

## **“ YASHARTH INFRASTRUCTURES PRESENTING VERY FIRST 100% MONEY BACK SCHEME IN THE REAL ESTATE MARKET”**

Yasharth Infrastructures is a very well-known real estate company in India. Its registered office is situated in Vadodara, Gujarat State. It is presenting a very first revolutionary scheme in the field of real estate. It is little difficult to keep trust, easily but it is a glance of perfect calculation. However, it is a definite calculation and Yasharth Infrastructures is very much duty bound to fulfill the dream of purchasing property or house by any Indian citizen. The scheme is as under:

- (1) This scheme of Yasharth Infrastructures is 100% money back, it is for those people who intend to purchase residential or commercial property such as house, shop, warehouse, bungalow, multiplex etc.
- (2) Yasharth Infrastructures is presenting 100% money back scheme for purchasing new property by the intending purchasers.
- (3) The tenure of the scheme is for 10 years. That means the price of any property after ten years 100% will be entitled to be received by property purchasers from Indian Nationalized bank through their secured repayment instrument. The 100% repayment will be done through Indian Nationalized bank only.

- (4) The intending purchaser who wants to purchase property from the builder under 100% money back scheme, it will be necessary to see that the said builder and seller/s of the property have to be registered with Yasharth Infrastructures.
- (5) Upon receipt of agreed money or amount of installments from the Purchaser by Yasharth Infrastructures, the secured repayment instrument of Indian Nationalized bank will be issued within a maximum period of a week's time. The said purchaser shall not have to wait up to ten years. This week will be also required for the banking process.
- (6) After making payment and on receiving secured repayment instrument of the Indian Nationalized bank for the value of the property, the purchased property shall remain permanently with the purchaser and it will be in his/her/their own name/s.
- (7) Besides, Yasharth Infrastructures will also provide the facility of Nomination to the purchaser of the property. Term of 10 years is huge and during this time period, the possibility of untoward incidence or mishap of any nature taking place with the purchaser of the property is involved, in such circumstances the nominee appointed by the purchaser will be entitled for repayment and can easily receive 100% money from Indian Nationalized bank.
- (8) Yasharth Infrastructures only will decide the price of property in which registered builder or the seller of the property will not interfere.

- (9) After Purchaser has purchased the property under 100% money back scheme and upon receipt of repayment instrument also, even if the price of the property escalates and for any reason, the first purchaser will get the benefit of 100% money back scheme and there will not be intervention of any nature from Yasharth Infrastructures in the escalation of price of the property taken place.
- (10) To sum up considering in entirety, after ten years 100% money of your property shall be received back and property will remain in your name and there is facility of nomination along with the same. Further the most important aspect is that if the price of the said property rises then also the benefit of escalated price will be received by you i.e. the purchaser of the property (even if you resale the same).
- (11) Yasharth infrastructures is presenting affordable scheme having easier method of payment to the purchaser of property, which will be decided according to personal capacity of the purchaser and the inclusion of the said scheme is made in 100% money back scheme. That means you pay money to purchase property according to your capacity and also receive your 100% money back after ten years.

# YASHARTH INFRASTRUCTURES PRESENTS 75% MONEY BACK SCHEME FOR FIRST TIME IN INDIA

Under this scheme, the people who have purchased property/ house, etc. in the past, Yasharth Infrastructures is giving assurance to this purchaser to pay back 75% amount through secure repayment instrument of Indian Nationalized bank.

The conditions of the said scheme are as under:

- (1) Any property purchased by you such as bungalow, flat, shop, ware- house, etc. should be purchased within a period of ten years.
- (2) Since the purchaser of property has paid the money previously, for taking benefit of this scheme, there is no requirement of any builder or mediator; he can directly establish contact with Yasharth Infrastructures or associates, appointed by Yasharth Infrastructures.

In this scheme, the installments of negligible amount in the form of premium shall be fixed by Yasharth Infrastructures as per individual capacity of customers. Upon making its payment in fixed installments, the benefit of the said scheme can be availed. In this scheme, Yasharth Infrastructures shall decide its 75% price, after making the total of the price of the property written on the sale document and expenses of sale deed and registration

(government expenses), which will be returned back through secured repayment instrument of Indian Nationalized bank.

- (3) All conditions of this scheme are similar to 100% money back scheme, such as the repayment will be received through Indian Nationalized bank after 10 years, along with the same, the facility of nomination will be available. Your right as owner of your property shall remain permanently with you only and in the event of price escalation or for any other reasons, if you make re-sale of the property then you only will get the benefit of price escalation.

\*\* Necessary documents for the said scheme are as under:

- (1) Copy of sale Deed.
- (2) Papers relating to evidence of expenses incurred in respect of Sale Deed.

The simple payment scheme is also application to the said 75% money back scheme.

