



Transforming Dreams into Living and Living into Luxury

# ABHIPRIYAM

# 2.0

सपने बड़े , किस्ते छोटी

## ABOUT US

Incorporated in 2019, Abhipriyam Infra Project Private Limited a dynamic and rapidly growing real estate company committed to transforming the landscape of Eastern Uttar Pradesh. With a focus on affordability, transparency and customer satisfaction, we specialize in delivering high-quality residential and commercial projects across key locations including Lucknow, Kushinagar, Deoria, and Gorakhpur. Driven by a vision to make property ownership accessible to all, Abhipriyam Infra has established a strong presence by offering real estate solutions that combine modern infrastructure with budget-friendly pricing. Our dedication to timely delivery, ethical practices, and innovative planning has made us a trusted name in the region's real estate sector. As we continue to grow, our mission remains clear — to build more than just homes, we build communities where dreams find their foundation.

## VISION

To be a trusted leader in affordable urban housing by creating sustainable, inclusive, and thoughtfully planned communities where middle and lower middle-class families can thrive in health, prosperity and education.

## MISSION

To develop and deliver high-quality, budget-friendly residential projects in prime, well-connected city locations that empower families to own their dream homes. We are committed to fostering holistic living environments with access to essential infrastructure—healthcare, education and employment—ensuring long-term well-being and financial stability for our customers.





## FOUNDER & CHAIRMAN MESSAGE

Dear Valued Buyers and Esteemed Associates, We are thrilled to introduce Abhipriyam 2.0 सपने बड़े, किस्ते छोटी, a thoughtfully designed plan under our affordable housing initiative aimed at turning the dreams of the middle-class into reality. At Abhipriyam Infra Project Pvt. Ltd., we understand that owning a home is a significant milestone. With Abhipriyam 2.0, we're making this journey easier and more accessible than ever — by offering low monthly installment options, transparent pricing, and prime location projects in your district.

This plan is not just about buying property — it's about securing a future, building a family space, and investing in a better lifestyle. We invite you to be a part of this new chapter where your dreams stay big, and the path to achieving them gets simpler.

प्रिय खरीदारों एवं सम्मानित सहयोगियों, हमें आपको Abhipriyam 2.0 – "सपने बड़े, किस्ते छोटी" योजना से अवगत कराते हुए हर्ष हो रहा है कि यह हमारी किराया आधारित आवास पहल का एक महत्वपूर्ण प्रयास है, जिसका उद्देश्य मध्यवर्गीय परिवारों के घर के सपनों को साकार करना है। Abhipriyam Infra Project Pvt. Ltd. सदैव इस तथ्य को समझता है कि खुद का घर प्राप्त करना जीवन का एक महत्वपूर्ण पड़ाव है। इसी उद्देश्य से Abhipriyam 2.0 योजना को इस प्रकार तैयार किया गया है कि यह पड़ाव और अधिक सरल तथा सुलभ हो सके। इस योजना के अंतर्गत आपको प्राप्त होंगे:

किराया आधारित एवं छोटी मासिक किस्तों की सुविधा

पारदर्शी मूल्य निर्धारण

आपके जिले के प्रमुख एवं विकसित क्षेत्रों में परियोजनाएँ

यह योजना केवल आवासीय संपत्ति प्राप्त करने तक सीमित नहीं है, बल्कि यह आपके भविष्य की सुरक्षा, परिवार के लिए स्थायी अपनापन और बेहतर जीवनशैली में निवेश का अवसर भी है। हम आपको Abhipriyam 2.0 का हिस्सा बनने हेतु आमंत्रित करते हैं, जहाँ आपके बड़े सपनों को पूरा करने का मार्ग सरल हो जाता है।



**MR. ABHISHEK MISHRA**

FOUNDER & CHAIRMAN

*“विश्वास की बुनियाद पर अपनेपन का निर्माण”*



# ભૂમિ — ઉત્સવ યોજના

## OBJECTIVE

- **Affordable Housing:** Deliver housing solutions that meet the budget constraints of middle and lower-middle-income groups without compromising on quality, safety, or comfort.
- **Strategic Location:** Identify and develop projects near key city hubs with seamless connectivity to healthcare, education centers, public transport and employment zones.
- **Customer-Centric Design:** Prioritize functional and thoughtful design to ensure spacious, efficient living for families, promoting comfort and well-being
- **Community Development:** Encourage the creation of vibrant, inclusive communities with green spaces, recreational areas, and facilities that support health, education and social harmony
- **Transparent Processes:** Uphold ethical practices with full transparency in project planning, pricing, and delivery to build long-term trust with our customers.

