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OWN A FOOD FACTORY

CHEFOUSE

KINALUR UNIT



Asset-Backed Investment Opportunity!
Invest in Tangible Assets. Earn from
Real Profits. Build Long-Term Wealth.

Chefouse invites you to become a co-owner of a world-class food manufacturing unit through a secure, legally structured, asset-backed partnership model. This is more than just an investment — it's a strategic ownership opportunity in a high-growth industrial asset with the potential for consistent income and long-term appreciation.

What You Gain

Registered Legal Rights

Land, factory building, and machinery – all held in your name through a registered LLP

Monthly Income

Share of operational profits based on performance

Long-Term Capital Growth

Industrial assets with rising value

Legally Protected

Transparent structure under a government-registered LLP

Transferable Ownership

Your stake can be legally transferred or sold

Kinalur Unit Snapshot

Location

- KSIDC Industrial Growth Centre, Kinalur, Kozhikode, Kerala
- 20 mins from Kozhikode-Mysore Highway
- 40 mins from NH66
- 50 mins from Calicut City

Unit Highlights

- Total Built-up Area: 5,000 sq. ft
- Land Area: 75 cents (on 60-year lease, extendable to 90 years)
- Structure: Steel-framed, hygienically designed food manufacturing unit
- Machinery: Food-grade stainless steel, semi-automatic lines

Factory Facilities

- Two large production halls
- Admin office
- Stores for raw materials, packaging materials, and finished goods
- Dedicated packing room and hygiene zone
- Utility building and quality control lab

Ownership

- All assets will be held under CFF Kozhikode LLP, in which you become a legal partner.



How It Works

1. You invest and become a partner in **CFF Kozhikode LLP**
2. The land and building legal rights are registered in the name of this LLP.
3. **Chefouse - Hortus Ventures Pvt Ltd** manages operations under a operation agreement
4. Net operating profits are shared to the LLP and shared among LLP partners
5. Ownership is legally transferable and protected under Indian law

Projected Returns (Performance-Based)

These are indicative estimates, not fixed returns. Actual earnings will depend on operational efficiency and market performance.

- **Single Shift (from 3rd month):** 1.41% per month
- **Double Shift (from 6th month):** 3.93% per month

⚠ *Returns are variable based on operational profit. No fixed income is promised.*

Investment Schemes:

Chefouse offers three flexible investment options:

The following slots remain out of the 35 exclusive partnership slots:



