

2000 Acres of Fruit Tree Plantations & Farming Projects in Central India



Big India Farms (BIF)
Fruit Plantation Project
15 Aug 2015

Introduction to Big India Farms (BIF)

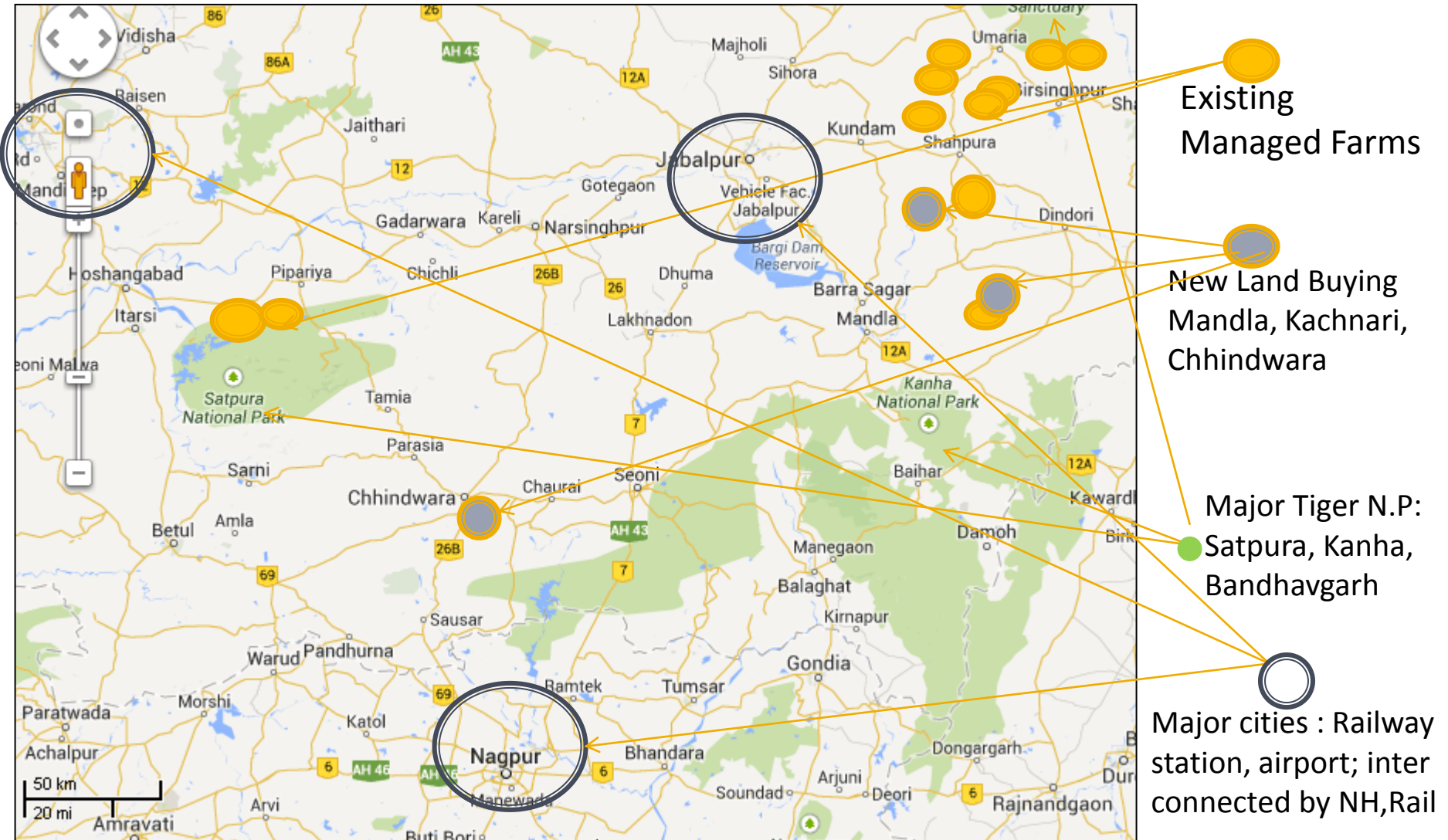


- ❑ **Big India Farms (BIF)** is managing about 2000 acres today, with 2000 acres more in pipeline.
- ❑ All our lands are in MP state, due to favourable regulations for farm land ownership and organized farming. It also helps operational efficiency.
- ❑ Our farm owners come from across India because any Indian national can buy farm land in MP.
- ❑ We have farm lands in 3 regions in MP state: Sohagpur (near Bhopal), Umaria/Mandla (near Jabalpur) and Chhindwara (near Nagpur).

