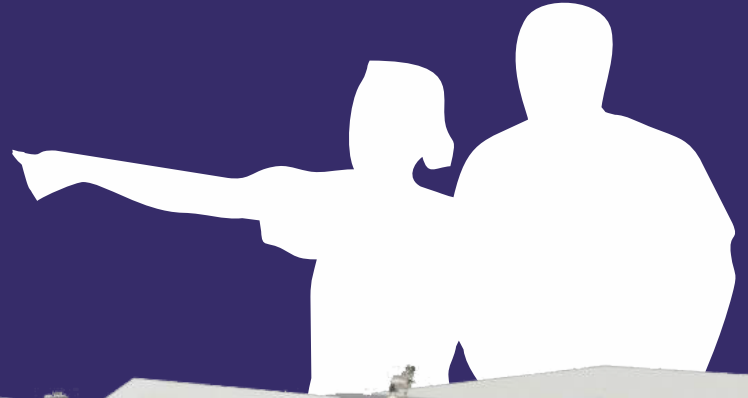




PROSPECTUS

Jain Centre London Development Bond



Jain Network is a registered charity in the UK. Our mission is to improve the spiritual and physical quality of life of Jain and wider community. We aim to provide a place of worship and study for all major Jain traditions and to promote Jain values in the western world. We are developing the Jain Centre at 64-68 Colindale Avenue, London NW9 5DR, which will be a global hub and a one-stop information centre for Jainism. It has registered as a charity in India as Jain Centre Jinalay Trust and in the USA as Jain Network – USA.

Jain Network acquired a substantial property in 2010 for the development of the Jain Centre London. It obtained planning permission to demolish present building and build new centre at the same site for place of worship, community centre and some residential rooms. It is situated in Colindale, North West London amidst the major Jain population residing in the London Boroughs of Barnet, Brent and Harrow. It is well connected by major roads and public transport and is within easy reach from central London. London being the premier world capital for business, culture, innovation and finance, the Centre is well suited to act as an international hub for education, culture and community services.

The British Government, Media, Statutory and other institutions in the United Kingdom engage with the nine major historical world faiths including Jainism. As a result, on major national and international events such as the Royal Wedding, Commonwealth Services and the Olympics, Jain representatives are invited. Local council, many members of the local community, local MPs, Lords, Interfaith leaders and organisations such as the RAF museum, educational institutions and other faith centres are supportive of the Jain Centre development.

Jain Centre London will be an architectural splendour depicting traditional white marble carvings within a modern design that will be functional and flexible. This unique 3 storied 30,000 sq ft building will have:

Community Facilities on

Ground floor: foyer, entrance hall, magnificent reception, administrative offices, dining room/café, parking for 14 cars and ancillary facilities.

First floor: library/multi-faith centre, 3 multipurpose rooms, large conference hall which can be divided into 3 smaller seminar/meeting rooms, display area, 4 self-contained residential rooms and ancillary facilities.

Jain place of worship and study on

Second floor: will be the place of worship and study for the major Jain traditions. It will have Swetamber Jinalay, Aum Hrim shaped 108 Parshvanath Jinalay, Digamber Jinalay, Sthanakvasi/Terapanthi Upashray, Guru Mandir, Shrimad Rajchandra Gyan Mandir, Sacred Hall, Guardian Deity shrines, Kesar Sukhad room, changing rooms, male and female showers and a flat and self-contained residential room.

The large Swetamber Jinalay will have beautiful, traditional carvings in white marble. The Mulnayak is Parshvanath Bhagwan. On either side are Pratimajis of Munisuvrat Swami and Mahavir Swami. The Aum Hrim shaped Parshvanath Jinalay will house smaller versions of the pratimajis similar to 108 Parshvanath mandirs in India. The images of the Guardian deities in the Swetamber temple are Padmavati Mata and ParshvaYaksh. Adjacent to the Swetamber Temple, there will also be murtis of Manibhadra Dada, Nakoda Bhairav, Ghantakaran Mahavir, Bhomiyaji, Sarasvati Devi, Laxmi Devi and Oshiya Mata.

