

*fin***Σthix**

Pre-Sale Investment Opportunity




KVF
HOMES

Real Estate Investment | Shariah-Compliant | Musharakah

Investment Structure

Type: Musharakah (Shariah-Compliant Joint Venture)

20%

Project ROI

6 Months

Investment
Period

Sep 2026

Key Handover



Ticket Sizes:

1% Share:	Rs. 4,03,000
2% Share:	Rs. 8,03,000
4% Share:	Rs. 16,12,000

Entry:	Rs. 6,500 / sq.ft
Exit:	Rs. 7,800 / sq.ft

The Project — Pearl Garden



KVF Pearl Garden is a boutique collection of luxury apartments in VGP Shanti Colony, Pallikaranai — one of Chennai's fastest growing micro-markets. Fronting a 40-ft wide avenue with swift access to OMR, Velachery, GST Road, and 200 Ft Radial Road.

Floor plan



Offering spacious living with two perfectly sized, **1036 sq ft** independent flats per floor. Double the elegance, double the appeal.

Amenities



- **2 BHK Units**
1,036 sq.ft each, 2 units per floor

- **3 Floors + Stilt**
Lift, covered parking, EV charging

- **Amenities**
Private terrace garden, CCTV

- **Premium Brands**
UltraTech, Vizag Steel, Godrej, Kajaria

20 min to Airport • Near TIDEL & SIPCOT IT Parks • Phoenix Marketcity

Chennai's Velacheri-Pallikaranai corridor — infrastructure boom zone

Joint Venture Structure



FinEthix



Investors



KVF
Homes

*Investor share comes from FinEthix’s 40% allocation
— minimum 1% stake*

Pre-Sale Investment Options

	1% Share	2% Share	4% Share
Stake (sq.ft)	~62 sq.ft	~124 sq.ft	~248 sq.ft
Entry @ Rs. 6,500	Rs. 4,03,000	Rs. 8,06,000	Rs. 16,12,000
Exit @ Rs.7,800	Rs. 4,83,600	Rs. 9,67,200	Rs. 19,34,400
Expected Profit	Rs. 80,600	Rs. 1,61,200	Rs. 3,22,400
ROI	20%	20%	20%

Rising demand in Chennai real estate could push returns even higher. All investments are structured as Musharakah — fully Shariah-compliant profit-and-loss sharing.

Project Timeline



Map (Google):

<https://maps.app.goo.gl/2GWw3qfpsE2diE5Y8>





Why Invest Now?

1

Shariah-Compliant Returns

Musharakah structure ensuring ethical, transparent profit-sharing fully aligned with Islamic finance principles.

2

High-Growth Micro-Market

Velacheri & Pallikaranai's infrastructure boom — OMR corridor, IT parks, metro connectivity driving property values.

3

Asset-Backed Security

Your investment is backed by real, tangible property — 1,036 built up area sq.ft luxury apartments in a fully approved project.

4

Short Investment Cycle

6-month horizon with 20% projected ROI — significantly outperforming fixed deposits and mutual funds.

5

Priority Access

Early investors get priority for future FinEthix projects across real estate, fintech, and Islamic finance.

Ready to Secure Your Stake?

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www.finethix.com