in Jharkhand

The market for packaged drinking water in Jharkhand is expanding exponentially, driven by growing urban density, increased highway transit, and a lack of reliable municipal supply.

Our plant addresses several high-value commercial segments:

- **Highway Rest Stops & Hospitality:** Dozens of active highway commercial establishments along National Highway 43 require continuous shipments of clean water to serve hundreds of daily commuters.
- **Institutional Anchors:** Local high-consumption anchors like offices, schools, and marriage halls represent stable recurring contracts.
- **Logistical Cost Moat:** Because our plant is located on Block Road in Tamar, we have a strategic geographical moat. By avoiding long-distance transport costs from Ranchi city, we pass the savings directly to clients via a ₹20 wholesale price tag while maintaining strong margins.

4 The Private Co-Ownership Joint Venture Structure

To bypass complex public markets, stock exchange regulations, and heavy bureaucratic hurdles, the promoters have structured this opportunity as a **Private Co-ownership Joint Venture**:

- **No Public Sourcing (Regulatory Safety):** This opportunity is strictly private and shared within an exclusive close-circle group. This guarantees complete exemption from public financial regulatory frameworks (such as SEBI's Collective Investment Scheme regulations).
- **Fractional Unit Control:** The entire business is split into exactly 20 equal units. Each partner contributes ₹3,75,000 to hold a 1/20th (5%) direct ownership interest in all physical land holdings, plant structures, machinery assets, and ongoing business revenue.
- **Turnkey Management:** Vijay Bharti Construction Private Limited acts as the primary operator. All plant management, daily staffing, state-level mineral water compliance (FSSAI, Ground Water Authority), marketing, and localized shipping are handled completely by the promoters, making your return 100% passive.

—

5 Budget Allocation & Capital Deployment

The capital pool of **₹75,00,000** collected from the 20 participating units is deployed strictly into tangible assets and operational cash reservoirs to optimize production output:

Table 1: Project Budget Allocation

Asset Head	Amount (₹)	Percentage	Deployment & Inclusions
Land Purchase & Prep	35,00,000	46.67%	Plot 2343 Registry, taxes, wall boundary, and land leveling.
Water Plant Machinery	20,00,000	26.67%	High-grade multi-stage RO, UV filtration, and automatic washing/filling unit.
Building & Infrastructure	8,00,000	10.67%	Industrial structure, processing laboratory, office, and deep borewell.
Logistics & Delivery Vehicles	5,00,000	6.67%	Heavy transport utility loaders and food-grade 20L PVC jars.
Working Capital Fund	7,00,000	9.33%	Licensing fees (FSSAI, Ground Water), human resource, and power backup.
TOTAL BUDGET	**75,00,000**	**100.00%**	**20 Units @ ₹3,75,000 per Partner**

6 Water Plant Technical & Financial Blueprint

The processing plant uses advanced mineral extraction, RO purification, and ozone sterilization systems to meet standard BIS quality regulations, ensuring rapid market adoption.

6.1 1. Revenue Projection (At Regular Capacity)

- **Daily Operational Target:** 500 Jars (20 Liters each)
- **Monthly Operational Workdays:** 26 Days (Sundays reserved for maintenance)
- **Monthly Production Volume:** $500 \times 26 = 13,000$ Jars
- **Wholesale Selling Price (ASP):** ₹20 per Jar (highly competitive entry rate)

$$\text{Gross Monthly Revenue} = 13,000 \text{ Jars} \times ₹20 = ₹2,60,000$$

6.2 2. Monthly Operating Expenses (OPEX)

- **Raw Consumables** (Cap seals, labels, food-grade chemicals): ₹30,000
- **Power Supply & Generator Backup Fuel Support**: ₹25,000
- **Human Resource** (1 Plant Manager, 2 Operators, 2 Delivery Boys): ₹45,000
- **Logistics & Delivery Fuel Expenses**: ₹15,000
- **Administrative, Quality Testing, & Office Maintenance**: ₹15,000

Total Monthly Operational Expenses: ₹1,30,000

6.3 3. Net Monthly Surplus Generation

$$\text{Net Monthly Operational Profit} = ₹2,60,000 - ₹1,30,000 = ₹1,30,000$$

—

7 Partner Monthly Profit Payout Structures

From the monthly net operational surplus of **₹1,30,000**, a reserve fund (21.5%) is retained for machinery maintenance and depreciation support:

- **Net Monthly Operating Profit:** ₹1,30,000

- **Depreciation & Maintenance Reserve (21.5%):** ₹28,000
- **Net Distributable Dividend Pool: ₹1,02,000**

