

Timeserver Services P Ltd

COMMERCIAL REAL ESTATE

www.timeserver.in

Constant Yield,
FUTURE SHIELD



Niścita Āyah, Sthira Vṛddhiḥ

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TIMESERVER SERVICES
P R I V A T E L I M I T E D

The background of the slide is an aerial photograph of a modern city skyline, likely Dubai, featuring numerous high-rise buildings. A prominent building in the center has the word 'EMAAR' on its facade. The image is overlaid with a semi-transparent dark grey rectangle containing the text. On the right side of the slide, there are decorative white wavy lines that curve across the page.

Introduction

Our company specializes in leasing commercial, industrial, and warehousing properties in the Delhi NCR region of India. With a strong foundation built on unique work ethics and an in-depth understanding of the market, we have successfully positioned ourselves as a leader in the industry. We focus exclusively on Built-to-Suit projects with long-term agreements, ensuring a steady and predictable flow of funds.

Our strategic approach not only minimizes speculative risks but also aims to aggregate a substantial rent portfolio over time. This long-term vision ensures consistent returns for all stakeholders, making us a reliable and attractive investment opportunity.

About Us

2020

In 2020, our company was established to capitalize on the influx of various multinational corporations (MNCs) setting up operations in India. We aimed to provide these corporations with infrastructural facilities tailored to their specific requirements on a Built-to-Suit (BTS) basis, including comprehensive support in manpower, waste management, and systems integration.

2022

In 2022, we strategically decided to concentrate on leasing BTS sites on a long-term basis, thereby consolidating our rental business under one umbrella.

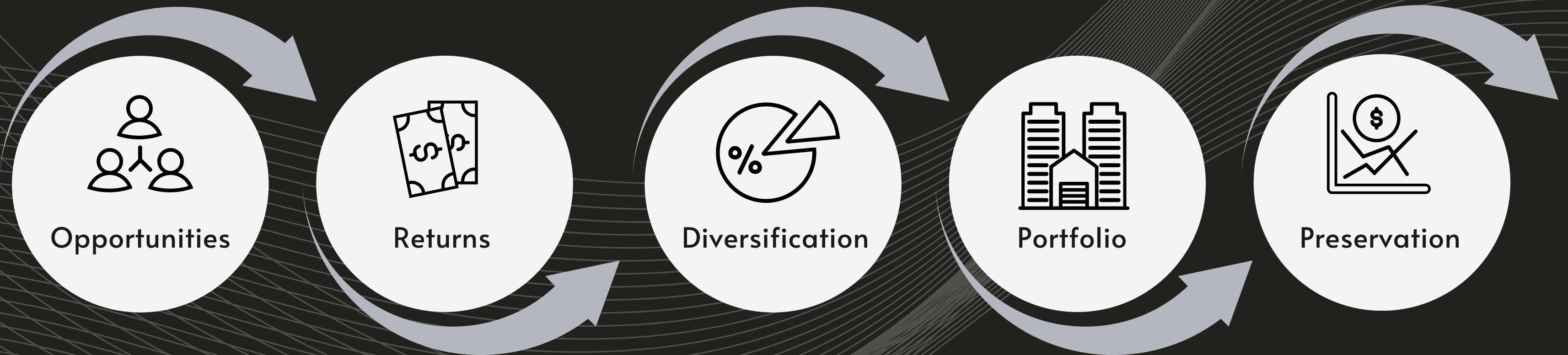
2024

As of 2024, we have secured agreements and commitments for nearly half a million square feet, demonstrating our significant growth and commitment to providing reliable, customized leasing solutions.

Objectives :

- Capitalize on opportunities in diverse markets
- Provide stable and steady income for stakeholders
- Diversify into the complete ecosystem of commercial real estate
- Aggregate a substantial rental portfolio through sustainable infrastructure

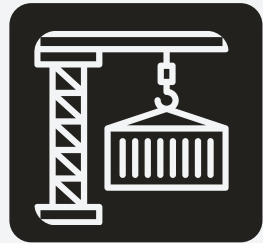
Our strategic approach ensures consistent returns and positions us as a reliable and innovative leader in the industry.



Our Values

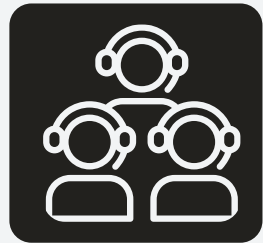


Transparency: We are committed to maintaining transparency with all partners, vendors, customers, and investors, ensuring that every stakeholder is delighted with our consistent service and reliable returns.