Managed Farms Status – 31 July 2015

- ❑ Managed farm lands bought in last 4 years: Approx 1400 acres
- ❑ Current demand from buyers for managed farms: 220 acres
- ❑ Current lands available for buying in this quarter (supply): 130 acres
- ❑ New lands under various stages of negotiation and due-diligence: 250 acres

BIF Land Locations Overview



Benefits of Big India Farms (BIF)

- **Fully Managed Farms:** We enable you to become a farm owner in India, by getting you a Fruit Plantation on farm land with clear titles, by doing the plantation farming on your behalf, getting you tax free agri income, while the farm land value appreciates steadily.
- **Easy to Invest:** That's why investors from across India have bought farm lands through BIF, and invested in various farming projects with us.

→ **We have made it easy to own a Fruit Plantation.**

BIF Fruit Plantation Project - Overview

We are developing 2000 Acres of Fruit Plantations in MP state using undervalued lands, because there is a significant opportunity involving fruits over next 15-20 years, with rising income levels in India, leading to rising per-capita fruit consumption, in line with developed economies.

We have 500+ acres of good quality lands in pipeline, in various stages of negotiation and acquisition, which can be used for Fruit Plantations .

We have launched our latest project offer wherein you can own a Fruit Plantation from just Rs 5.75 lakh.

BIF Fruit Plantation – Details(1)

- **Each Fruit Plantation will have multiple varieties of fruits for diversification** (reduces risk from climate conditions, pests/disease and annual variation of fruit yields) to create income stability.
- Plantation will have a mix of fruit trees: Mango, Guava, Orange, Sapota (Cheeku), Lemon, Amla, Jackfruit.
- There will be about 1000 trees on a 5 acre Fruit Plantation (avg 200 trees per acre).
- Fruit trees will be planted in separate areas for each fruit variety for efficiency, better pollination, ease of maintenance.
- For example, 1 acre for Mango, 1 acre for Guava, 1 acre for orange, lemon, etc.



BIF Fruit Plantation – Details(2)

- **Land Fencing & Clearing Cost:** Farm owner has to pay Rs 10K/acre towards this essential component of farm land ownership. This is a one-time payment, to be paid after land purchase along with the BIF Fruit Plantation Agreement.
- **Plantation Setup:** This includes Saplings, Fertilizer, Water, Security, etc, which comes to Rs 30K/acre. BIF will invest this amount. Farm owner does not have to pay for the plantation set up. Please note that setup cost is optimized because of shared resources across our farm lands in the area.
- **Annual Income:** The fruit plantation can start producing fruits in year 5, giving annual income from year 6. Farming income is subject to a variety of natural risks, so income will vary from year to year. The plantation can give annual income in the range of Rs 0 to 40K/acre per annum. Average income of Rs 20-25K/acre per annum is possible from year 6 to 15. The plantation can produce inflation-proof income for 20+ years.
- **Income Sharing:** The Annual income from plantation will be shared in 80-20 ratio. 80% to Farm Owner, and 20% to BIF.