- **सस्ते प्लॉट (Affordable Plot):** ऐसे प्लॉट उपलब्ध कराना जो मध्यम और निम्न-मध्यम आय वर्ग के लोगों के बजट में हों, और जिनमें गुणवत्ता, सुरक्षा या आराम से कोई समझौता न करना पड़े।
- **रणनीतिक स्थान (Strategic Location):** प्रोजेक्ट्स को ऐसे क्षेत्रों में विकसित करना जहाँ से अस्पताल, स्कूल-कॉलेज, पब्लिक ट्रांसपोर्ट और रोजगार केंद्रों तक आसानी से पहुँचा जा सके।
- **ग्राहक-केंद्रित डिज़ाइन (Customer-Centric Design):** प्रोजेक्ट का डिज़ाइन इस तरह बनाना कि परिवारों को खुला, उपयोगी और आरामदायक जीवन मिल सके।
- **समुदाय विकास (Community Development):** हरे-भरे पार्क, खेल-कूद की जगहें और शिक्षा व स्वास्थ्य से जुड़ी सुविधाएँ देकर जीवंत और सामंजस्यपूर्ण समाज का निर्माण करना।
- **पारदर्शी प्रक्रिया (Transparent Processes):** पूरी ईमानदारी और पारदर्शिता के साथ योजना, मूल्य और डिलीवरी करना, ताकि ग्राहकों के साथ लंबे समय का भरोसा कायम हो सके।

## WHY THIS PROJECT ?

- Acting as a bridge between town and city
  - Focusing on middle class and lower middle class as there has been no options available in market to these people for affordable houses
  - Integrate Health , education and employment to these middle-class people.
- 
- शहर और कस्बे को जोड़ता हुआ एक ब्रिज
  - मध्यम वर्ग और निम्न-मध्यम वर्ग के लोगों पर ध्यान केंद्रित करना, क्योंकि इस वर्ग के लोगों के लिए किफायती दर में प्लॉटों के विकल्प बाजार में उपलब्ध नहीं हैं।
  - इन मध्यम वर्गीय लोगों के लिए स्वास्थ्य, शिक्षा और रोजगार को एकीकृत करना





## MODERN & SMART FEATURES



WIDE ROADS



STREET ROAD  
LIGHT



24X7  
SECURITY



DRAINAGE  
SYSTEM



CLUB  
& RESORT



HEALTH  
CENTRE



EDUCATION  
CENTRE



GREEN  
SPACE

## INSURANCE COVERAGE FOR UNITHOLDER

We Abhipriyam Infra Project Private Limited, known for our ethical values and commitment towards society hereby offers:

- ◆ Every Customer an insurance coverage of 7 Lacs whoever have booked the plot
- ◆ Refund of Four times of amount invested as on date in case of our customer meets with any causality which results in death of Customer to their registered nominee.

हम, अभिप्रियम इन्फ्रा प्रोजेक्ट प्राइवेट लिमिटेड, जो अपनी नैतिक मूल्यों और समाज के प्रति प्रतिबद्धता के लिए जाने जाते हैं, इसके माध्यम से यह पेशकश करते हैं

- ◆ हर ग्राहक को, जिन्होंने प्लॉट बुक किया है, 7 लाख का बीमा कवरेज।
- ◆ यदि हमारे किसी ग्राहक के साथ कोई दुर्भाग्यपूर्ण हादसा होता है, जिसके परिणामस्वरूप ग्राहक की मृत्यु हो जाती है, तो ऐसी परिस्थिति में हम उनके उनके पंजीकृत नॉमिनी को निवेश की जा चुकी राशि का 4 गुना राशि वापस करेंगे।

## BOOKING & POSSESSION

- Initial Booking Amount INR 21,000 Only for 1000 (25x40) Sq.Ft.
- 120 Installments of INR 6,000 monthly.
- Total investment of INR 7,41,000 only ( 21,000 + 6000\*120)
- Possession can be availed WITHIN 6 MONTHS of booking.
- Registry can be done at option of buyer upon full payment
- Maximum tenure of EMI shall be of 10 Years

- 1000 (25 x 40 ) वर्ग फुट के प्लॉट पर प्रारंभिक बुकिंग धनराशि केवल ₹21,000
- 120 मासिक किश्तें, प्रत्येक ₹6,000
- कुल निवेश केवल ₹7,41,000 (₹21,000 + ₹6,000 × 120)
- बुकिंग के मात्र 6 महीने के भीतर कब्जा लिया जा सकता है
- पूर्ण भुगतान के बाद ग्राहक की इच्छा पर रजिस्ट्री कराई जा सकती है
- EMI की अधिकतम अवधि 10 वर्ष होगी