- (1) Yasharth Infrastructures understands that upon making payment in one or two installments by any person cannot purchase any property, shop, house, flat, bungalow, etc. and it is not possible in the present time environment under economic recession. Therefore, Yasharth Infrastructures is presenting a facility, so that the purchasers of the property can make payment in most simple manner through easy and

flexible payment options. For this purpose, Yasharth Infrastructure has created a facility so that the payment can be made in maximum period of five years through simple installments.

Yasharth Infrastructures shall decide the amount of each installment and time limit according to individual capacity of purchaser of the property and the acceptance of payment will be done accordingly.

- (2) To avail this facility, upon paying the negligible amount of premium in the prescribed installments as decided by Yasharth Infrastructures, the purchaser can avail the benefit of this scheme and after making registration with the Yasharth Infrastructure, the said amount and duration of installment will be intimated.
- (3) The time limit of simple payment scheme shall be five years maximum, which will be from one year to five years as decided by Yasharth Infrastructures according to the individual capacity of the purchaser and upon receiving amount as per said installments, the repayment of the same price will be given through secured repayment instrument of Indian Nationalized bank. After ten years their amount will be received back through Indian Nationalized bank. The required documents for the said purpose are as under:

- (1) Copy of Sale Deed.

- (2) All evidences of expenses incurred in respect of Sale Deed.

## **JOINT VENTURE SCHEME**

If you have land and intend to earn good profit by making construction of residential, industrial or commercial project in the said land, then you can contact Yasharth Infrastructures.

Its conditions are as under:

- (1) Your land should be on good location and it should hold clear title and should obtained necessary sanction / approval for construction from the competent government authorities / departments.
- (2) The minimum land should be 5000 Sq. Ft. and there is no bar for more land.
- (3) Yasharth Infrastructures will execute a written agreement/ contract for joint venture and development with the land owner and through said contract / agreement the appointment of the land owner will be made as an associate of Yasharth Infrastructures. Under this agreement / contract, Yasharth Infrastructures will pay the agreed price of the land and cost of

construction per square feet made thereon to the land owner. By making total of the agreed price towards the payment of price of land and of the construction made thereon, it will be paid to the land owner stage wise. That means after the sale of constructed property on said land, the land owner will get full price of the land and along with the same additional benefit by way of commission per Sq.Ft. of construction made will be provided. Yasharth Infrastructures will give each payment through bank only. (No financial transaction will be made in cash) and Yasharth Infrastructures will also make investment as per its own rule wherever found necessary. The land owner is entitled to get maximum profit through this scheme.

- (4) The land owner should have all necessary sanctions / approvals from the concerned government departments or shall be made available within fixed time limit.
- (5) As per directions given by Yasharth Infrastructures on the aforesaid land, the plan and map and sale process i.e. all processes will be performed according to directions and the financial transactions and the process of accepting money during the sale shall remain with Yasharth Infrastructures, because Yasharth Infrastructures is giving the undertaking for repayment under 100% money back scheme. To tell in other words, the entire responsibility of the project shall be performed according to the directions of Yasharth Infrastructures. The land owner shall have to avail his own agreed financial benefit by extending cooperation in the same. The land owner shall have to make

advertisement of the scheme of Yasharth Infrastructures as per their directions and the date of commencing the project work shall be decided by Yasharth Infrastructures.

- (6) Yasharth Infrastructures shall make all the financial transactions through bank cheque, draft, NEFT, RTGS only. No financial transaction will be made in cash.

## **TAKE OVER SCHEME**

If you are having ready made constructed project and its sale is not done for any reasons or the construction is in incomplete stage and unable to get back own money invested by completing it, due to some reason and unable to complete project for lack of finance, intends to avail the financial benefit by coming out from all such difficulties, in that case Yasharth Infrastructures can provide you the benefit according to your intent through Take Over Scheme. Its conditions are as under:

- (1) If you have unsold project having incomplete construction or complete construction and you intend to avail financial benefit and get back the money invested than you can become an associate upon executing a written contract / agreement with Yasharth Infrastructures, so that upon completing the project, selling the units with the help of 100% money back scheme, Yasharth Infrastructures will pay you the agreed amount per square feet of the complete construction after selling property. In

which the total price of your project and the agreed commission as an Associate i.e. total of both will be paid as per calculation on square feet basis. Your profit will increase through this process, increase will be achieved in the sale of unsold properties and you will get back your invested money.

- (2) The land owner should have all necessary sanctions / approvals from the concerned government departments or shall be made available with fixed time limit.
- (3) The work will be carried out as per directions of Yasharth Infrastructures on the agreed project and till completion of the project and completion of entire sale, by extending co-operation to Yasharth Infrastructures: you shall have to get back your own financial benefit and investment made.
- (4) Financial transactions will be made through bank only, i.e. by cheque, draft, NEFT, RTGS only. No financial transaction will be made in cash.