



**Investors Proposal**

**BY  
Naad Group**

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# Introduction Naad Group

Established in 2007, Naad Builders & Developers has become a trusted name in residential and commercial development across Indore and Ujjain. With over a decade of experience, we have transformed the dreams of hundreds of homebuyers and commercial buyers into reality, providing high-quality, eco-friendly, and affordable homes and commercials equipped with modern amenities.

At Naad, we understand that buying a property is not just a financial investment but an emotional one. That's why we strive to provide properties that resonate with the hearts and minds of our buyers, while also being affordable.

With a portfolio of over 3,084 satisfied property owners and numerous investors, Naad Builders & Developers is dedicated to building not just properties, but lifelong relationships.



# We have many projects in Indore and Ujjain such as:



## RK Puram Ujjain

Moving a step ahead to Ujjain. 3 Blocks each of 1 & 2 BHK totalling 220 Flats near Bijasan Mata Mandir, Ujjain.



## RK Alkapuri

A 343 Plots units Near Super Corridor Indore, Indore



## Shree Ramkamal Residency

720 units of 1BHK & 2BHK Flats and 78 units of rowhouses near Indore Airport.



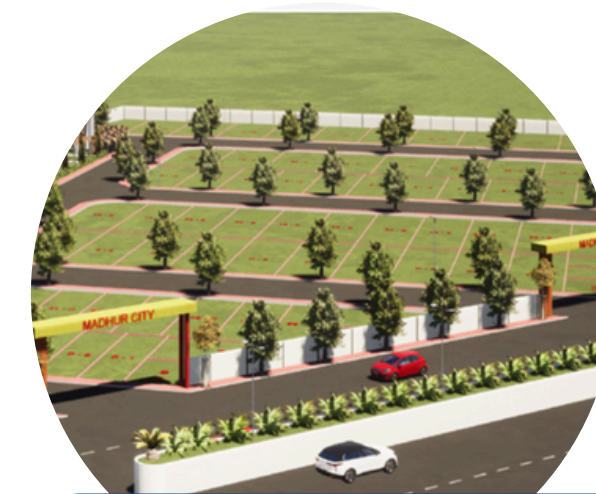
## Madhur Business Park

Coming with a commercial building at the Super corridor near the airport with 56 offices



## Shree Villas

A mini-estate of 17 ultra-luxury bungalows in the center of Indore City, Near Navlakha Square.



## Madhur City

A Residential Project of 155 Plots sharing the same boundary wall with Indore's prestigious colleges NMIMS and Symbiosis.



### Eden Park Agar

A 358 Plots Residential Project in  
Agar.



### Madhur Greens

A 358 Plots Residential Project in  
Agar.



### Madhur Dreams

A colony situated in between  
Sanwer and Ujjain, coming with  
future growth.

## Our vision

Our vision is to create the most attractive investment opportunity for investors by offering a low-entry investment model with guaranteed returns. We aim to provide a secure and profitable platform where investors can achieve significant growth on their investments while minimizing initial capital outlay. Through careful planning and strategic project execution, we are committed to ensuring that each investment yields consistent and high-value returns, making it a reliable and rewarding choice for our stakeholders.



# Our Mission:

Our mission is to create accessible opportunities for individuals to grow their wealth through real estate investment, offering both online and offline investment options. We cater to a wide range of investors, from low to high capital contributors, by providing flexible instalment plans that make real estate investment feasible for everyone. Through this approach, we aim to empower more people to participate in and benefit from the growth and stability of the real estate market.