PLATINUM SCHEME

₹20 LAKHS

5 SLOTS



GOLD SCHEME

₹10 LAKHS

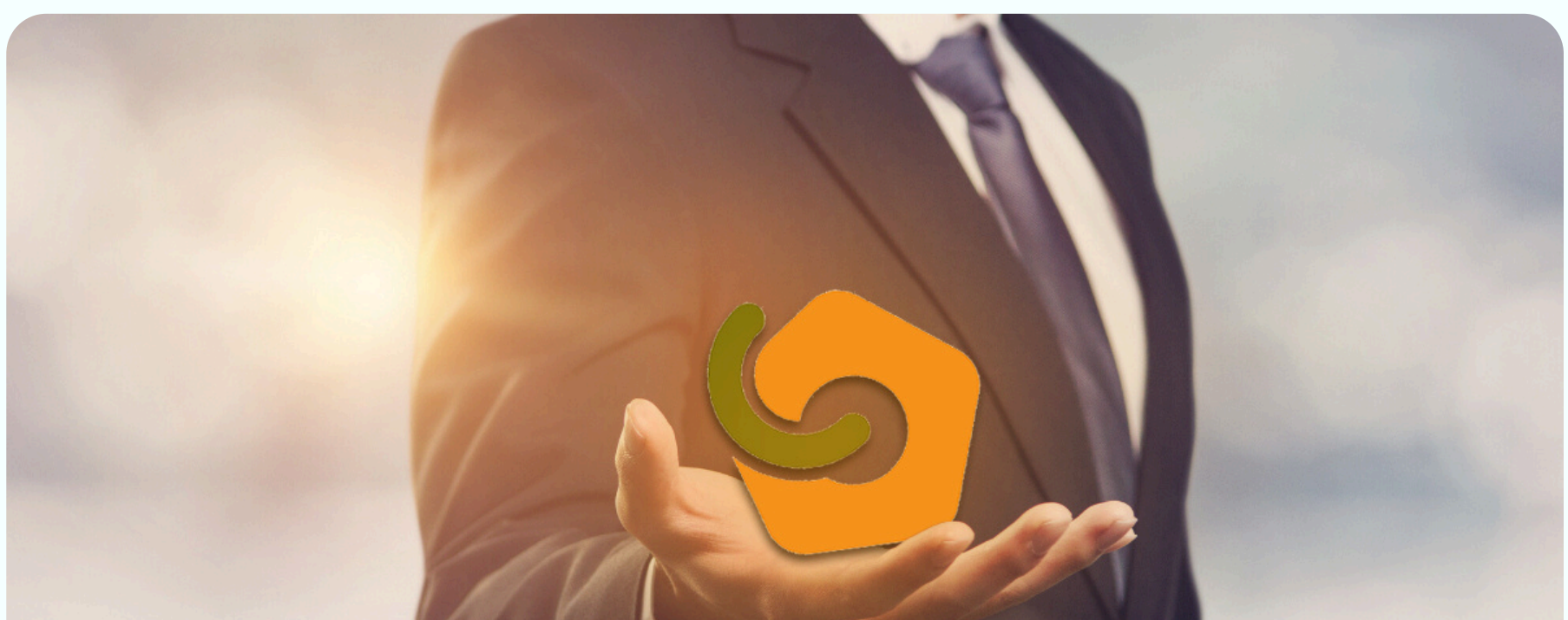
10 SLOTS

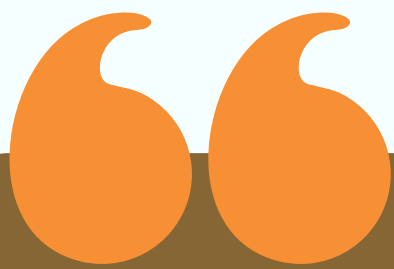


SILVER SCHEME

₹5 LAKHS

20 SLOTS





Special Offer for Early Investors

Chefouse is setting up **100 small scale food factory units** across India. **The first 5 units receive a special 60% share of gross profits** (equivalent to approx. 75% of net profit), exclusively for early supporters.

Eligible Units:

- Kakkanchery
- Mattannur
- Malappuram
- Kinalur
- Palakkad

First 3 units already fully booked

Early Investor Privileges

- Higher profit-sharing than future units
- Long-term wealth generation through real industrial assets



Project Financials

Total Estimated Project Cost: **₹3 Crores**

Component	Amount (₹)	% of Total
Land	7,650,000	25.50%
Building	12,492,000	41.60%
Machinery & Equipment	7,558,000	25.20%
Working Capital	2,000,000	6.70%
Legal & Misc.	250,000	0.80%

Over 92% of the investment goes into real, appreciating, and income-generating assets

Why This Investment Is Safe and Smart

- **Tangible Asset Ownership:** Majority of funds go into physical infrastructure
- **High-Value Real Estate:** Located in an industrial growth zone
- **Appreciation Potential:** Food processing is a sunrise sector in India
- **Government-Backed Infrastructure:** Reliable access to power, water, and logistics
- **Transparent Legal Structure:** LLP-based, professionally managed, auditable

About Chefouse

Chefouse is building a network of hygienic, small-scale food manufacturing units across Indian villages to bring **ready-to-eat and ready-to-cook products** to Indian and global consumers.

We create:

- Modern snacks like millet-based cookies, vegetable chips, namkeens, etc.
- Traditional Indian foods reimaged with world-class hygiene and packaging

All units follow stringent quality control to meet **global food safety standards**.

