



MONEY MULTIPLY TRADING & CONSULTANT PVT LTD

— THE LAND BANKERS & TRADERS —

TRADE SMART

INVEST WISE

MULTIPLY WEALTH



SMART
TRADING



EXPERT
CONSULTING



WEALTH
CREATION



TRUST &
TRANSPARENCY

COMPANY PROFILE 2026



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Guided by **Experience**

Ashutosh Kumar Mishra

FOUNDER & PRINCIPAL INVESTMENT ADVISOR

Real Estate | Investment Consultant | Trader | Sales & Marketing Professional



ABOUT ME

I am **Ashutosh Kumar Mishra**, a business professional with more than 12 years of experience in sales, marketing, public dealing, investment consulting, and financial markets. My career has been dedicated to building strong client relationships, creating investment opportunities, and delivering sustainable business growth through strategic planning and market expertise.

AREAS OF EXPERTISE



Real Estate
Investment



Sales &
Marketing



Investment
Consulting



Client Relationship
Management



Indian & International
Financial Markets



Business Development
& Strategic Planning

PROFESSIONAL STRENGTHS

- ✓ 12+ Years of Market Experience
- ✓ Leadership and Negotiation Skills
- ✓ Investor Relationship Management
- ✓ Communication and Public Relations
- ✓ Risk Assessment and Investment Advisory

“

With over a decade of experience in real estate, financial markets, sales, marketing, and public dealing, I am committed to delivering strategic business solutions and long-term value to clients and stakeholders.

— **ASHUTOSH KUMAR MISHRA** —

Real Estate Consultant | Investment Professional | Sales & Marketing Expert | Trader

”



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DATE OF BIRTH

7th May 1993



MONEY MULTIPLY

TRADING & CONSULTANT PVT LTD

— THE LAND BANKERS & TRADERS —

PRAKASH KUMAR MISHRA

DIRECTOR & CORPORATE CONTRACTOR



ABOUT ME

I am an experienced leader specializing in corporate governance, project execution, and business development. With hands-on expertise in civil construction supervision, architectural coordination, workforce management, and operational planning, he ensures projects are delivered efficiently while maintaining quality and client confidence. His practical leadership and execution-focused approach drive long-term value creation and operational success.

AREAS OF EXPERTISE



CORPORATE
GOVERNANCE



CIVIL PROJECT
SUPERVISION



CONSTRUCTION
MANAGEMENT



WORKFORCE
LEADERSHIP



SALES &
MARKETING



BUSINESS
DEVELOPMENT



PROFESSIONAL STRENGTHS

- ✓ Strategic Leadership
- ✓ Project Execution
- ✓ Construction Supervision
- ✓ Team & Workforce Management
- ✓ Business Development

“

Execution with discipline, integrity,
and accountability transforms vision
into lasting value.

— PRAKASH KUMAR MISHRA



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DATE OF BIRTH

1st January 2000



MONEY MULTIPLY

TRADING & CONSULTANT PVT LTD

— THE LAND BANKERS & TRADERS —

WHO WE ARE

The Land Bankers & Traders: Tokenising India's Next Growth Engine.

We are a premier commercial consultant, land banking and digital tokenisation investment platform. We empower investors, family offices and retail wealth-builders to fractionally own high-yield, tangible assets across India's fastest-growing economic corridors.

By combining deep legal-first due diligence with state-of-the-art tokenised structures, we remove traditional real estate entry barriers — providing a completely transparent investment gateway backed by institutional-grade physical collateral.



Our philosophy is simple.

Every investment should be backed by verifiable title, legal transparency and measurable returns — advisory you can hold accountable.



12+

YEARS OF COMBINED
MARKET EXPERIENCE



100%

LEGAL-FIRST
TRANSPARENCY • MCA &
TITLE-VERIFIED



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STRATEGIC CORE HUBS
— NCR & UTTARAKHAND



Fractional
ownership.

What We Are Offering



PREMIUM FRACTIONAL OWNERSHIP INVESTMENT OPPORTUNITIES

We provide investors access to carefully selected **commercial real estate opportunities** backed by tangible assets and transparent legal structures. Our investment model focuses on capital appreciation, wealth preservation, and long-term value creation through strategic land banking and boutique infrastructure developments.