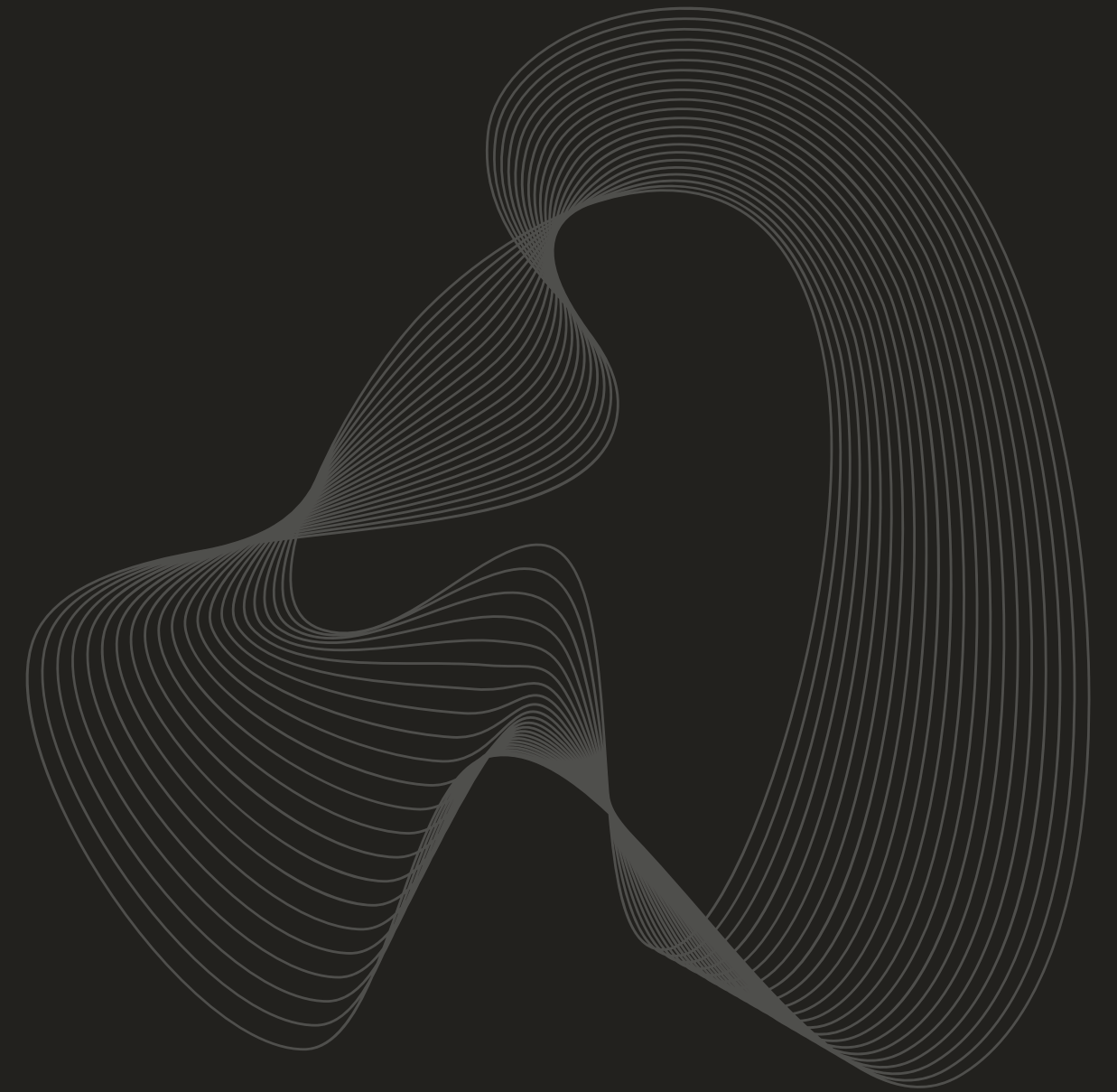
Returns :

Returns: We provide guaranteed, risk-free, and tangible returns that exceed market expectations. Our focus on sustainability and avoiding speculation ensures full confidence and awareness for all involved parties.



Satisfaction & Peace of Mind:

We aim to make rental income a reliable and peaceful alternative source of income. Our goal is to make the entire process enjoyable and worry-free for our stakeholders.