The Digamber Jinalay will house Mulnayak Rishabhdev Bhagwan and on either side Pratimajis of Neminath and Simandhar Swami. It will also have the standing murtis of Bahubaliji and Bharat Chakravarti, and seated murtis of Chakreshvari Mata and Ambika Devi.

The Guru Mandir will have murtis of Guru Gautam in the centre and Pundarik Swami and Sudharma Swami on the sides. In the wall recesses there will be further murtis of Acharya Vallabh Vijayji, Buddhi Sagarji, Shanti Vijayji, Vijay Bhuvan Bhanu Surishvarji, Rajendra Suri.

This Shikharbandhi, environmentally friendly temple will have plants and solar panels on the roof. Each window of the building will depict 14 dreams of Trishla Mata with Nandishvar Dvip Svastik in the centre. This Centre has blessings of Gacchadhipatis, Acharya Bhagwants, Jain Saints and Leaders. PP Nay Padma Sagraji Maharaj is taking active interest in the development of the Centre.

Centre's usage and the management of the funds are done in accordance with the norms of Jain tradition.

We have had Bhumi Poojan and Shilanyas ceremonies in August 2016 in the presence of more than a thousand devotees including 60 people from India. The cost of building the new Jain Centre is estimated at £8 million, excluding £1 million for the cost of carving, shipping and construction of the temple.

The Centre will be run by skilful staff of at least five persons supported by the volunteers. The maintenance cost, including utilities is estimated at £200,000 per year. This amount will be easily generated from the usage of the Jain Centre premises and the income from donations.

The *ground floor* and *first floor* will be used for multifarious cultural, educational and community activities such as health and well-being projects, education, advocacy, art and culture, pathshala, satsangs, programmes for promotion of Jain values, youth and women empowerment, and community events.

We have decided to start building work by the end of 2018. We will sign the contract with the builder on *Laabh Pancham*, 12th November, 2018. We have appointed local and overseas trustees, global and fund raising ambassadors and advisors to get the global support. They are being supported by dedicated volunteers.

We appeal to you to support this exciting development by subscribing to 5 years interest free Jain Centre Development bonds. The amount generated by these bonds will be used for the construction of the Jain Centre and will help in initial cash flow. We assure you that your money will be returned to you or your heir/heirs from 5 years of the issue date.

Jain Centre Development Capital Expenditure and Income Statement

SITE COST	Amount (£)	INCOME	Amount (£)
Present Building & Site	880,000	Principal Donor	800,000
Refurbishment	120,000	Major Donors (3)	80,000
Already incurred and paid	1,000,000	Members & Devotees	120,000
			1,000,000
Costs already paid			
Council & Professional fees	600,000	Donation from Devotees & Membership	915,000
Part Demolition & Foundation	315,000	Temple costs to be funded by Jains	1,000,000
	915,000		

Temple Carving & Erection Cost	1,000,000		
Projected new building capital costs			
Builders Quotation including Demolition	6,300,000	India (Temple, Trusts & Individuals)	4,000,000
Furniture Fittings & Equipment	600,000	Donors: UK & Other Countries	2,000,000
Contingency	500,000	General Trusts & Foundations	2,000,000
Project Administration Cost	600,000		8,000,000
	8,000,000		
		Projected income	

Projected Revenue Income and Expenditure Statement (taken from Jain Network's Business Plan)