INVESTMENT OFFERINGS



Fractional Ownership
of Premium Real Estate



Land Banking
Opportunities



Boutique Hospitality
Projects



Commercial Asset
Development



Long-Term
Wealth Creation



Legally Verified
Investment Structure



100%
Asset Backed



Fractional
Ownership



Registered
LLP Structure



Legal Due
Diligence



High Growth
Potential



Professional
Management

The project capitalizes on the accelerating market demand for boutique luxury cottages, eco-wellness retreats, and premium second homes offering a pristine, uninhibited 180-degree panorama of the snow-clad Himalayan range.



Investors can participate in the project by purchasing land in **100 Sq. Yds. multiples**, offering flexibility, transparency, and clear ownership.



Investors from outside Uttarakhand can purchase a **maximum of 300 Sq. Yds.** of land.



USEABLE LAND AREA
8,000 Sq. Yds.



Flexible investment
options for every investor.



Investors from outside Uttarakhand
can purchase up to 300 Sq. Yds.



Sq. Yd.



All values are indicative and subject to change based on market dynamics, final approvals and execution timelines.

Himalayan Hills Cottage

Phase 2

Ranikhet, Uttarakhand

ABOUT THE PROJECT

Himalayan Hills Cottage Special Purpose Vehicle (SPV) operates under the registered framework of **Himalayan Hills Cottage LLP**, focusing on the rapidly growing luxury wellness destination of Ranikhet, Uttarakhand.

The project is designed to meet increasing demand from HNIs, corporate professionals, and leisure travelers seeking eco-conscious luxury wooden cottages in one of India's most scenic mountain destinations.



CORE PROJECT HIGHLIGHTS



CLEAR FREEHOLD LAND TITLES

Clear, undisputed freehold land titles verified by elite legal corporate panels.



PREMIUM HIMALAYAN VALLEY VIEWS

Unobstructed Himalayan snow-peaks vista capturing year-round demand.



EXCELLENT ROAD CONNECTIVITY

High-speed connectivity corridors reducing travel times from Delhi-NCR.



ECO-LUXURY COTTAGE DEVELOPMENT

Eco-conscious boutique luxury design offering maximum localized premium value.



HIGH DEMAND TOURISM DESTINATION

Ranikhet is witnessing strong influx of HNIs, corporate executives and global travelers.



LIMITED SUPPLY MARKET

Strict clearances and geographic limitations ensure supply inelasticity and higher returns.



INVESTMENT BACKED BY



LEGAL DOCUMENTATION

All titles, approvals and documents verified by expert legal teams.



PHYSICAL LAND ASSETS

100% backing with premium land parcels in high growth mountain destination.



REGISTERED LLP STRUCTURE

Operating through a compliant and transparent LLP framework.



TRANSPARENT OWNERSHIP

Fractional ownership model with clear rights and proportional equity.

FINANCIAL PARAMETERS & PROJECT VALUATION

FINANCIAL PARAMETER	RATE / VALUE (PER SQ. YD.)	TOTAL OUTLAY / VALUATION
Raw Land Acquisition Cost	₹8,000	₹8,00,00,000
Basic Infrastructure & Internal Development Cost	₹2,000	₹2,00,00,000
Open Spaces for Amenities	₹10,000	₹10,00,00,000
Total Cost	₹20,000	₹20,00,00,000 (20 Cr)