BIF Fruit Plantation – Financials(1)

- Land Rate: Rs 1.25 lakh/acre (Mandla region) or Rs 1.55 lakh/acre (Chhindwara)
- Stamp Duty / Registration Cost: 7% of Land Rate
- Land Fencing and Clearing Cost: Rs 10K/ acre (one time cost)
- Plantation Land Area: 4 acres (minimum) to 10 acres (maximum)
- Example: Cost of 4 acre Plantation in Mandla region: $4 \times (1.25 \times 1.07) + 4 \times 0.1 = 5.75$ lakh
- Plantation Development Cost: Rs 30K/acre (this is invested by BIF)
- Annual Income starts from: Year 6 (fruit production starts from year 5)
- Annual Farm Income: Rs 0 to 40K/acre (avg Rs 20-25K/acre)
- Income Sharing: 80% to Farm Owner, 20% to BIF
- Plantation Life: 20+ years
- Offer Validity: First 500 acres in FY2015 -2016
- Land rates are subject to constant revision.

BIF Fruit Plantation – Financials(2)

Estimated Investment Performance in 10 yrs:

- Fruit Plantation Area: 5 acres
- Total Investment: Rs 7.2 lakh (at Rs 1.25 lakh/acre land cost)
- Value of Fruit Trees in 10 years: Rs 15 lakh (avg Rs 1500 per tree)
- Land value can appreciate 4x in 10 years: Rs 25 lakh
- Total Plantation Value: Rs 40 lakh
- Annual Income earned from year 6-10: Rs 5 lakh
- Total Gain: Rs 45 lakh
- ROI ~ 20% per annum over 10 years

BIF Fruit Plantation - Next Steps

We have made it easy for you to own a Fruit Plantation.

Step 1: Select Land Location & Land Size

Step 2: Pay 10% Booking Amount to Block Your Place in the Land Allocation Pipeline. Example, for 4 acres in Mandla region, Booking Amount to be paid = 10% of 5.75 Lakh = Rs 57,500

Step 3: Come to Jabalpur / Mandla / Chhindwara for Land Registration on Your Name and Pay remaining 90%

Step 4: Sign BIF Fruit Plantation Project Agreement

Step 1: Choose Location & Land Size

■ Location 1: Mandla region (near Jabalpur)

- We have 500+ acres in this region. 300+ acres in pipeline.
- Current Land Rate: Rs 1.25 lakh / acre
- Registration Cost: 7% of Land Rate
- Fruit Plantation Size: 4 to 10 acres

■ Location 2: Chhindwara (near Nagpur)

- We have 200+ acres in this region. 500+ acres in pipeline.
- Current Land Rate: Rs 1.55 lakh / acre
- Registration Cost: 7% of Land Rate
- Fruit Plantation Size: 4 to 10 acres