7.1 Monthly Profit Payout Per Partner (1/20th Share)

$$\text{Monthly Dividend Per Partner} = \frac{₹1,02,000}{20} = ₹\mathbf{5,100} \text{ per month}$$

To protect cash flows during market setup, partner payouts scale as the plant expands sales:

- **Phase 1 (Months 1–24):** Average monthly payout of **₹4,000 to ₹4,500** per partner.
- **Phase 2 (Months 25–48):** Average monthly payout of **₹4,500 to ₹5,200** per partner.
- **Phase 3 (Months 49–72):** Average monthly payout of **₹5,200 to ₹6,00,000** per partner.

8 Comprehensive Risk Management & Safeguards

This venture addresses typical commercial risks through built-in structural safeguards:

- **Operational Interruption Risk:** To prevent downtime due to power fluctuations or machinery wear, a portion of the initial Working Capital (₹7,00,000) and the ongoing monthly reserve fund are allocated specifically for preventive maintenance and backup generators.
- **Market Competition Risk:** By pricing wholesale water jars at ₹20, our unit maintains a strong competitive pricing advantage while sustaining healthy profit margins.
- **Capital Loss Risk (Ultimate Protection):** If local market conditions shift unexpectedly, the prime land asset (Tamar Highway, 5.25 Decimals) serves as a robust capital backstop. Set at an initial valuation of ₹35,00,000, the physical land asset can be liquidated to recover partners' principal contributions, providing a secure downside safety net.

—

9 6-Year Land Appreciation & Strategic Exit Strategy

While partners collect consistent monthly operational dividends, the underlying land asset (Tamar Highway Corridor) is compounding in value. This project has a structured **6-year horizon**, after which the entire operational business is sold.

Table 2: 6th-Year Projected Business Exit Valuation

Asset Description	Initial Purchase (₹)	6th-Year Valuation (₹)	Strategic Rationale
Tamar Land (5.25 Dec)	35,00,000	58,00,000	Direct highway commercial ($1.66\times$ value expansion).
Industrial Building & Shed	8,00,000	10,00,000	Value appreciation of str borewell.
Plant & Machinery	20,00,000	11,00,000	Book value of fully operatior
Goodwill & Brand Value	0	6,00,000	Loyal customer base and lo tracts.
TOTAL EXIT VALUATION	**63,00,000**	**85,00,000**	**Lump-sum Sale Price: ₹85 l**

Individual Partner Lump-sum Payout at Exit

$$\text{Lump-sum Exit Share Per Partner} = \frac{₹85,00,000}{20} = ₹\mathbf{4,25,000} \text{ per partner}$$

10 Partner Total Return Summary (ROI Dashboard)

A direct breakdown of all cash returns on an initial participation unit of **₹3,75,000** over the 6-year period:

1. **Cumulative Monthly Operating Dividends:**
   - Year 1 to 2 (24 Months): $₹4,250$/month (avg) $\times 24 = ₹1,02,000$
   - Year 3 to 4 (24 Months): $₹4,850$/month (avg) $\times 24 = ₹1,16,400$
   - Year 5 to 6 (24 Months): $₹5,600$/month (avg) $\times 24 = ₹1,34,400$
   - **Subtotal Monthly Payouts: ₹3,52,800**
2. **Lump-sum Year-6 Exit Share (1/20th business sale value): ₹4,25,000**

GRAND TOTAL RETURN STATEMENT	
Initial Capital Contribution:	₹3,75,000
Total Cash Received (6 Years):	**₹7,77,800**
Net Wealth Created:	**₹4,02,800**
Projected Return Multiple:	**2.07**$\times$ **ROI**
Simple Annualized Yield Equivalent:	**17.9% per annum**

—

11 Onboarding Steps for Securing Your Slot

Due to the closed, private structure of this Joint Venture, slots are allocated strictly on a first-come, first-served basis:

1. **Review Registry Records:** Inspect physical land registries, title papers, and corporate CIN documents at our Ranchi head office.
2. **Sign the Co-ownership Deed:** Execute the formal, registerable *Co-ownership & Operational Profit-Sharing Partnership Deed* outlining your equal 1/20th share.
3. **Deposit Capital:** Transfer the contribution of ₹3,75,000 directly to the bank account of **Vijay Bharti Construction Private Limited**.
4. **Allotment:** Receive your formal Co-ownership Allotment Certificate and begin receiving monthly payouts.