Concept In Business

At Timeserver Services Pvt Ltd, we specialize in leasing commercial real estate, focusing on providing stable income flow and handsome returns for our stakeholders. Our business model is built around the following key elements:

1. **Stable Income Flow:** By engaging in long-term leasing agreements, we ensure a consistent and predictable income stream. This stability is achieved through meticulous selection of high-quality tenants and strategic property locations.
2. **Handsome Returns:** We aim to deliver attractive returns that surpass market averages. Our focus on sustainable and risk-free investment strategies ensures that our stakeholders enjoy tangible and superior returns.
3. **Fractional Ownership:** We plan to introduce fractional ownership opportunities, allowing investors to own a portion of high-value commercial properties. This model democratizes real estate investment, making it accessible to a broader audience while diversifying risk.
4. **Real Estate Investment Trust (REIT):** As part of our growth strategy, we are exploring the establishment of a REIT. This will enable investors to partake in a professionally managed portfolio of real estate assets, providing liquidity, diversification, and regular income distributions.

Through these initiatives, Timeserver Services Pvt Ltd is committed to creating a robust and diversified commercial real estate portfolio that delivers consistent and substantial returns to our investors. Our strategic approach ensures that we remain at the forefront of the industry, providing innovative and reliable investment opportunities.

PROJECTS DETAILS

Our Modus Operandi

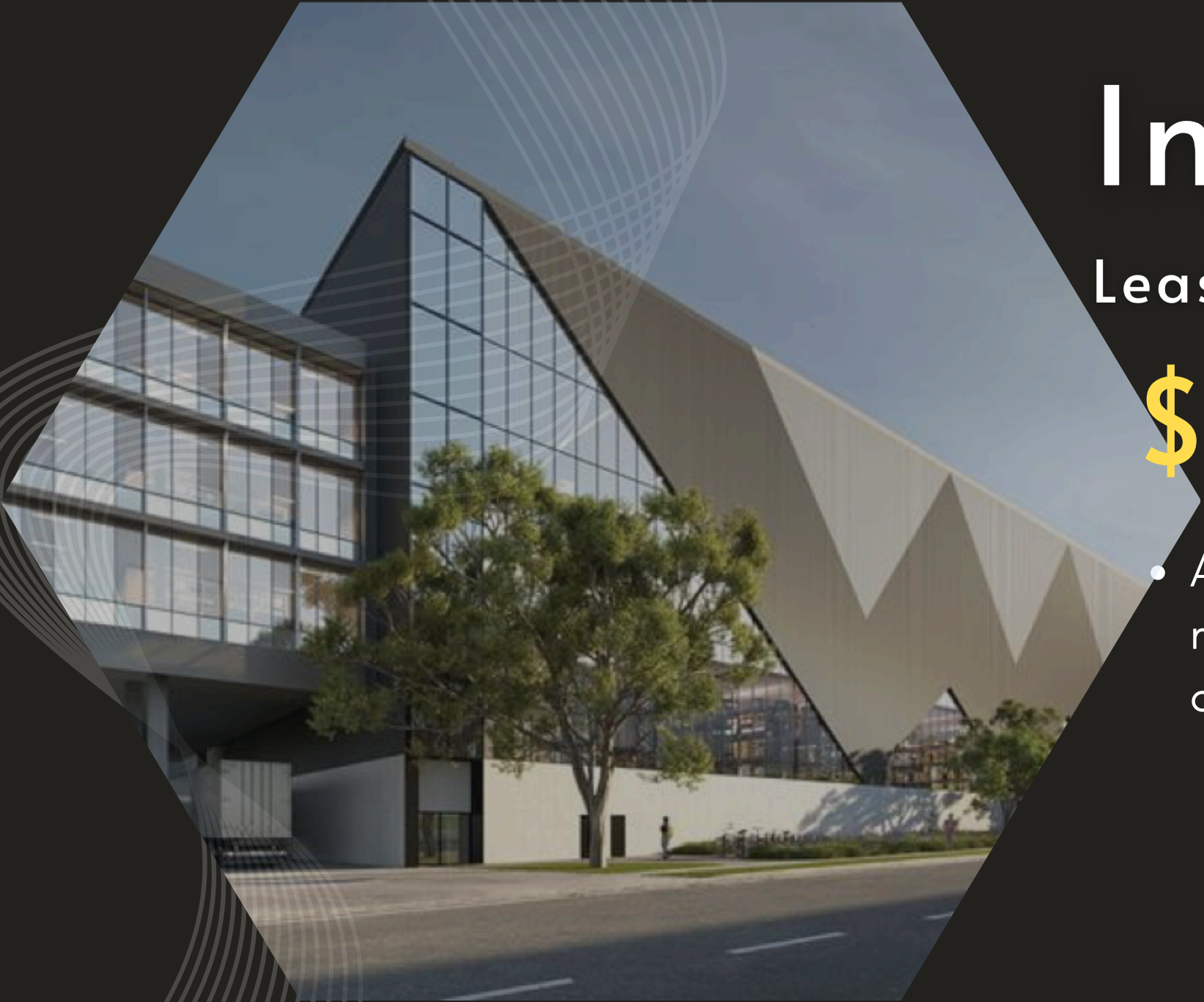


The Current Projects

The Current Project involves developing a built to suit Industrial facility to a global packaging leader for a period of 10 years admeasuring 300,000 sq Feet in the first phase and 300,000 sq feet in Second phase .

The Gross rentals received from this project would increase the total rentals to USD 1.5 M annually after phase I 2024 and \$ 2.5 M pa after Phase II ,H2 2025





Industrial Facility

Leased (PA) for

\$ 999,000, (Rs 7.2 crores)

- A site to be developed for a global market leader in packaging for a period of 11 years

Upcoming Site At DMIC ,
Greater Nodia



Commercial Building

Leased (PA) for

\$ 500,000, (Rs 4.2 crores)

- A Commercial Site already leased for 15 Years to a
- - A large Format Cash & Carry Store
- - A renowned Maternity Clinic Chain



Cold Chain (Temperature Controlled Warehouse)



Near Jewar Airport

Rent Potential :

\$ 500,000, (Rs 4.2 crores)

- A Site to be acquired near upcoming Noida International Airport .
- Total Leasable area : 200,000 Square Feet