Land Location 1: Mandla/Shahpura



Monsoon Pic



Summer Pic



Nearby highway

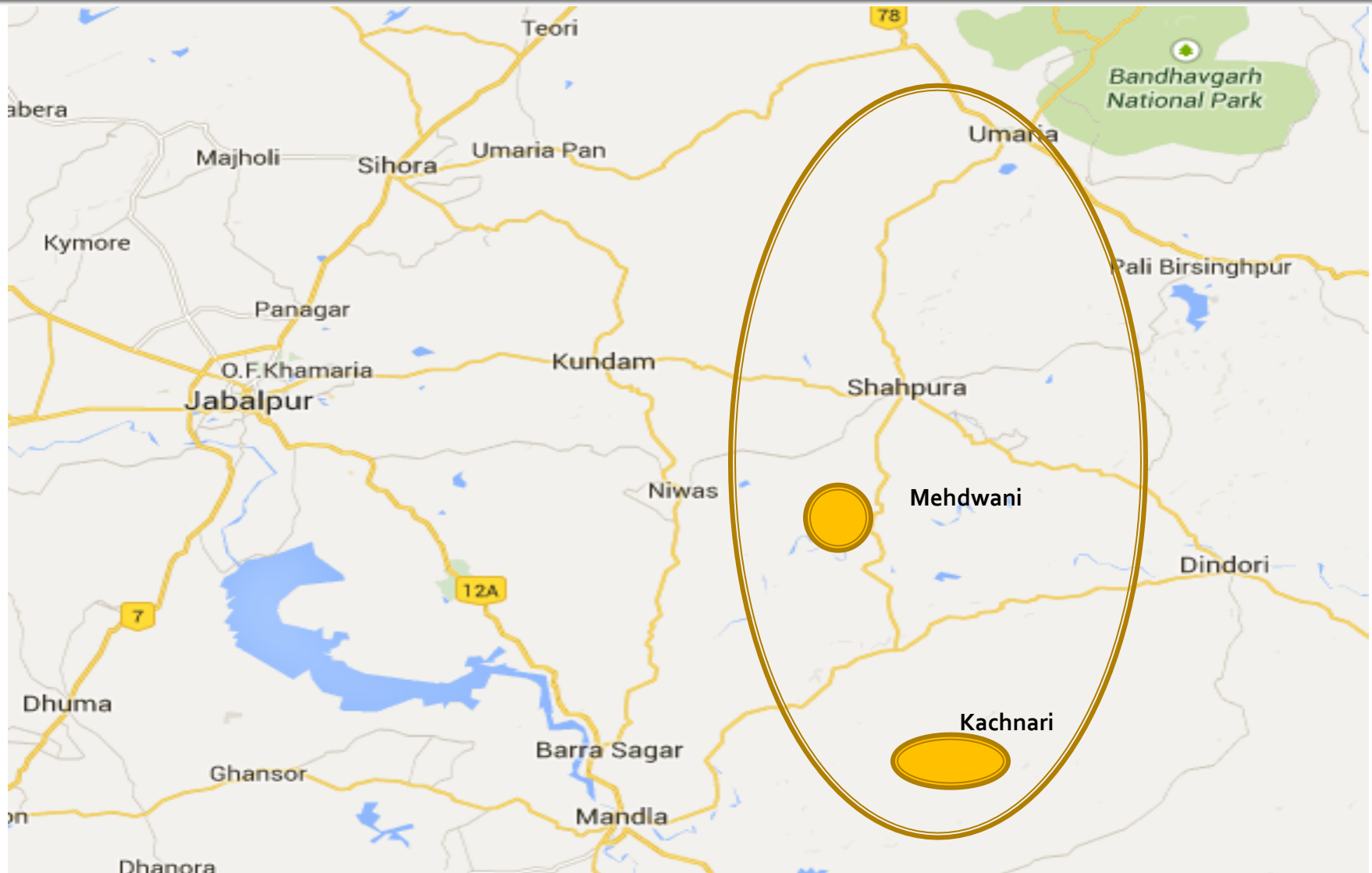
Umaria/Mandla/Shahpura Lands are all near Jabalpur, MP (within 150 km distance), comprising 3 districts: Umaria, Madla, and Dindori.

Features:

- On village Pradhan Mantri road sanctioned but not completed
- 4 km from Highway by full road, while 1 km in a straight line
- Land suitable for fruit plantation, animal husbandry
- Narmada river is about 2 km away, as a result water table is good in the area