FUNDING STRUCTURE & INVESTOR PATHWAYS

 PHASED DEVELOPMENT Structured 4-year development cycle ensuring disciplined capital deployment.	 INVESTOR ALLOTMENTS Allocation of verified private investor slots based on contribution tier and preference.	 SUB-LOTS OF ₹5 LAKHS & ABOVE Investment requirement is fixed at Sub-lots of ₹5 Lakhs and above.	 DUAL PAYOUT BLUEPRINT Categorized under two distinct payout blueprints for optimized investor returns.
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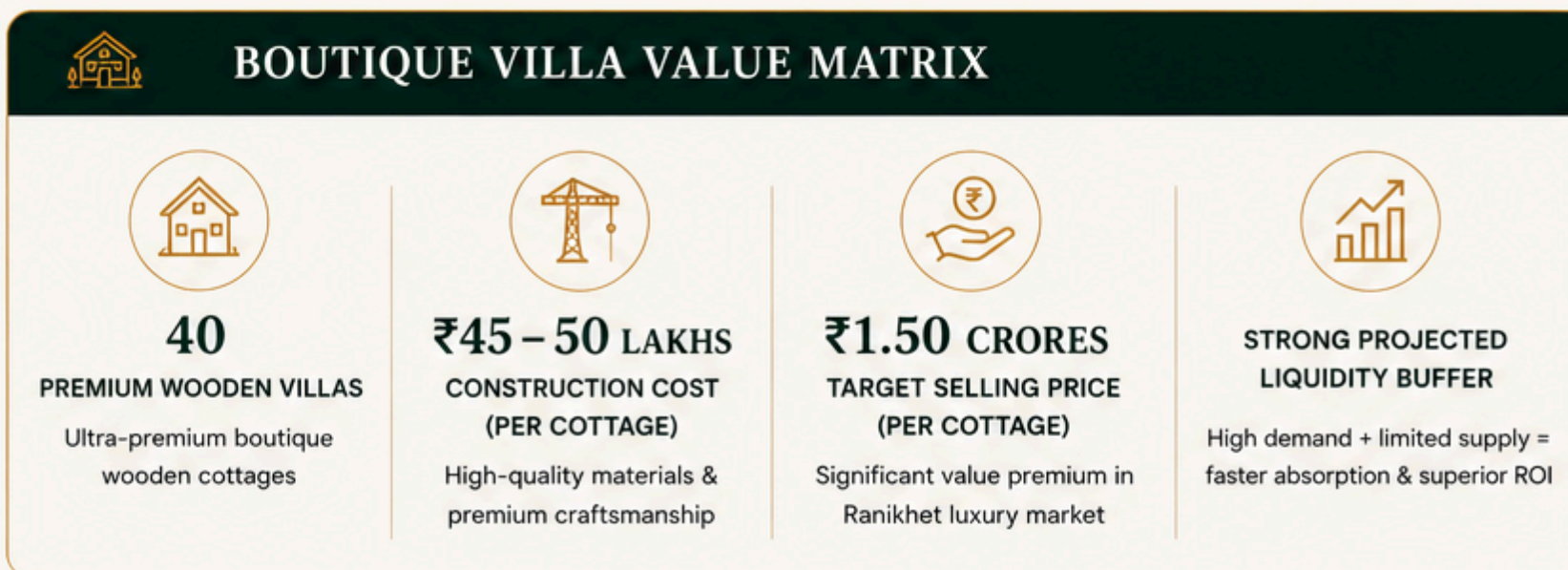
All values are indicative and subject to change based on market dynamics,
final approvals and execution timelines.



CAPITAL ALLOCATION & COST ACCOUNTING SHEET

RIGOROUS PHASE-WISE CAPITAL MANAGEMENT

Every rupee is strategically allocated across critical development phases to maximize asset value, ensure timely execution and deliver exceptional returns to our investors.



INVESTMENT MODEL & CAPITAL APPRECIATION

Himalayan Hills Cottage follows a structured real estate value creation model where investor capital is allocated into land acquisition, infrastructure development, and premium boutique cottage construction, creating measurable appreciation through every project milestone.



MODEL A

TARGET CAPITAL INFLOW

₹20 Cr



₹40 Cr



WITHIN
24 MONTHS

MODEL B

SCALABILITY TARGET

₹40 Cr



₹60 Cr



EXTENDED SCALE
MODEL

VALUE CREATION JOURNEY



LAND ACQUISITION

Prime land identification and secure acquisition



INFRASTRUCTURE

World-class roads, utilities and development



CONSTRUCTION

Premium wooden cottages with luxury amenities



SALES & MARKETING

Targeted pre-sales and institutional placements



INVESTOR EXIT

Profit realization and capital distribution



Every investment remains backed by tangible Himalayan real estate assets **throughout the complete project lifecycle.**



INVESTMENT PROTECTION



REGISTERED LLP

Operating under a compliant and legally registered LLP structure.



PHYSICAL LAND BACKING

All capital 100% backed by tangible Himalayan real estate assets.



LEGAL DOCUMENTATION

All titles, approvals and documents verified by expert legal teams.



