



JAIN INTERNATIONAL REALTY FORUM

CONNECT • COLLABORATE • REFER • GROW

A trusted international business network for the Jain
real estate ecosystem 🏗️ 🌐

📍 Founding Chapter • Indore

Concept Presentation



THE OPPORTUNITY

Jain entrepreneurs are everywhere in real estate. Our networks are not.



Scattered relationships

We know many people in the sector, yet business still moves through chance introductions.



Finding trusted partners

Developers need reliable architects, advocates, contractors and suppliers. Professionals need serious developers.



Opportunities beyond our city

Land, JV and investment opportunities in other cities and countries rarely reach us in time.

💡 JIRF builds an ethical, trusted, referral-driven network: business you can do with confidence.



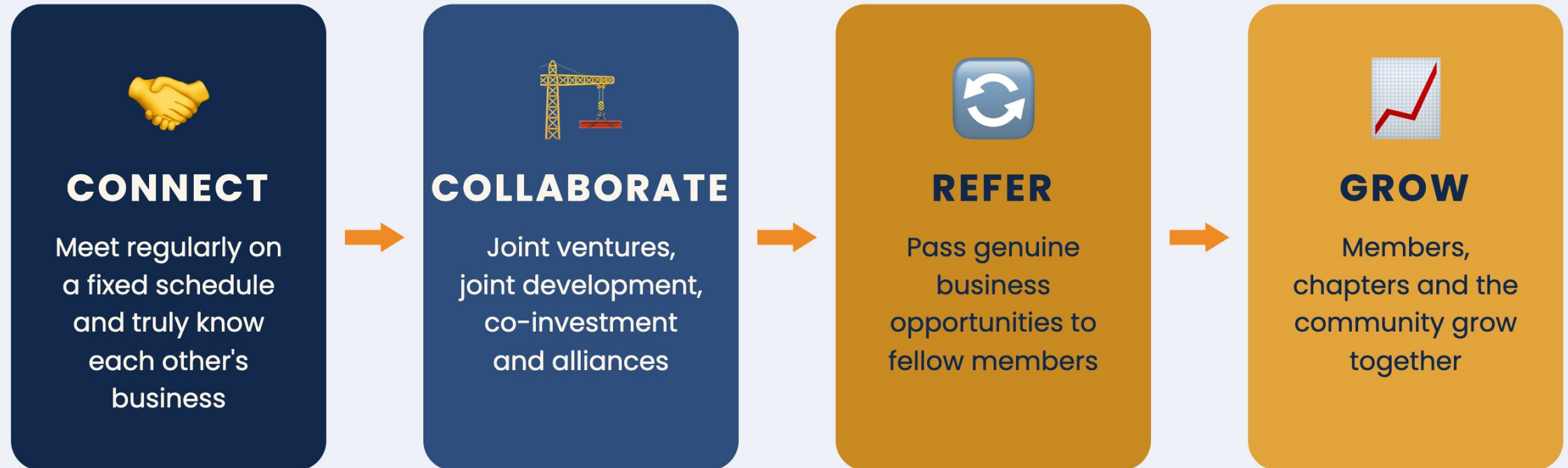
✦ OUR VISION

To be the most trusted international network of Jain businesses in real estate, where members give business to one another with confidence, and the community grows in economic strength.

Mission: bring developers, builders and brokers together with the professionals, contractors and suppliers of the real estate ecosystem, through ethical practice, disciplined chapter meetings and referral systems, so that every member can do business with confidence.

OUR PHILOSOPHY

Connect • Collaborate • Refer • Grow



WHO CAN JOIN

The entire real estate ecosystem

● Core Members: lead the Forum

○ Associate Members: power the ecosystem



MEMBERSHIP

Two categories, one network

CORE MEMBERS

Developers · Builders · Colonisers: as a firm, LLP or company only. Agents & Brokers: as a firm, company or individual.

- ✓ Voting rights
- ✓ Eligible for all Office Bearer posts
- ✓ Core seats on every Governing Body

ASSOCIATE MEMBERS

Architects · Engineers · Advocates · CAs · Consultants · Contractors · Material Suppliers · Service Providers (firm or individual)

- ✓ Voting rights
- ✓ Reserved seats on every Governing Body
- ✓ Chair committees and coordinator roles

 **Ladies Wing**
(informal)

 **Youth Wing** (informal, up to 35)

 **Founder status**

 **Honorary Members**
(non-voting)



NOMINATIONS

One firm, four seats at the table



Member type	Form	Core	Youth Wing	Ladies Wing
Developer · Builder · Coloniser	Firm, LLP or company only	2	1	1
Agent / Broker (firm)	Firm, LLP or company	2	1	1
Agent / Broker (individual)	Individual	Self	–	–
Associate Member	Firm or individual	1	–	–



VOTING RIGHTS

One member, one vote



Member Firm

2 Core Nominees, Youth & Ladies
Wing Nominees

1

vote, cast by its Voting Nominee



Individual Member

Agent, broker or associate in
own name

1

vote, cast personally



Wing Nominee

Ladies Wing or Youth Wing

0

votes in Chapter or
Forum elections

 A firm designates one Core Nominee to vote; either Core Nominee may stand for office.