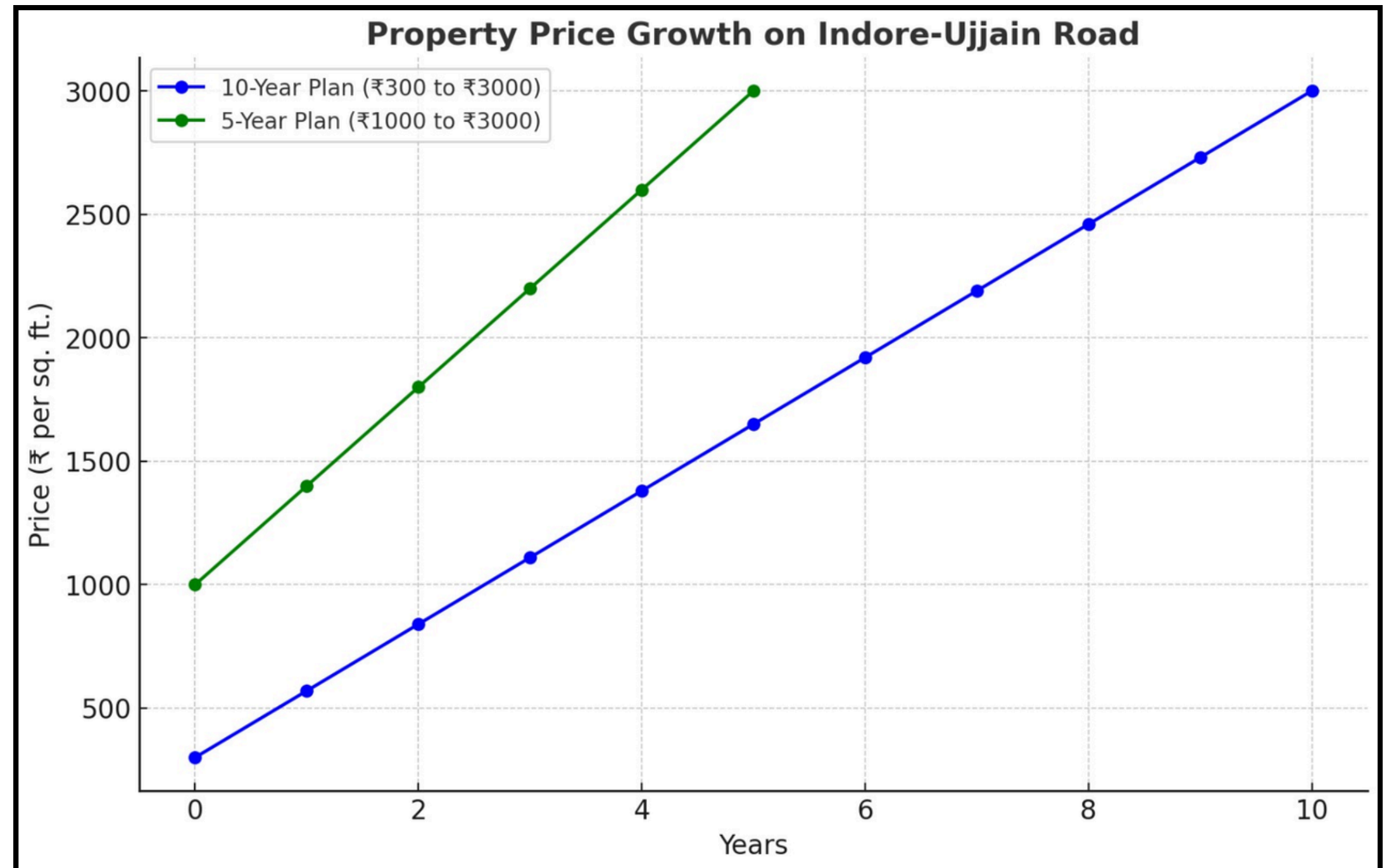
# Indore-Ujjain Road Market Research:

[http://timesofindia.indiatimes.com/article/show/105797106.cms?utm\\_source=contentofinterest&utm\\_medium=text&utm\\_campaign=cppst](http://timesofindia.indiatimes.com/article/show/105797106.cms?utm_source=contentofinterest&utm_medium=text&utm_campaign=cppst)

In Indore, income from property registrations in November decreased to Rs 171 crore from Rs 190 crore in October, shows data from revenue department.