TRANSPARENT OWNERSHIP

Fractional ownership model with clear rights and proportional equity.



ESCROW STRUCTURE

Funds managed through escrow for maximum investor protection.



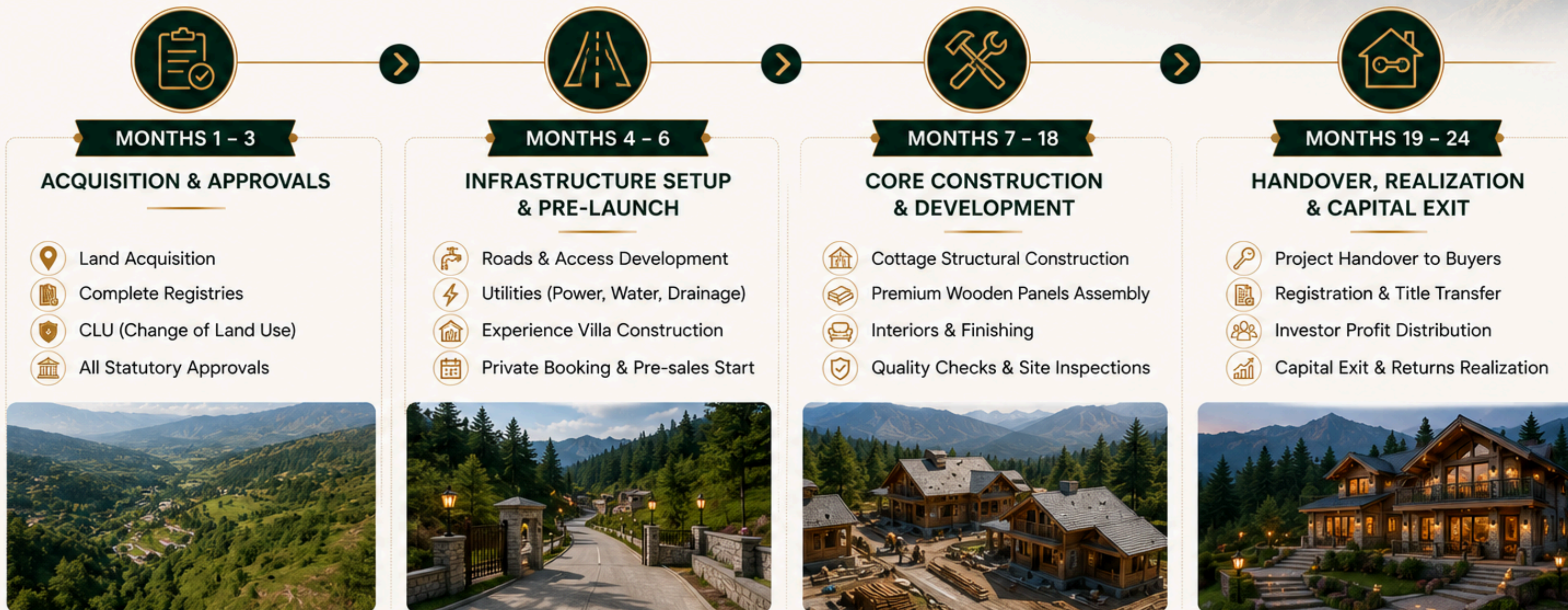
FRACTIONAL EQUITY RIGHTS

Direct, legally binding proportional equity for every investor.

24-MONTH MILESTONE ROADMAP

STRUCTURED EXECUTION. TIMELY DELIVERY. MAXIMUM VALUE.

A clearly defined execution roadmap ensuring transparency, efficiency and measurable progress across every critical development phase.



24 MONTHS.
ONE VISION. SUSTAINABLE VALUE MULTIPLICATION.

Every milestone is aligned with our commitment to quality, timelines and exceptional investor returns.



CORPORATE GOVERNANCE & INVESTOR PROTECTION

TRANSPARENT. STRUCTURED. SECURE.

Himalayan Hills Cottage SPV operates under the highest standards of corporate governance, legal compliance, and investor protection. Your capital is safeguarded through a legally structured framework with absolute transparency and accountability.



