



# Hinduja Realty Ventures Ltd.

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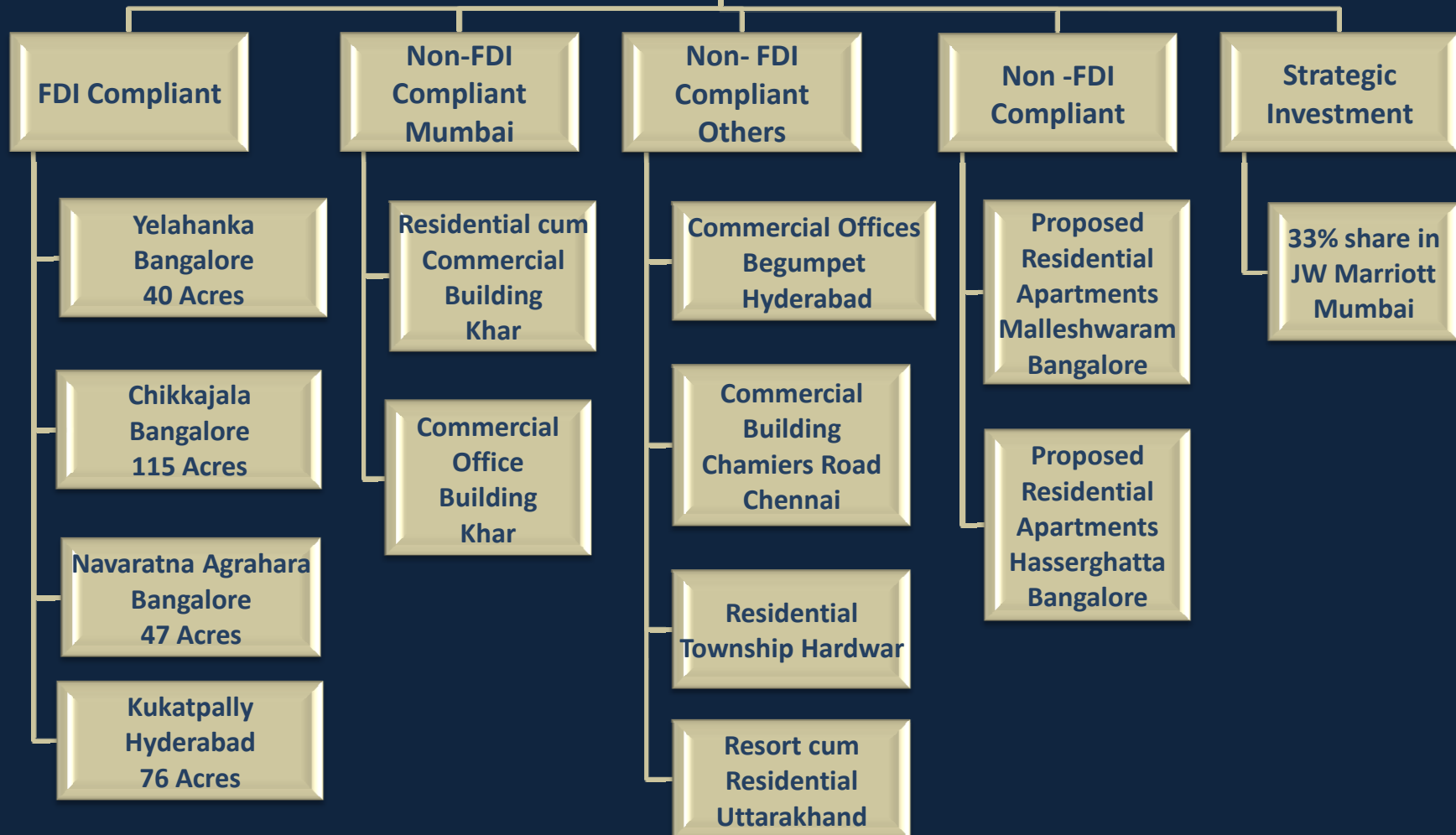
A Hinduja Group Real Estate Initiative



# Current Assets



## Hinduja Realty Ventures Limited (HRVL)



# Objectives & Strategies



- Hinduja Group, through its various Companies, owns valuable Land Banks (FDI/Non FDI Compliant) across key cities in the Country