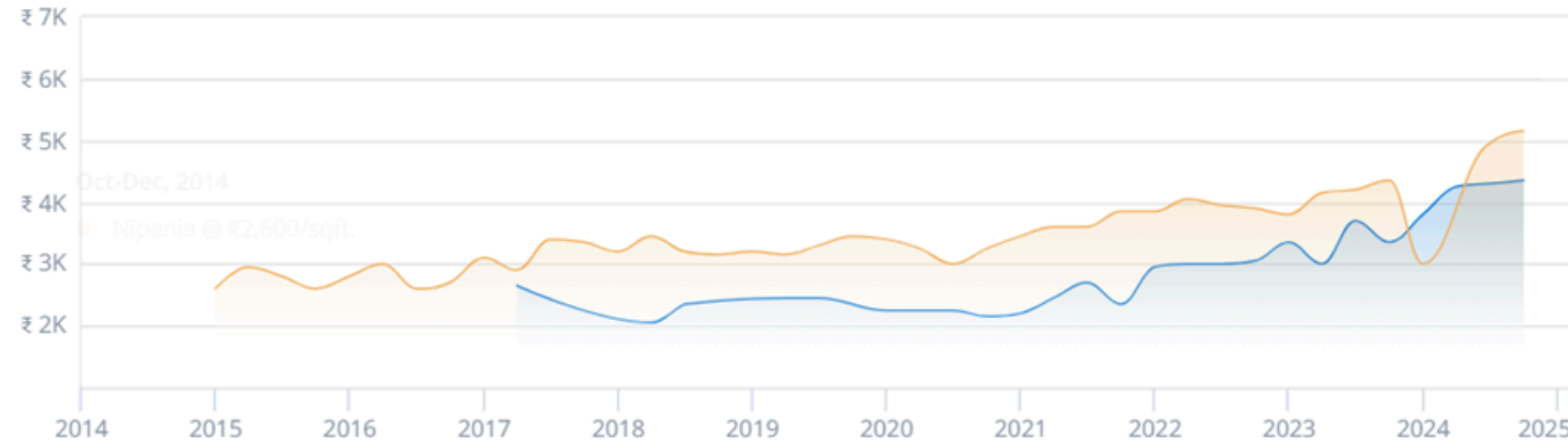
Income from property registrations between April 2023 and November 2023 across 15 districts in Indore and Ujjain divisions stood at Rs 2604 crore as against Rs 2334 crore, official data showed.

In the ongoing financial year until November, 3,51,979 property were registered in Indore and Ujjain divisions.