Location 1: Google Maps Link

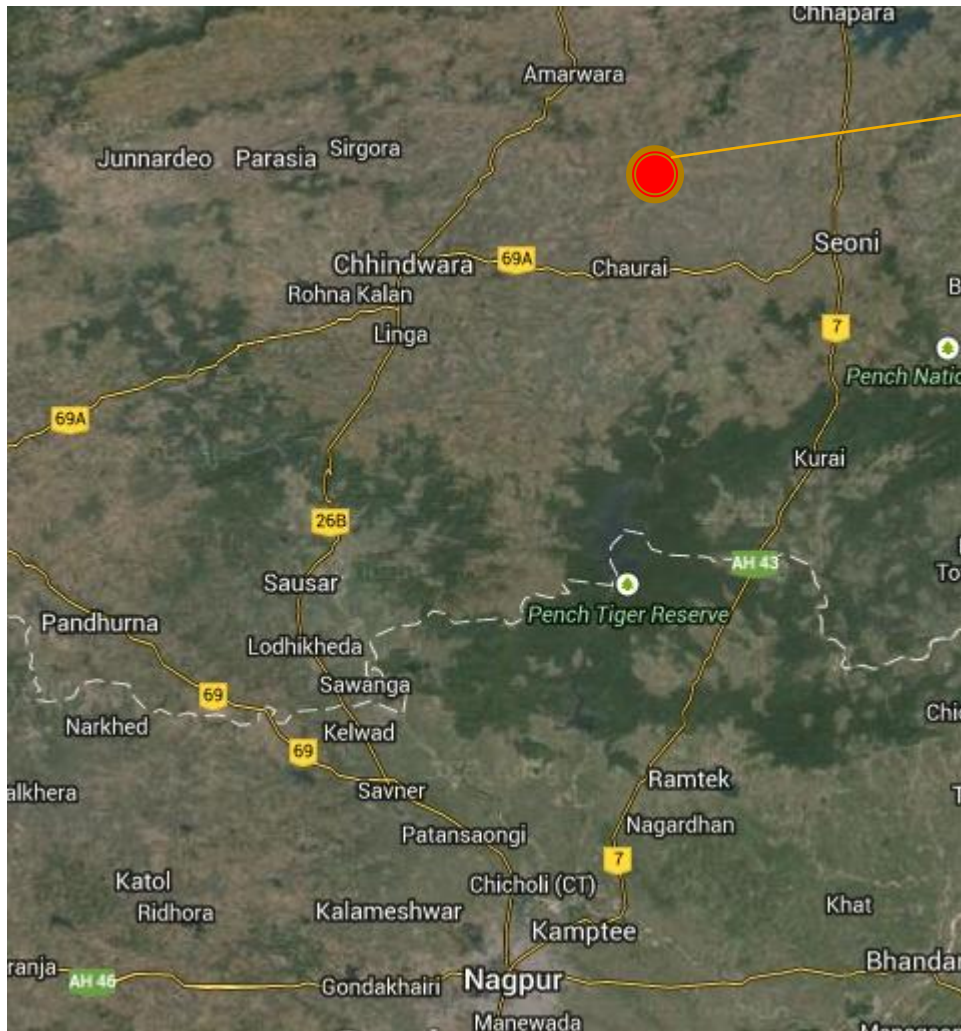
<https://www.google.com/maps/@23.4053833,80.4143644,10z>



Land Location 2: Chhindwara



Location 2: Google Maps Link



Land location

[Link to land coordinates:](https://www.google.co.in/maps/@22.2657236,79.2484317,14.15m/data=!3m1!1e3)
[https://www.google.co.in/maps/](https://www.google.co.in/maps/@22.2657236,79.2484317,14.15m/data=!3m1!1e3)
[@22.2657236,79.2484317,14.15m/](https://www.google.co.in/maps/@22.2657236,79.2484317,14.15m/data=!3m1!1e3)
[data=!3m1!1e3](https://www.google.co.in/maps/@22.2657236,79.2484317,14.15m/data=!3m1!1e3)

Location features:

- 150 km from Nagpur by road (2.5 hrs)
- Last 12 km is PM road, rest is smooth highway
- Nearest railway: Chhindwara is 50 km
- Deep soil- mostly brown, 10-20% black. Excellent for fruits grown in this climate. Adjacent villages/areas have maize, soyabean, corn crops currently.

Step 2: Pay 10% Booking Amount

- After selecting the Land Location and Land Size (4-10 acres), the next step is to send 10% of Project Cost towards Booking in our Land Allocation Pipeline. There is about 220 acres of confirmed demand currently.
- Booking Amount can be sent by online bank transfer to BIF company a/c with Punjab National Bank (PNB).

Bank: Punjab National Bank

Branch: Jumerati, Bhopal

A/c name: Big India Farms Pvt. Ltd.

A/c number: 1673001800000019

IFSC Code: PUNB0167300

Routing No: 462024007

Step 3: Land Registration

- After paying 10% Booking Amount, you will join the Land Allocation Pipeline, and it usually takes 1-2 months for land to become available for your fruit plantation project as we have a running schedule of registries.
- Land Registration Date will be fixed at a mutually convenient date after discussing with you.
- One day is sufficient for land registration. It will require travel to one of these registration offices: Jabalpur / Mandla / Chhindwara. We will advise you regarding travel options.
- Land Payment can be done via bank transfer or cheques.

