

Invest – Build – Transfer (IBT) Syndication

Prime residential plotted land off Hennur Main Road, pre-structured for boutique apartment development through an institutional Joint Development model with 100% direct land title registration.

TOTAL LAND EXTENT

10,000 sq.ft.

Prime Plotted Parcel

ACQUISITION RATE

₹6,000 / sq.ft.

Below Market Baseline

TOTAL ASSET VALUE

₹6.00 Crore

Clear, Marketable Title

MICRO-MARKET

Hennur Rd

North Bengaluru Growth Hub

THE INVEST – BUILD – TRANSFER (IBT) FRAMEWORK

STEP 01 • ACQUISITION

1. Invest

Direct, legal land purchase registered at the Sub-Registrar's office in the investor's individual name. 100% tangible asset backing with zero corporate pooling loopholes.

STEP 02 • DEVELOPMENT

2. Build

The syndicate enters a Joint Development Agreement (JDA). Prop Headlines & partners infuse 100% construction funds, sanctions, architectural design, and site delivery.

STEP 03 • MONETIZATION

3. Transfer

Finished boutique apartment units are marketed and sold to end-buyers at finished-market rates, unlocking land appreciation plus development margin upside back to syndicate partners.

SYNDICATION ALLOCATION & TICKET STRUCTURE

INVESTMENT TIER	EQUITY STAKE	UNDERLYING LAND SHARE	LEGAL SECURITY	TICKET VALUE
Strategic Partner Anchor syndicate allocation	50.0%	5,000 sq.ft. equivalent	Direct Title Registration	₹3.00 Crore
Associate Partner Balanced growth placement	25.0%	2,500 sq.ft. equivalent	Direct Title Registration	₹1.50 Crore
Syndicate Member Accessible HNI tier	12.5%	1,250 sq.ft. equivalent	Direct Title Registration	₹75.00 Lakhs

INSTITUTIONAL RISK MITIGATION & INVESTOR SAFEGUARDS

Registered Ownership Hedge

Unlike unbacked promissory debt or fractional platforms, the physical land deed is registered directly in your name in revenue records (EC) prior to project initiation.

Zero Construction Debt Burden

Construction capital is mobilized entirely by the development partners. Syndicate members bear zero material inflation risks, cash-call liabilities, or contractor exposure.

Development Margin Capture

Entering at raw land pricing (₹6,000/sq.ft.) allows syndicate members to capture developer-level arbitrage when finalized apartment units sell at prevailing retail prices.

Hennur Corridor Demand Tailwinds

Direct transit access connecting Manyata Tech Park, KIADB Aerospace SEZ, and Kempegowda International Airport ensures robust end-user demand and exit velocity.

Prop Headlines Advisory & Transaction Desk

Contact Khan Kareem for title dossiers, site plans, and syndicate agreements.

DIRECT DESK

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SYNDICATE LINE

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