## Business Objectives:

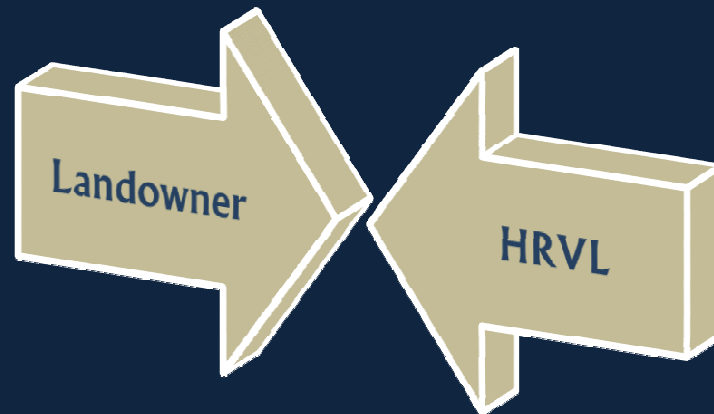
- Aggregate Group's Real Estate assets under Hinduja Realty Ventures Limited (HRVL) - the Flagship Real Estate Development Arm of the Group
- Unlock value of these assets through Integrated Development
- Design and Develop these assets to Maximize Returns



# Joint Development Format



- Landowners are Hinduja Group Companies
- Unencumbered, clear title land contributed by Land Owning entity
- Projects being undertaken on a Joint Development basis
- Landowner receives pre agreed share of Completed Built-up Property / Sales Revenue
- HRVL has:
  - Right to Acquire and Develop the Property in Phases
  - Right to Create Mortgage on the Land
  - Right to Transfer/Sell its share of completed Built-up Area to third parties
  - Right to Assign the Agreement to any other Third Party
  - Right of First Refusal in case the Landowner decides to sell its share of the Property





# HRVL Strategy and Competitive Advantages



- High Quality Captive Land bank (over 2500 acres)
- Integrated developments
- Large scale of operations
- Efficient Capital Allocation through sale of Residential development and lease of Commercial Development
- Development through reputed Master Planners, Consultants and EPC contractors for efficient and timely delivery

# Details of FDI Compliant Projects

# Current Portfolio



Sr. No.	City	Project Location	Land Parcel (Acres)
1.	Bangalore	Yelahanka	39.67
2.	Bangalore	Chikkajala	115
3.	Bangalore	Navaratna Agrahara	47
4.	Hyderabad	Kukatpally	76

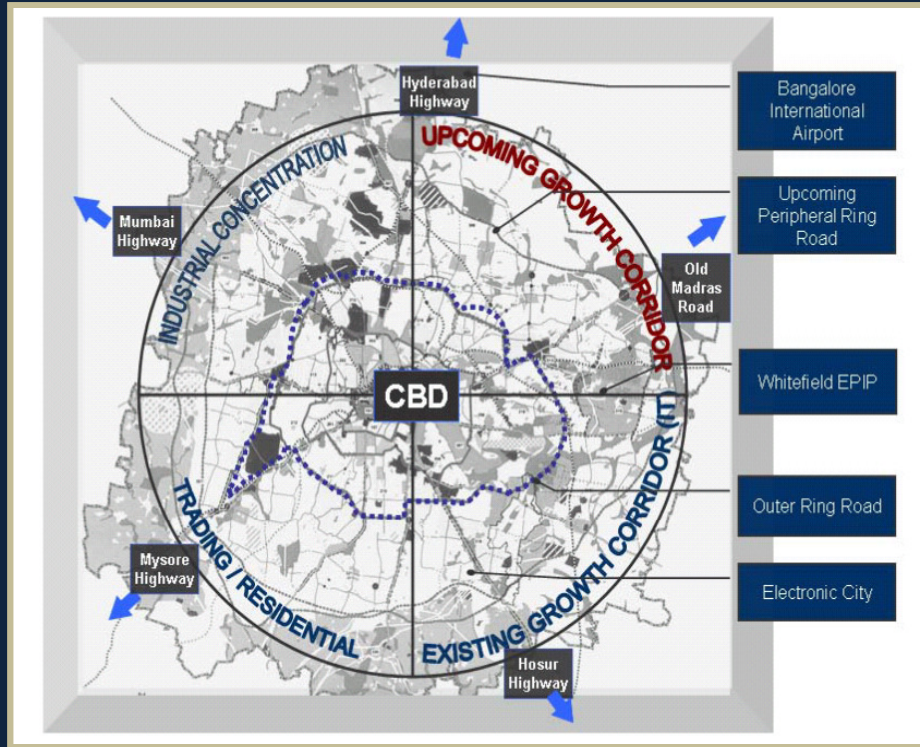


# Bangalore

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- Market Dynamics
- Project Details