Rent Inflow 24-25

\$2.2 M

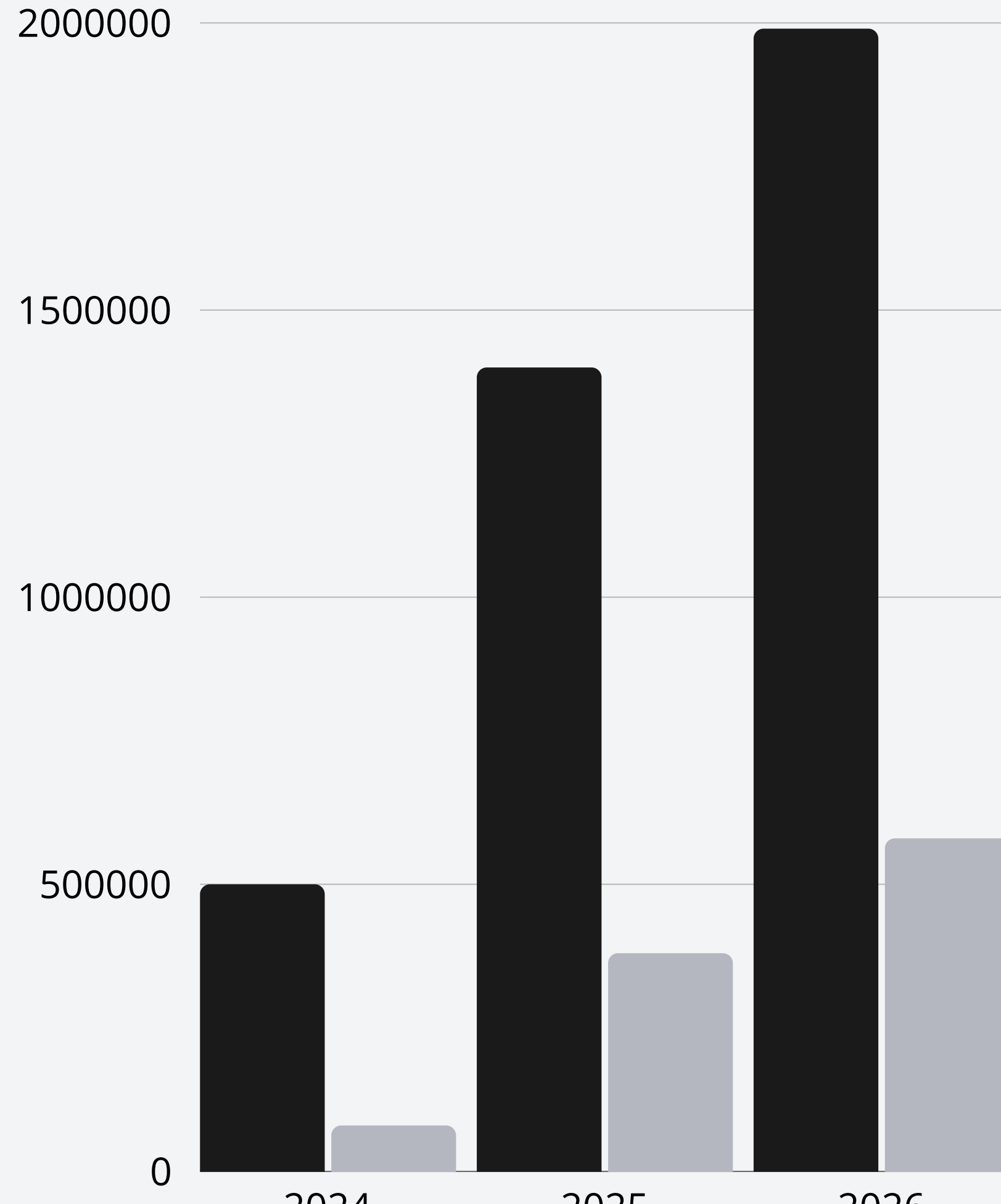
Rentals per Annum

\$15 M

Investment

3

Properties



Projects Under Progress/ Executed



Our team

Saurabh Singh's strength lies in creating Built-to-Suit sites, leveraging his strong connections with multinational clients. He has a keen understanding of the real estate market, supported by his extensive background and experience.

- Holds a B.Tech in Electrical Engineering from IET Lucknow and a Diploma in Business Finance (DBF).
- Over 18 years of extensive experience.
- At the forefront of the automobile business for the last 8 years.
- Gained robust understanding of the corporate world through brief stints at Infosys and CMC.
- Sharp understanding of consumer behavior and innovative HR policies.
- Engaged in Waste Management and soon to diversify into E waste recycling

Priyanka Singh, holding a BCom (Hons.) and an MBA, possesses keen insight into consumer behavior and exemplary organizational skills. Her creativity as a proficient jewelry designer and attention to detail enhance her role as an equal partner in all business ventures with her husband since 2007. She has over 8 years of experience in managing industrial businesses.

As the primary partner of SSS Motors, Priyanka achieved a turnover of over 8 Crores within three years. Her experience spans the garment and farm equipment industries, giving her a combined industry experience of over 10 years. With a net worth exceeding 60 Crores and a rapid understanding of business dynamics, she has the capital and vision to bring her ideas to fruition.

Together, Saurabh and Priyanka Singh form a dynamic duo, leading their company with a blend of technical expertise, industrial experience, and innovative strategies.



Saurabh Singh
Managing Director