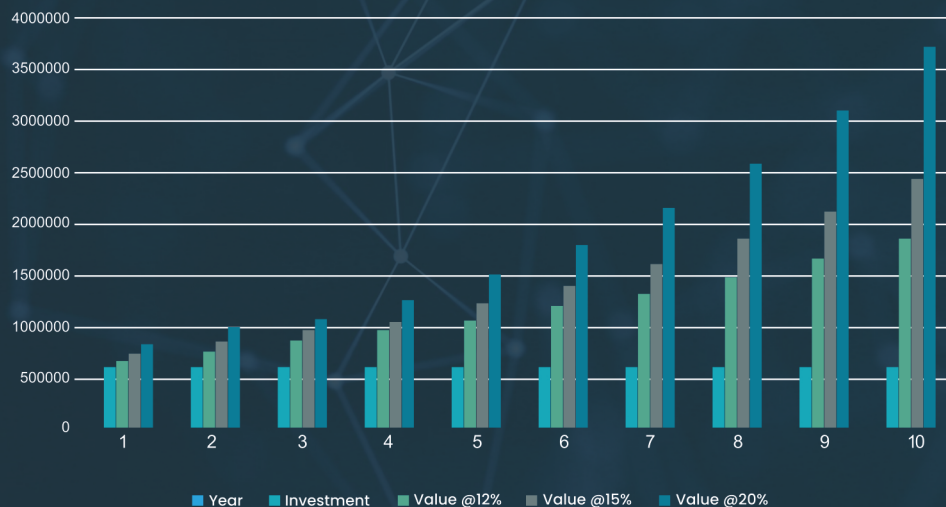
## REFUND & CANCELLATION POLICY

- **IF Buyer cancels the plot within 2 years:** Amount invested by the buyer shall be refunded within 6 month of application after deducting 25% of amount.
- **IF Buyer cancels the plot After 2 years:** Amount invested by the buyer shall be refunded within 6 month of application with premium of 25% of amount. Premium shall be awarded if buyer have'nt defaulted any payment in EMI.

- **यदि ग्राहक 2 वर्षों के भीतर प्लॉट रद्द करता है:** ग्राहक द्वारा निवेश की गई राशि में से 25% राशि कटौती करने के बाद, आवेदन के 6 महीने के भीतर शेष राशि वापस की जाएगी।
- **यदि ग्राहक 2 वर्षों के बाद प्लॉट रद्द करता है:** ग्राहक द्वारा निवेश की गई राशि में 25% प्रीमियम जोड़कर, आवेदन के 6 महीने के भीतर पूरी राशि वापस की जाएगी, ध्यान रहे प्रीमियम तभी प्रदान किया जाएगा जब ग्राहक ने EMI के भुगतान में कोई चूक नहीं की हो।



## INVESTMENT VALUE AFTER 10 YEAR



## INVESTMENT ANALYSIS

ABHIPRIYAM INFRA PROJECT PRIVATE LIMITED				
Investment value after 10 Year				
Year	Investment	Value @ 12%	Value @ 15%	Value @20%
1	7,41,000	8,29,920	8,52,150	8,89,200
2	7,41,000	9,29,510	9,79,973	10,67,040
3	7,41,000	10,41,052	11,26,968	12,80,448
4	7,41,000	11,65,978	12,96,014	15,36,538
5	7,41,000	13,05,895	14,90,416	18,43,845
6	7,41,000	14,62,603	17,13,978	22,12,614
7	7,41,000	16,38,115	19,71,075	26,55,137
8	7,41,000	18,34,689	22,66,736	31,86,164
9	7,41,000	20,54,851	26,06,746	38,23,397
10	7,41,000	23,01,434	29,97,758	45,88,077

## ACTUAL COST OF PLOT

> Amount paid over 10 years to company : 7,41,000

> Loan Amount: 4,00,000

> Int Rate: 12.5%

> EMI: 6000

> Total Amount paid : 7,20,000

**So, Cost of your Plot shall be INR 4,00,000 only**

प्रिय ग्राहक हम आपको यहाँ पर ये बताना चाहते है कि यदि आप आज के दिन 4 लाख रुपये का ऋण 12.5 प्रतिशत वार्षिक ब्याज के दर से 10 वर्ष के लिये लेते है तो आपको प्रतिमाह 6000 रुपये की मासिक किश्त का भुगतान करना होगा इस गणना के हिसाब से आपको आपका प्लॉट मात्र 4 लाख रुपये में मिल रहा है।







संपत्ति समृद्धि

निवेश योजना





## YOUR FUTURE, SECURED BY LAND

Introducing our exclusive 10-Year Guaranteed Investment Plan, designed for discerning investors seeking both security and exceptional returns.