AVG. PROPERTY RATE

Last 10 Years ▾

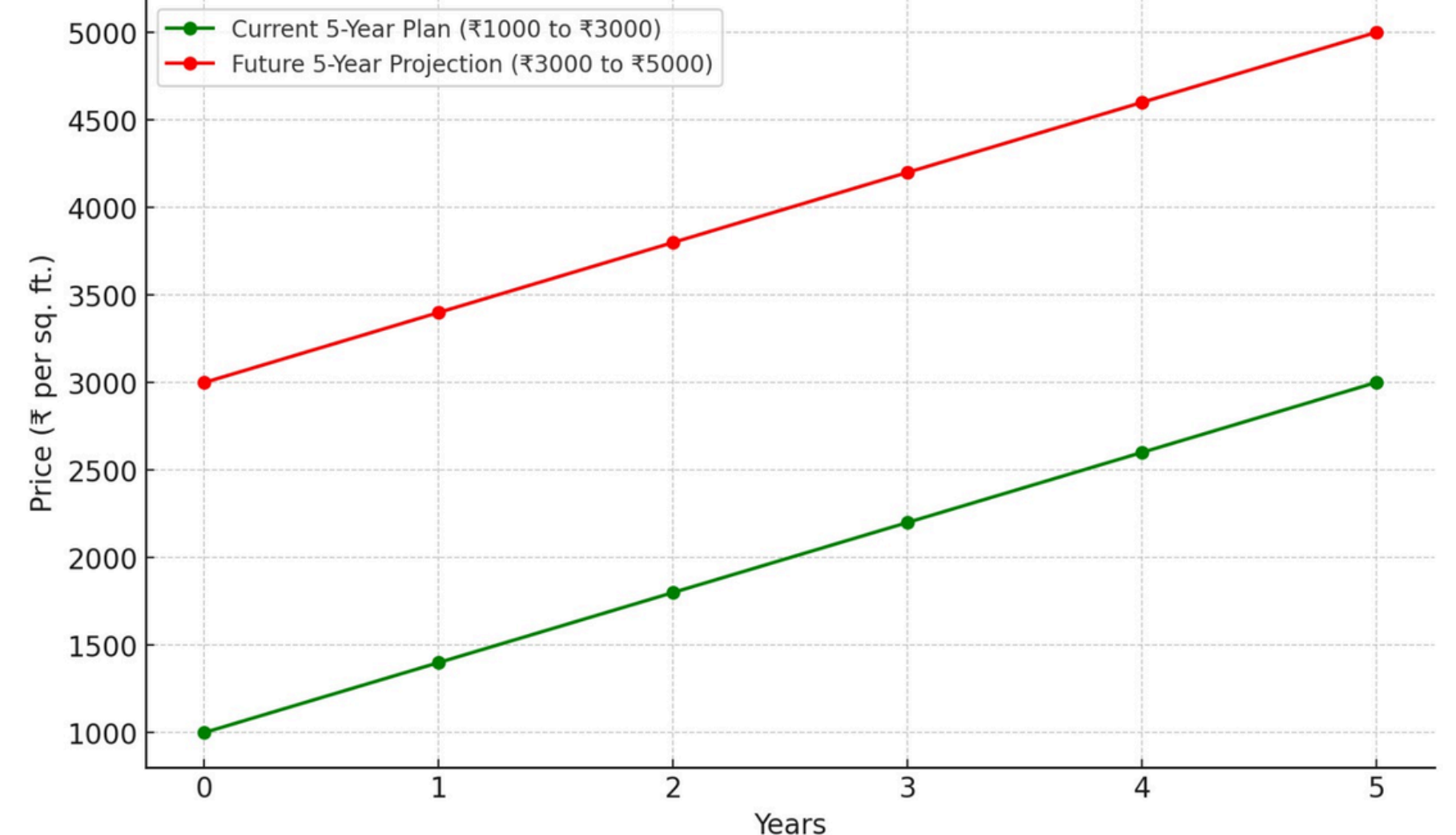


Sanwer is one of the popular area in the city. This area of the city has over many properties. The locality mostly has Land in various sizes and configurations. Land rates in Sanwer is around Rs 2300-3900 per sq ft. Land rates in Sanwer, Indore changed by 21.3 % in the last 1 year, 216.7 % in the last 10 years.

## Key highlights about property rates in Sanwer

### 2025-2029 Analysis

Projected Property Price Growth on Indore-Ujjain Road (Next 5 Years)



# Why Invest in Indore-Ujjain Road?

Indore, the largest city in Madhya Pradesh, has seen significant growth in its real estate market over the last decade. The city's economic development, growing infrastructure, and status as a key educational and industrial hub have contributed to its property market boom. Key factors driving property growth in Indore include:



## Infrastructure Development

Indore has witnessed rapid infrastructure improvements, including better roads, flyovers, and public transport. The proposed metro rail project and the ongoing development of Indore as a "Smart City" are attracting investors and homebuyers alike.



## Highway Expansion

The widening of the Indore-Ujjain highway to a 100-meter-wide road presents a significant opportunity for market growth. This infrastructure development will enhance connectivity, reduce travel time, and boost commercial activity along the corridor. It is expected to increase the demand for residential, commercial, and industrial properties, making the area more attractive for investors and businesses looking to capitalize on the region's expanding economic potential.



## Affordable Housing Demand:

Indore is a major industrial hub, especially with its proximity to Pithampur, often called the "Detroit of India." The growth of the IT sector, including the establishment of IT parks and SEZs, has boosted demand for both commercial and residential properties.



## Education and Healthcare

Indore's reputation as an educational hub, with institutions like IIM and IIT, and its improved healthcare infrastructure encouraging more people to settle in the city, further driving property demand.



## Coming new RamLok new Sanwer

The new Ramlok is coming in the upcoming Kumbh Mela which will create the opportunity for every person who has land in Sanwer or nearby places because the upcoming era will come with a property boom with its rate.