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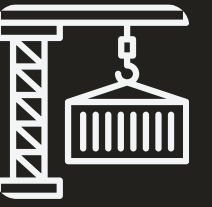


Priyanka Singh
Director

Our Future Plans



Our Goals Short Term 18 Months



1. Aggregate Rental Income:

- Achieve an annual rental income of 3 Million USD by securing long-term leases with high-quality tenants.

2. Portfolio Expansion:

- Identify and acquire prime commercial properties in strategic locations spread geographically , like Lucknow , Jaipur , Indore to enhance the rental portfolio.
- Focus on ONLY Built-to-Suit (BTS) projects to attract multinational corporations and high-value clients, without any speculation.

3. Operational Efficiency:

- Implement advanced property management systems to optimize operational efficiency and tenant satisfaction.

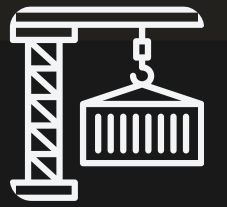
4. Brand Strengthening:

- Enhance the company's brand presence in the commercial real estate market through targeted marketing and public relations efforts.
- Build a strong reputation for reliability, transparency, and excellent service.

5. Financial Stability:

- Secure financing and build reserves to support portfolio expansion and operational needs.
- Ensure a stable cash flow to meet financial obligations and reinvest in growth opportunities.

Our Vision : Medium Term 3-5 Yrs



1. Aggregate Rental Income:

- Achieve an annual rental income of 6 Million USD by continuing to secure high-value leases and expanding the property portfolio.

2. Diversification:

- Diversify the property portfolio to include various types of commercial real estate (e.g., office spaces, retail centers, industrial warehouses) to mitigate risk and attract a broader range of tenants.
- Explore opportunities in emerging markets and high-growth areas to capitalize on market trends.