### ABHIPRIYAM INFRA PROJECT PVT LTD

Secure Investment Plan: Secure Your Future  
with Land-Backed Returns



#### LOW INVESTMENT

Invest confidently amount of **₹1.5 Lacs**, tailored to your financial budget.



#### TANGIBLE SECURITY

Each investment is secured by a **600(20X30)sqft. piece of prime land**, providing a solid, appreciating asset as collateral



#### GUARANTEED CHOICE

After 10 years, you have the power to choose: retain the land, or return it for a sum of **₹15 Lacs**



## THE POWER OF LAND AS SECURITY

Imagine an investment that grows with the earth beneath it. With **ABHIPRIYAM INFRA** your capital isn't just a number; it's rooted in a tangible asset.

- ▶ **Personalized Ownership** : A dedicated 600 (20X30) sqft. land parcel is formally held in your name for the entire investment duration, ensuring absolute transparency.
- ▶ **Appreciation Potential** : Situated in City's dynamic growth corridors, this land is poised for significant value appreciation over the next decade.
- ▶ **Real Asset Backing** : Your investment is not merely a promise; it's secured by a physical, appreciating asset, providing unparalleled peace of mind.



## SIMPLE. TRANSPARENT. RISK- MANAGED.

Our process is designed for your utmost clarity and confidence, ensuring every step is straightforward and secure.

01

### STEP 1: YOUR INITIAL INVESTMENT

Begin your journey by investing **₹1.5 Lacs.** which is totally made according to your budget

02

### STEP 2: LAND OWNERSHIP SECURED

Receive legal ownership of your **600 (20x30) sqft.** land parcel with in 30 days.

03

### STEP 3: CHOOSE YOUR FUTURE (AFTER 10 YEARS)

At the 10-year mark, you hold the power:

- Retain the Land: Keep your land, which may have appreciated significantly beyond **₹15 Lacs**
- Guaranteed Cash Out: Or, return the land to us and receive a sum of **₹15 Lacs.**



## WHY THIS PLAN IS A GAME-CHANGER FOR INVESTORS

### UNPRECEDENTED RETURNS

A phenomenal ₹15 Lacs return on a ₹1.5 Lacs investment, translating to a potential 10X growth over just 10 years. This isn't speculation; it's a commitment.

### DUAL GROWTH OPPORTUNITY

Benefit from the dynamic appreciation of prime land, or secure a fixed, substantial cash payout — your choice, your advantage.

### MINIMAL RISK EXPOSURE

Your investment is fortified by a physical land asset and backed by Abhipriyam Infra's robust company guarantee, minimizing downside risk.

## WHY REAL ESTATE INVESTMENT?

### BOOMING GROWTH HUB

Your Investment stands as one of India's fastest-growing real estate markets, driven by rapid infrastructure development and surging property values.

### STRATEGIC CONNECTIVITY

Expanding metro networks, new highways, and burgeoning commercial hubs fuel demand and enhance accessibility across the region.

### UNMATCHED STABILITY

Unlike volatile stock markets, real estate offers a proven path to wealth growth and stability, making it a cornerstone of smart portfolios.





## REAL INVESTOR SUCCESS & MARKET VALIDATION

Don't just take our word for it; the market performance and our satisfied investors tell the true story

8-12%

### ANNUAL PRICE RISE

Property prices have shown a consistent **annual increase of 8-12%** over the past decade, outpacing many national averages.

2x

### CAPITAL DOUBLED

Investors in similar land-backed schemes have seen their capital **double within just 5-7 years**, validating the power of this model.

Choosing Abhipriyam Infra Would be the best decision for any investors. The transparency and the security of having land in your name gave you immense peace of mind. Truly a trustworthy partner!

ABHISHEK MISHRA  
Founder & Chairman



## VISUALIZING YOUR INVESTMENT GROWTH

Witness the remarkable journey of your investment, from initial commitment to extraordinary growth and ultimate choice.

### STARTING STRONG

Your **₹1.5 Lacs** initial investment is immediately paired with a **600 (20X30)sqft.** land deed, a tangible asset in your portfolio from day one.



### YEARS OF APPRECIATION

Observe the land value appreciation over 10 years, a testament to City's robust growth and strategic location.



### YOUR CHOICE, YOUR FORTUNE

At maturity, choose between a **sum of ₹15 Lacs** return or the ownership of a potentially much more valuable land asset.





## ABHIPRIYAM INFRA PROJECT PRIVATE LIMITED

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