Step 4: Fruit Plantation Agreement

- The “BIF Fruit Plantation Agreement” is a standard agreement that we have with all Fruit Plantation owners.
- Salient points of the agreement:
 - Identifies you as the Farm Owner and BIF as the Farm Manager.
 - Ensures 80-20 income sharing between Farm Owner and BIF.
 - Defines 15 years as the project agreement timeframe.
- <http://bigindiafarms.com/BIF-fruit-plantation-agreement-jan2015.pdf>

Please Note...

We will add about 500 acres of fruit plantations in FY2016, and at an average buying of 10 acres per person, we can take only 50 new farm owners. That's a small number compared to the large alumni and professional networks we have.

On top of that, if some HNIs from Delhi or Mumbai decide to buy 40-50 acres as a group, then we will be able to add just 25-30 new farm owners during FY2016. That's a very small number.

Once Indian economy recovers from the current low growth phase, there is no assurance about what the farm land rates will be in 2016-2017. They will not be Rs 1.25 lakh per acre for sure!

Big India Farms - Contact Us to Get Started



All our farm lands have access to main roads and water source, with strong potential for appreciation from modern infrastructure, farming methods and efficient operations. To become a Fruit Plantation owner:

<http://bigindiafarms.com/contact.html>

Appendix A: Reasons for Fruit Plantation

- "Indians are realising that micro-nutrients, vitamins and anti-oxidants can be uptaken by fruits and veggies, and not by grains alone. This trend is also visible everywhere with people eating more fruits and vegetables instead of wheat-based items or rice." - Dr. Pritam Kalia, Principal Scientist, IARI.
- According to Indian Agricultural Research Institute (IARI), India's horticulture production (fruits, vegetables, flowers), has for the first time in India's history, surpassed its food grain production.
- Indian people are consuming more fruits & vegetables than food grains since 2013 -- a major trend-shift towards healthier lifestyles. India produced 268 million tonnes of horticulture (fruits,veg,flowers) in FY2013, surpassing agricultural output of 255 million tonnes.
- Globally, majority of people are consuming less than the daily recommended Fruit & Vegetable requirement. In a study from 52 low and middle-income countries 77.6% of men and 78.4% of women consumed less than the minimum recommended servings of Fruit & Veg. Same study reported 74% low Fruit & Vegetable consumption amongst adults in India.
- **For investors, this is an important long term trend that is in its early stages, because the annual per capita fruit consumption in developed countries is 3-4 times that of India.**
- We can see 20% annual growth in fruit demand in India for next 15-20 years, which will see doubling of fruit production in India every 4-5 years to match the demand.
- Once cold chain logistics is established in India, farm owners with standing fruit plantations will have significant advantage to benefit from seasonal price variations.
- **Summary: There is significant long-term opportunity that must be captured. A good way to do it is to own a fruit plantation having multiple variety of fruits.**