3. Sustainability Initiatives:

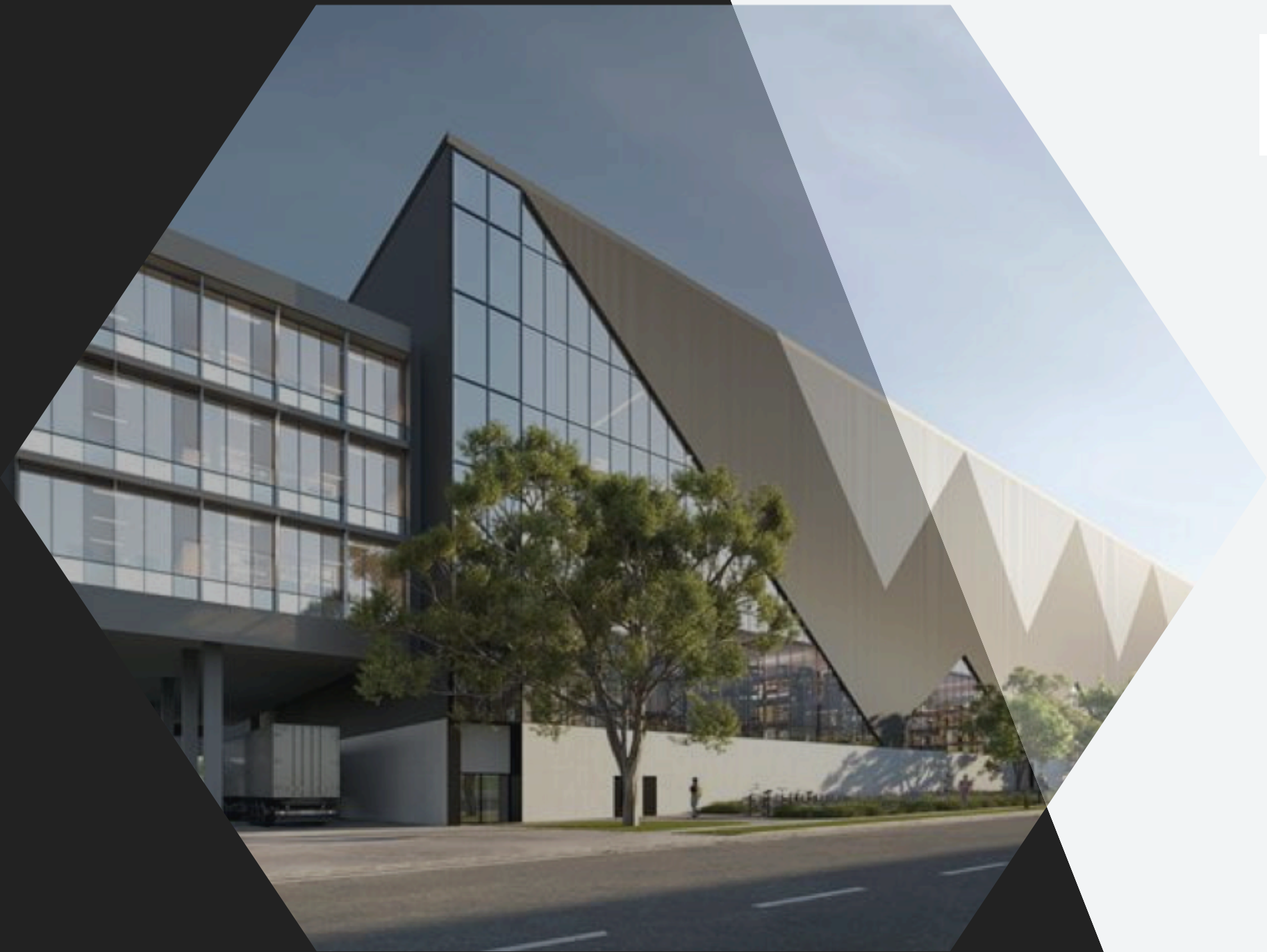
- Implement sustainable building practices and energy-efficient technologies to enhance property value and appeal to environmentally conscious tenants.
- Achieve certifications (e.g., LEED) for properties to improve marketability and rental rates.

4. Launch Fractional Ownership/REIT:

- **Develop the necessary legal and financial frameworks to launch a fractional ownership model or Real Estate Investment Trust (REIT).**
- Educate potential investors about the benefits of fractional ownership/REITs to build interest and trust.

5. Stakeholder Engagement:

- Maintain strong relationships with stakeholders through transparent communication, consistent performance, and excellent returns.



Timeserver Services P Ltd

Thank You

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Gerente General