## Ujjain and Mahakal Lok

It is a devotee and a tourist place which is also creating business opportunities, and it is impactful for property growth in the future.



## Metro Train

The metro is also coming near the Super Corridor, which will create a market for growth.



## Ujjain Sinhasht 2027

In 2027, Ujjain will host the Sinhasht, one of the largest Hindu religious events, expected to draw around 100 million visitors. This large influx of people will boost local economic activity and attract significant global investments, creating excellent opportunities for real estate investment. Property values are expected to rise, making it an ideal time for investors to capitalize on the growing demand.

# Our Approach to Investors

The real estate market in Sanwer is positioned for steady growth, supported by infrastructural developments, industrial expansion, and a strong demand for housing. Areas around the Super Corridor, Sanwer, Palia, and Ujjain are expected to see the highest growth in the coming years.

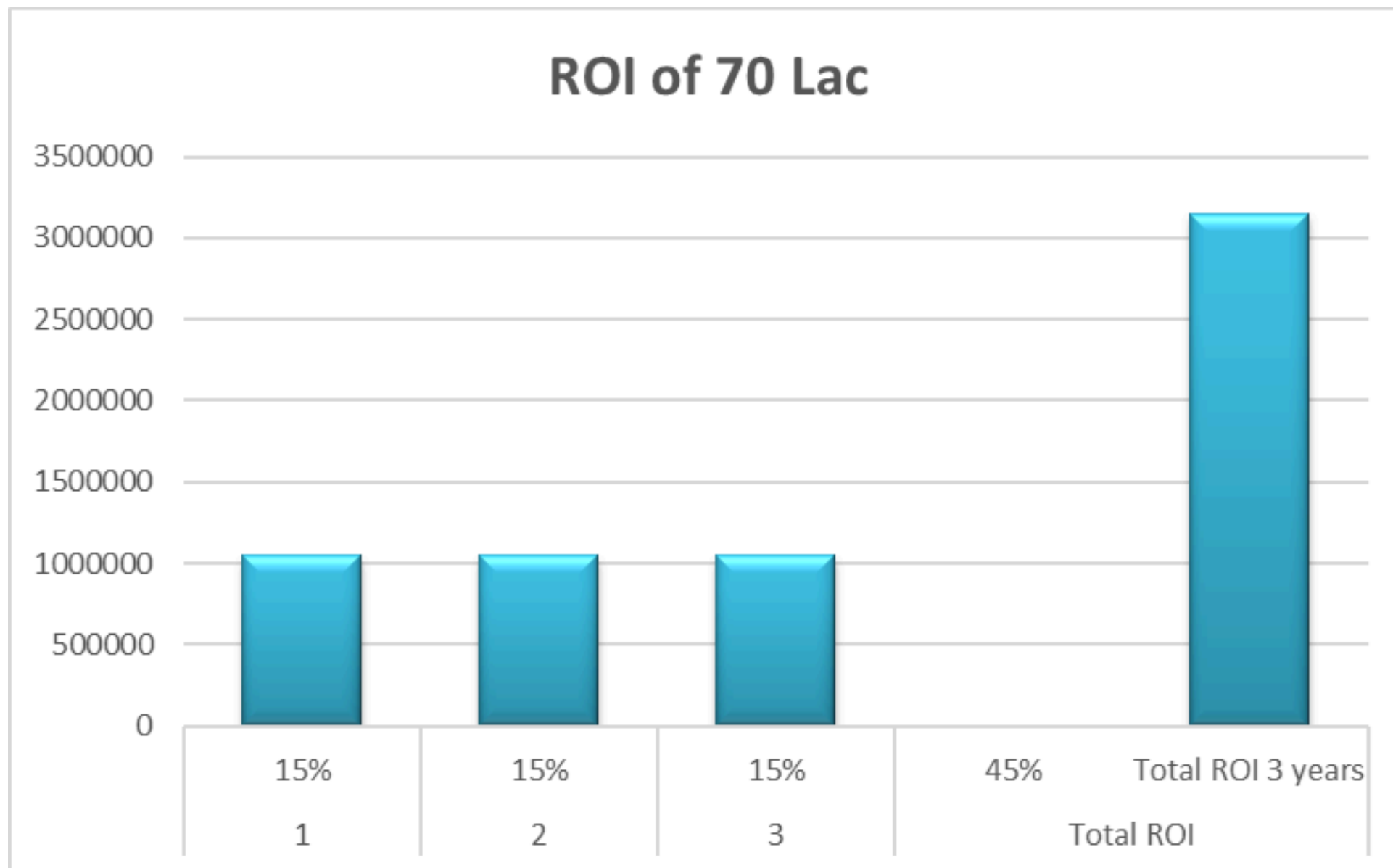
## Where we want Investment?