Operating Income:	Year 1	Year 2	Year 3
Hire of conference rooms	£ 100,000	£125,000	£125,000
Hire of offices	£ 17,000	£ 18,000	£ 18,000
Guest rooms (5 rooms, £50 per day, 200 days per annum)	£ 50,000	£ 55,000	£ 60,500
Grant & Trusts	£ 75,000	£ 75,000	£ 75,000
Donations from Jains	£200,000	£200,000	£200,000
Gift aid	£ 50,000	£ 50,000	£ 50,000
Jain Events	£ 40,000	£ 40,000	£ 40,000
Donations from Multifaith Centre	£ 60,000	£ 60,000	£ 60,000
Restaurants income (as per research with restaurants)	£ 100,000	£100,000	£100,000
Community interest company	£ 10,000	£ 20,000	£ 20,000
Total Income	£702,000	£743,000	£748,500
Expenditure			
Staff Costs			
Director	£ 55,400	£ 58,170	£ 61,079
Centre Manager	£ 23,600	£ 24,780	£ 26,019
Secretary/receptionist	£ 21,240	£ 22,302	£ 23,417
Religious worker	£ 21,240	£ 22,302	£ 23,417
Caretaker	£ 20,060	£ 21,063	£ 22,116
Jain Centre running and admin costs	£ 58,460	£ 61,383	£ 64,452
Total Expenditure	£ 200,000	£210,000	£220,500

Net Credit	£ 502,000	£533,000	£528,000

The excess income, both from capital and revenue will help us to settle bond repayment.

Note: If you like to get the money refunded in case of emergency, the Jain Network promises you to reimburse the amount, provided the bond holder gives 3 months' notice.

Legal advice by – Josiah Hincks Solicitors, 22 De Montford Street, Leicester, LE1 7GB

Administration of bonds by – Neilsons, Chartered Accountants, The Gatehouse, 453 Cranbrook Road, Ilford, IG2 6EW

For further information, please inquire Dr. Natubhai Shah (Chair) or Dipak Shah (Treasurer)

Disclaimer

The statements made in this prospectus are given to the best of the Jain Network Trustees knowledge and form the basis of the offering for a Bond. No other comments made verbally or in writing are to be deemed as representations by the Jain Network. The figures provided in the business plan are true and accurate to the best of the Jain Network Trustees knowledge based on the information to date. They will however accept no liability for any adjustments made as the project proceeds or variations necessary to complete the same.

Benefits of becoming a Jain Centre Development Bond holder



- 1) Support for the place of worship and study for major Jain traditions, 108 Parswanath Jinalay and the development of Jain Centre, London and its multifarious activities.
- 2) Part of Global Hub for disseminating Jainism, Jain values and practices.
- 3) One stop information on Jainism and development of the Jain community.
- 4) Rights of Life membership as mentioned below:
 - a. Up to 50% discount on hiring the hall for religious activities and 10% discount on social functions and Jain Centre training workshops/seminars/classes/events.
 - b. Information and advice: Government matters affecting individuals including entry to UK, job opportunities in UK and information about Jain activities by electronic means and website.
 - c. Accommodation at the Jain Centre subject to availability and free annual dinner.

Strategy of Fund Raising

Chief Patron (25 @ £25,000)	£6,25,000
Patron (50 @ £10,000)	£500,000
Life member (100 @ £1,000)	£100,000
Building fund + bricks	£1,510,000
Name Plaques (2nd floor) including sacred statues	£3,662,000
Name Plaques (1st floor)	£1,625,000
Name Plaques (ground floor)	£1,375,000
TOTAL	£9,397,000
+ amount of various Ucchavanis	£1,500,000
	£10,897,000

Up to the end of June, we have raised £467,000 in cash and £700,000 in pledged donations. We are constantly raising the funds for the Jain centre development project.

Please help the development of the Jain Centre

By joining as:

Chief Patron: Donation £25,000
Patron: Donation £10,000
Life member: Donation £1,000
Member: £10 per month by standing Order
Friend: £10 per annum
Volunteers for Fundraising, Accounting, Administration, Communication, IT Management, Marketing, Event Management, Trainers in life skills, Jain Centre Activities & other required fields.

By Donations:

Donations for building fund,
Plaques on halls, pillars and rooms
Donating in temple fund
Sponsoring murtis in the temple & 108 Parshvanath Jinalay
Donations for bricks: one/multiple (£101/brick)
Donations for resources and sponsorship for staff members and events

For further information please contact:

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USA	Ashok Singhavi	Mob: +1 832 2831 506	Email: ashingavi@gmail.com

Support to the Jain Centre London is the support to our own selves and the future generations.