The Bigger Vision

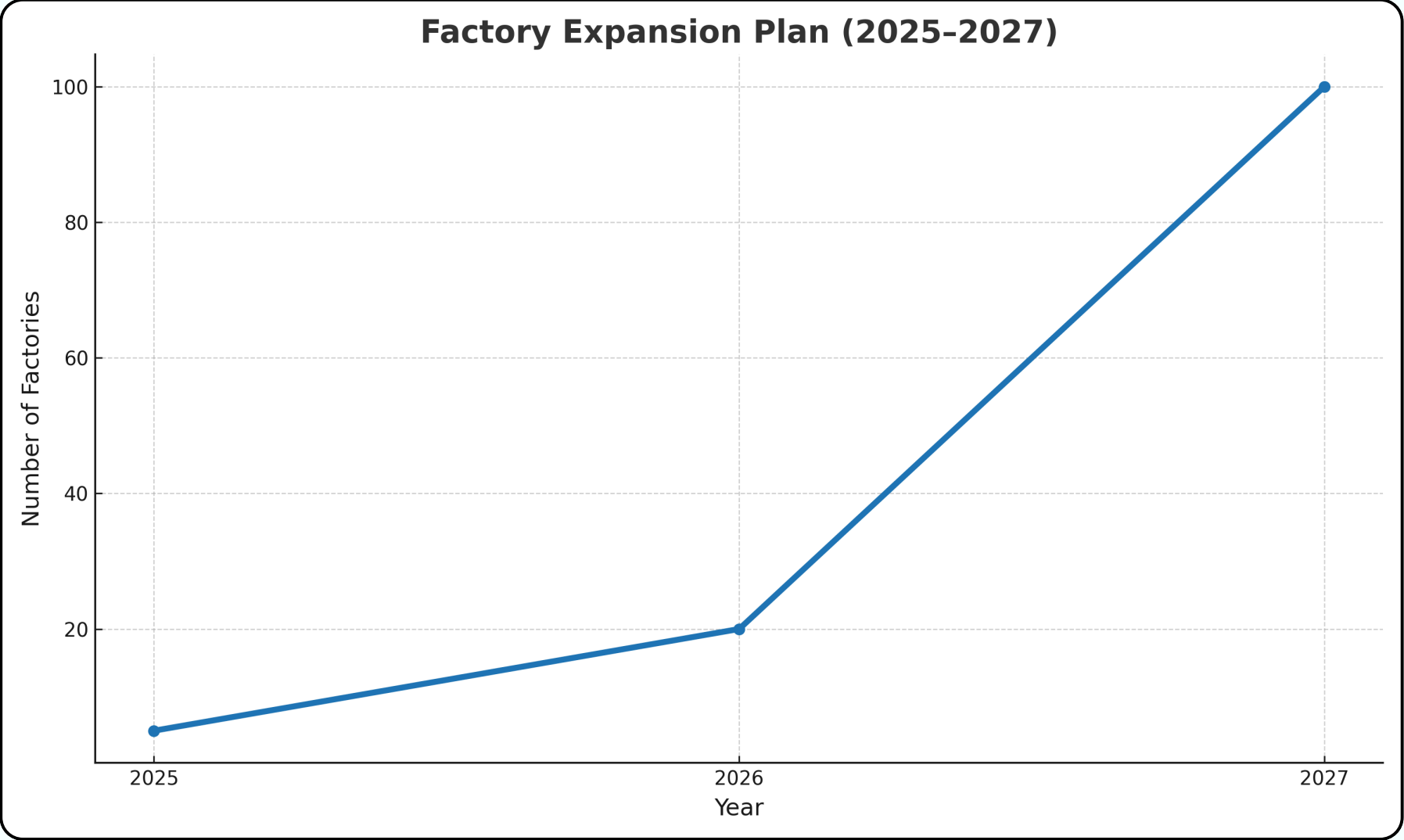


The world is shifting towards nutrition. India is the source. Chefouse is the bridge.

We are addressing the global nutrition crisis by transforming India's agricultural richness into export-ready, healthy food products — empowering rural India and generating wealth



Growth Roadmap



Year	Number of Factories
2025	5 Factories
2026	20 Factories
2027	100 Factories

Turning Indian villages into **global nutrition hubs**



Join the Movement

- Own a legally protected share in a growing industrial asset
- Contribute to India's food innovation revolution
- Earn from profits while creating lasting impact

Let's talk. Schedule a call to explore your ownership opportunity in Chefouse Kinalur Unit



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