We are currently seeking investment for our project, Madhur Dreams, strategically located between Sanwer and Ujjain, an area poised for substantial growth in the near future. This region offers significant investment potential due to its proximity to key industrial and residential developments, as well as expanding infrastructure.

**Madhur Dreams** presents a prime opportunity for investors to capitalize on the rising demand for affordable housing and commercial spaces.

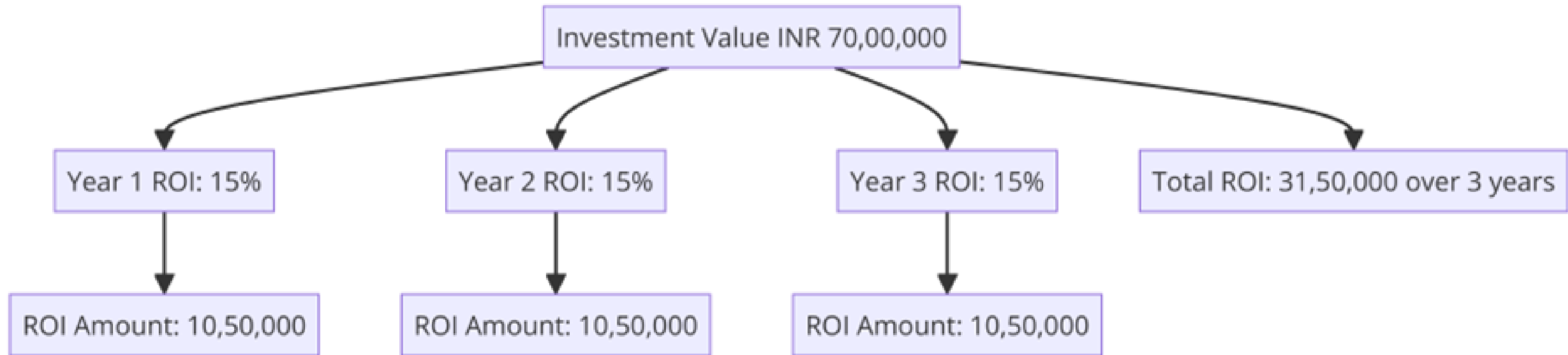
# About Madhur Dreams

This project, located between Sanwer and Ujjain, features over 16 exclusive amenities, including CCTV security, a serene temple, a state-of-the-art gym, a refreshing swimming pool, and a captivating theme garden. Situated near Ujjain—an emerging city—and its attraction Mahankal Lok, and the upcoming Ram Lok which is approved by govt to launch, presenting a valuable investment opportunity for discerning investors.



<b>Investment Value (INR)</b>	<b>70,00,000</b>	
<b>Year</b>	<b>ROI in %</b>	<b>ROI in mount</b>
1	15%	1050000
2	15%	1050000
3	15%	1050000
<b>Total ROI</b>	<b>45%</b>	
	<b>Total ROI 3 years</b>	<b>3150000</b>

# Our Investment Plan



## What is against your investment?

As part of your investment in Madhur Dreams, we will allocate a plot in your name as collateral for the duration of the agreement. You will have the option to retain this plot for a period of three years. At the end of this term, upon the closure of the agreement, you may choose to either return the plot or purchase it at the prevailing market rate at that time.

This arrangement offers flexibility, allowing you to secure your investment while also providing the potential for future ownership based on market conditions and your preference.

# Contact Us

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