Appendix B: Why MP? Good Climate + Growth Potential

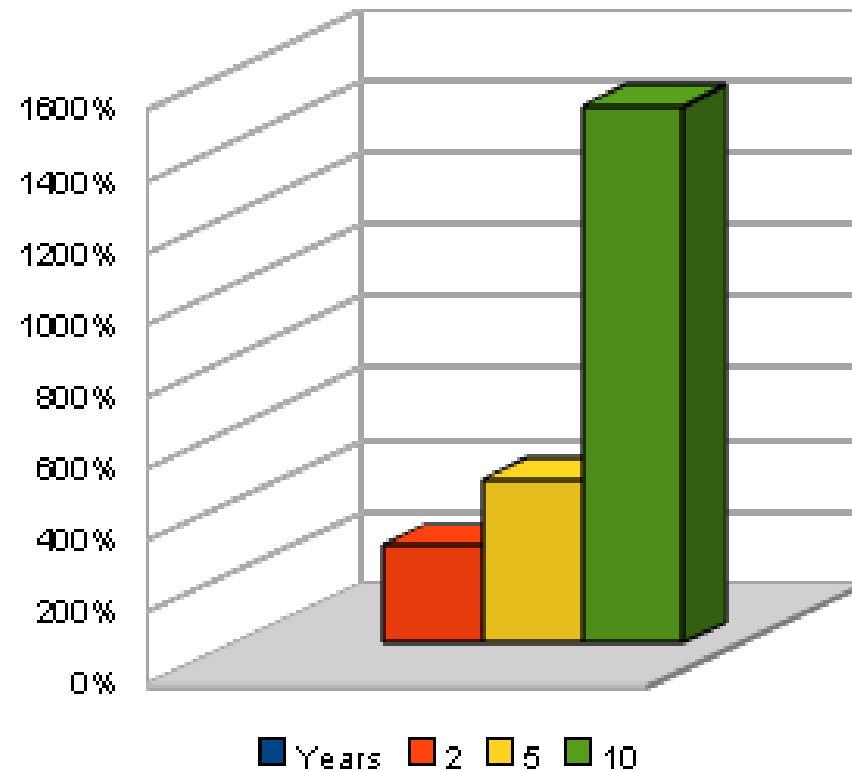
- MP has one of the best climates for fruit production in India. MP has one of the most gifted agricultural and forest terrains in the world.
- Currently, the high quality wheat production in MP is almost at par with Punjab, while Soyabean production is highest in India. MP dominates in citrus fruits production, and forest produce from tendu patta to teak wood.
- Last 20 years have seen phenomenal change in lifestyles and connectivity. However, it's just the beginning of a multi-decade upward cycle as the need for food and natural resources is increasing.
- Once the ongoing 4 lane road works and railway projects are completed, and train speeds cross 150 kmph in general, the lands in MP can appreciate 4 to 5 times from current levels (they are already 4 to 5 times above 2007 levels).

Appendix C: MP State Land Regulations & Dynamics

- Currently, MP allows non-domicile and non-farmers to acquire agricultural lands, within the ceiling limits which are higher compared to other states. Large buyers are mainly from Punjab Gujarat and Maharashtra.
- Land ceiling limits vary from 18 acres to 51 acres for individuals and can be extended for HUF/Companies.
- Upto 90% land records are digitized with the remaining in process.
- We are entering the next phase of agri income expansion and farm development in India that will span over a decade, and we believe our farms lands and fruit plantations will outperform most other investments over the next 10-20 years.
- New land supply is reducing year by year as new farm owners from across India have bought lands in MP for long term. Lands are moving from weak hands to strong hands with deep pockets.

Appendix D: Land Appreciation Data

- **Farm lands in MP are undervalued, and they are catching up with the national averages.**
Here are some data points on land appreciation:
- **Land block 1 at Sohagpur, MP:** Bought in 2007 for Rs 37,000/acre. Last purchase in Apr 2011 on nearby farm land was at Rs 1.55 lakh/acre (418% in 4 years). Another adjacent land of 77 acres was bought for Rs 1.9 lakh/acre (513% in 4 years) by a Hyderabad based group. Currently Rs 4-5 lakh/acre in 2015.
- **Land block 2 at Seoni, MP:** Bought in 2009 for Rs 40,000/acre. Selling at Rs 1.1 lakh/acre in 2013 (275% in 2 years).
- **Land block 3 at Sohagpur, MP:** Appreciated from Rs 1 lakh/acre to Rs 15 lakh/acre in 10 years.
- **Land block 4 at Umaria, MP:** Appreciated from Rs 60K/acre to Rs 1.5 lakh/acre in 4 years.
- In all the above examples, land price appreciated with improving infrastructure in the form of new highways, dams, telecom and dish TV reach.



Appendix E: Frequent Question & Answers

We appreciate questions from every buyer/investor of BIF Fruit Plantations. If you are unsure about something, please ask us. Thanks.

Please see this page for FAQs: <http://bigindiafarms.com/farms/faq/>

Here is our contact page: <http://bigindiafarms.com/contact.html>



Thank You



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