PROFIT SHARING STRUCTURE

Investor profits are proportionate to equity contribution and realized on successful project exit within the committed timeline.



ESCROW CAPITAL PROTECTION

All investor funds are routed through a corporate escrow mechanism, ensuring complete security and controlled disbursement.



REGISTERED LLP FRAMEWORK

Operates under a fully compliant and legally registered LLP structure with defined rights and responsibilities.



TRANSPARENT OWNERSHIP

Fractional ownership model with clear, documented and legally binding equity rights for every investor.



LEGAL & REGULATORY COMPLIANCE

All titles, approvals and documents verified by expert legal teams ensuring 100% due diligence and compliance.



OUR COMMITMENT

We are committed to creating long-term value through disciplined execution, ethical practices, and unwavering transparency at every stage of the project. Your trust is the foundation of our success.

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“ Backed by tangible assets. Driven by transparency. Committed to exceptional returns. ”



LEGAL DISCLAIMER

This document is strictly confidential and intended solely for the recipient. It does not constitute an offer or solicitation to invest. All information contained herein is subject to change without prior notice.



OVERVIEW

FLEXIBLE OPTIONS. LASTING VALUE.

At Himalayan Hills Cottage, we provide a range of investment options and value-added services to ensure a seamless and rewarding ownership experience.



PHASE 2
RANIKHET, UTTARAKHAND



1. FLEXIBLE PLOT OFFERINGS

Choose from premium plots available in **100, 200, 300 Sq. yds. and Multiples**, designed to suit diverse needs and investment goals.

PLOT SIZES AVAILABLE



Build your legacy your way.



2. CONSTRUCTION SERVICES AVAILABLE

After purchasing your land, we offer end-to-end cottage construction services to bring your dream home to life — hassle-free and customized to your preferences.



3. EXCLUSIVE CLUB MEMBERSHIP

Enjoy access to world-class amenities, recreational facilities, and a vibrant community through our exclusive Club Membership.



4. INVESTMENT STARTS AT ₹5 LAKHS MULTIPLES

Invest in ₹5 Lakhs multiples and secure your stake in a high-growth luxury destination.

₹5,00,000
MINIMUM INVESTMENT
IN MULTIPLES



5. FRACTIONAL OWNERSHIP OPTIONS

Don't have ₹5 Lakhs? No worries. You can still be a part of Himalayan Hills Cottage through our Fractional Ownership model.

INVEST AS LOW AS **₹10,000** minimum
UP TO **₹20,00,000** land fractions available

OWN A FRACTION. ENJOY THE APPRECIATION.



HIGH GROWTH POTENTIAL

Invest in a rapidly developing luxury destination.



SECURE & TRANSPARENT INVESTMENT

Clear title, legal compliance and complete transparency.



NATURAL & SERENE ENVIRONMENT

Nestled in the lap of the Himalayas offering peace and wellness.



LONG-TERM WEALTH CREATION

Premium land ownership for generations to come.

**BUILD YOUR COTTAGE.
BUILD YOUR LEGACY.**



All offerings are subject to availability and project terms & conditions.



PHASE 2

RANIKHET, UTTARAKHAND

HIMALAYAN HILLS COTTAGE

OVERVIEW

FLEXIBLE OPTIONS. LASTING VALUE.

At Himalayan Hills Cottage, we provide a range of investment options and value-added services to ensure a seamless and rewarding ownership experience.



DISCLAIMER



After a lot of **Research & Dev** we came up with this affordable solution.



FOR INFORMATION PURPOSES ONLY

This presentation is for information purposes only and does not constitute an offer, solicitation, or recommendation to buy or invest in any property.



SUBJECT TO APPROVALS

All plans, specifications, images, and details are tentative and subject to change as per government approvals and applicable laws.



INVESTMENT RISKS

Real estate investments are subject to market risks. Please review all related documents carefully and consult your financial advisor before making any investment decision.



OWNERSHIP & FRACTIONAL RIGHTS

Fractional ownership is subject to terms and conditions of the fractional ownership model and the governing agreement.



THANK YOU



We appreciate your time and consideration.

We look forward to building a lasting relationship with you.



Himalayan Hills Cottage – Where nature meets luxury, and investments create a legacy.



Ranikhet, Uttarakhand
The lap of the Himalayas.