ADMISSION

Membership is earned on trust



The Red Flag rule



A past criminal complaint or FIR, or a bad name in the market, means the application is rejected. No reason is given and the objecting member is never named. Misusing a Red Flag is itself misconduct.



MEMBERSHIP FEES

A simple two-part structure

Corpus Fund

₹20,000 – ₹2,00,000

One-time, per member

- ✓ Paid once only, at admission
- ✓ Set by each chapter
- ✓ May differ: Core/Associate, firm/individual
- ✓ Not refundable or transferable

Annual Membership Fee

₹10,000+

Per member, every year

- ✓ Chapter sets the amount
- ✓ 100% stays with the chapter
- ✓ Covers day-to-day and meeting costs
- ✓ Plus sponsorship and advertisement

Fees are exclusive of applicable taxes, including GST.



CORPUS FUND

Where the one-time contribution goes



50% to the International body

Capital expenditure, deposits and office rent

Recurring office costs only when needed, by a recorded Council resolution



50% stays with the Chapter

Capital expenditure and deposits only (e.g. office rent deposit)

Kept in a separate account or fixed deposit; never used for recurring costs



The chapter remits the International share within 30 days of receipt.



MEMBER BENEFITS

What JIRF offers its members



Trusted business relationships



Genuine referrals & opportunities



JVs, joint development & co-investment



Opportunities across cities & countries



Knowledge on RERA, law, finance & tax



Reliable professionals & suppliers



PropTech & sustainable construction



Next generation & women entrepreneurs



One voice before Government & regulators



Conferences, expos & delegations



HOW A CHAPTER WORKS

A business meeting every two months



- Welcome & purpose **5 min**
- Member business introductions **35 min**
- Visitor introductions **10 min**
- Feature presentation **10 min**
- Knowledge slot (RERA, law, market) **10 min**
- Referrals & business closed **15 min**
- Announcements **5 min**

☕ **Plus 15 minutes of open networking · date and venue notified 21 days ahead**



THE JIRF YEAR

An illustrative chapter calendar

Apr  Wing events	May  Business meeting	Jun  Knowledge session	Jul  Business meeting	Aug  Wing events	Sep  Business meeting	Oct  Site visit	Nov  Business meeting	Dec  Knowledge session	Jan  Business meeting	Feb  Site visit	Mar  Business meeting + AGM
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 6 business meetings a year

 Attend at least 2

 Last meeting = AGM & elections

 None during Paryushan & Das Lakshan

Months are illustrative; each chapter fixes its own dates, notified 21 days ahead.



ANNUAL GENERAL MEETING

One meeting, the year's big decisions



Last business meeting of every financial year

Doubles as the chapter's Annual General Meeting, on 14 days' notice. Quorum: half of the voting members.



Accounts

Receive the annual report and audited accounts



Budget

Approve the budget for the next financial year



Fees

Fix or revise the Corpus Fund and Annual Fee



Auditor

Appoint the chapter's auditor



Elections

Committee every two years; Electoral College delegates



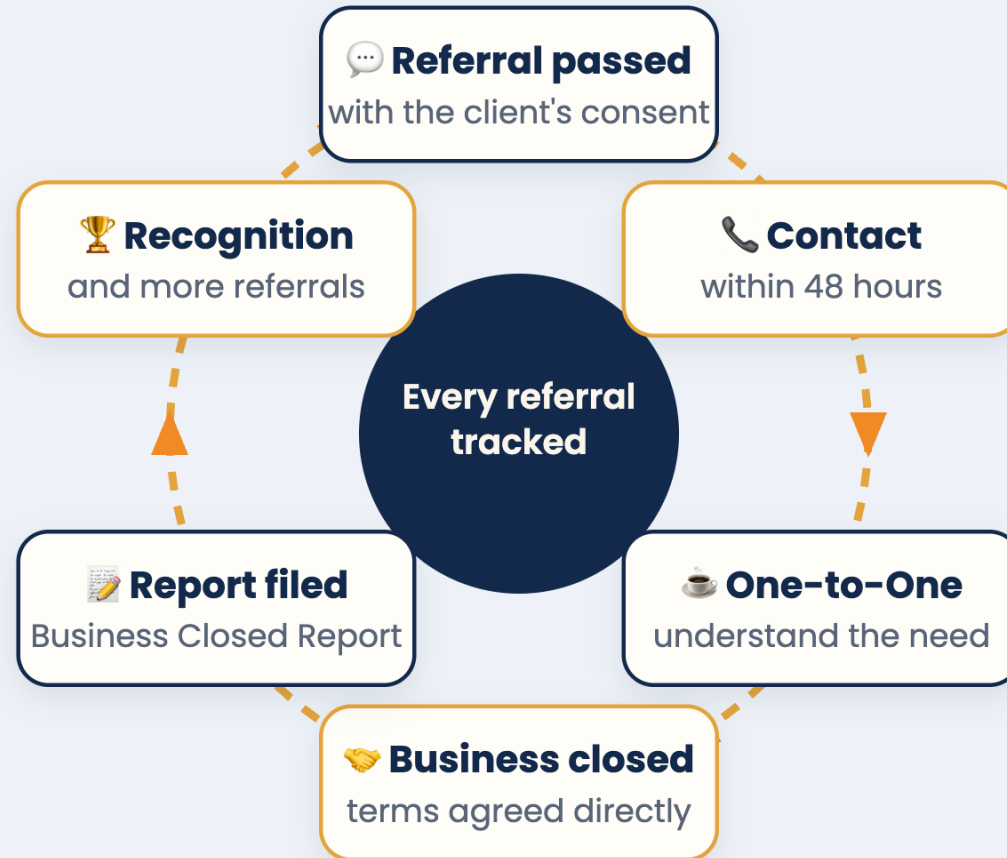
THE REFERRAL CYCLE

How business moves

Give business first. Business comes back.

Every referral, One-to-One and closed deal is recorded on the JIRF referral system, so members see the value the network creates.

 **Records are confidential to the chapter.**
JIRF never takes commission.



MEMBER COMMITMENT

Small habits, big results

6

**business
meetings**

a year, once every
two months

2

**meetings
minimum**

every member
attends at least two
a year

48

hours

to contact a
referred client

1

visitor

invited every quarter

60

days

to complete new-
member induction



Last meeting of the year is the AGM



No meetings during Paryushan & Das Lakshan



Renewal is based on participation



One Core Nominee present counts for the firm



WINGS

Informal, energetic, optional



Ladies Wing

One Ladies Wing Nominee per member firm

Women members may also opt in

Own calendar of events



Youth Wing

One Youth Wing Nominee (up to 35) per member firm

Young members may also opt in

Own calendar of events



Formed by a chapter if it wishes



Dates coordinated with the committee



No separate funds, seats or brand



STRUCTURE

Local strength, international reach



International General Body

100+ members · AGM, accounts, bylaw amendments



International Governing Council

10 members · standards, chapter charters · 2-year term



Regions & National Councils

Regional Directors support chapter growth



City Coordination Councils

Where a city has two or more chapters



City Chapters

Each registered separately · Indore first



Members

Member Firms and individuals · informal Ladies & Youth Wings



CHAPTER SET-UP

Every chapter is its own legal entity



🛡️ **Each chapter carries its own liabilities**

™ **JIRF name and logo used under licence**

🔄 **Assets pass to JIRF or another chapter if dissolved**



GOVERNANCE BY DESIGN

Realty-led, ecosystem-inclusive



Office Bearers from the Core category only

President, Vice Presidents, Secretary, Treasurer



Reserved seats for Associate Members

At least 3 (or one-fifth) on the International Council, including a professional and a material supplier; at least 2 on every chapter committee



At least one woman on every governing body

Guaranteed by an automatic election rule



Two-year terms at every level

Not more than two consecutive terms in one post

International Governing Council (example of 15)



Chapter Management Committee (example of 9)



■ Office Bearers (Core)

■ Other Core seats

■ Associate seats

■ Immediate Past President

Illustrative composition; actual strength is set within the ranges in the bylaws.



A BALANCED CHAPTER

Open to all, led by realty

Chapter composition



- Core Members (at least half)
- Associate Members (at least one-third)



Jain International Realty Forum

Chapter size: from core group to new chapter



Open classifications

No profession is exclusive. Any number of members of the same profession may join a chapter; the chapter may cap a category only to keep balance.

OUR VALUES

A code every member signs



Integrity first

Truthfulness (Satya) in every deal and every report



Business with confidence

Ethical practices so every deal inspires trust



Zero corruption

No improper payments; no misuse of the Forum's name



Fair competition

No price fixing, rate cartels or boycotts



Preference, not exclusion

Free to deal with anyone; preference to Jains when terms are equal



Non-political, non-sectarian

All Jain traditions are equal



Law and RERA compliant

Professional ethics rules always respected



Jain-compliant events

Vegetarian; no alcohol, tobacco or gambling



ROADMAP

From idea to an international network

WE ARE HERE



STEP 1

Show interest

Reply 👍 and join the JIRF group



STEP 2

Share the framework

Draft bylaws, membership and roadmap circulated



STEP 3

Founding meeting

Adopt bylaws; form the first Governing Council



STEP 4

Registration

Register the Forum as a legal entity



STEP 5

Indore Chapter

Registered as its own entity; chartered at 25 members



STEP 6

Expansion

Chapters across India, then abroad





👋 JOIN US

Be a Founding Member of JIRF

Reply with 👍 to the message and you will be added to the formal JIRF Group, where the structure, membership framework and roadmap will be shared.

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Rajendra Jain

Indore, Madhya Pradesh