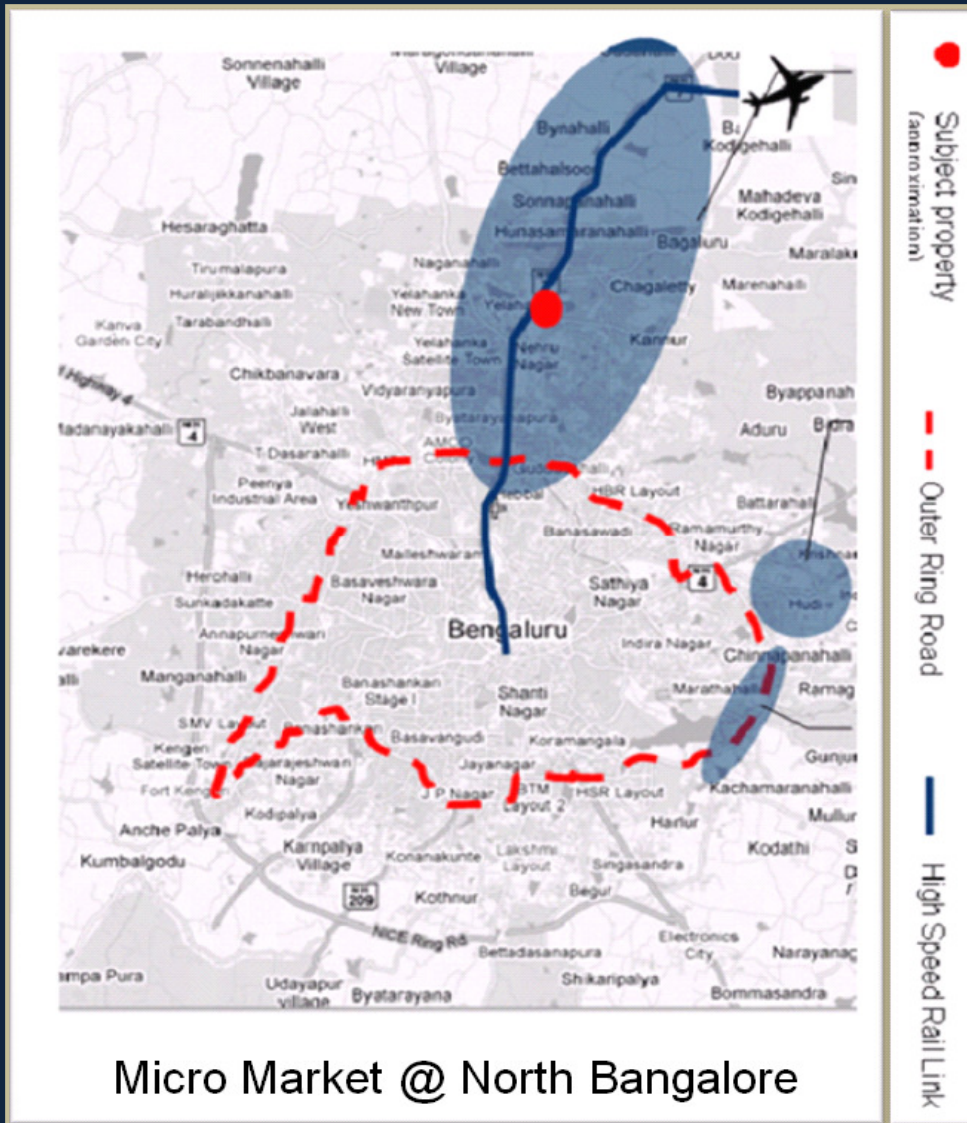
# City Map



## Bangalore Yelahanka – 39.67 acres



# Infrastructure Initiatives



- Enhanced connectivity has triggered the overall growth of Bangalore city
- Proposed 33 kms Bangalore High-Speed Rail Link (HSRL) connecting Bangalore's city center with Bengaluru International Airport (BIA) along National Highway 7
- Hebbal-Yelahanka Expressway
- 6 lane Bangalore–Mysore Infrastructure Corridor
- Outer Ring Road : Signal-Free Flyovers



# North Bangalore



- **Infrastructure Development Drivers:**  
Close vicinity to the Bangalore Airport
- **Proposed Peripheral Ring Road (PRR)**  
which would connect NH7 with all major roads emanating out of Bangalore
- **Speed Rail Link between Bangalore CBD to Bangalore Airport**
- **Number of high quality commercial, residential, retail and hospitality developments planned in this region providing impetus to growth of this region**
- **Companies like Infosys, Goldman Sachs, Philips, Fidelity, Satyam and Star TV have their offices within/near North Bangalore**
- **Current Residential Development:** Sobha Althea, Shriram Sunaina, Ramkey One North, Purva Venezia, Godrej Woodsman Estate, Renaissance Prospero, Century Wintersun, Prestige Oasis, RMZ Galleria
- **Integrated Townships** namely Bharatiya City and Ozone Urbana etc.
- **Office & SEZ Development:** Embassy Kirloskar Business Park and Embassy Manyata Business Park
- **Retail Development:** Small format retail stores besides The Esteem Mall, which is the only operational mall on this stretch

# Project Area : 39.67 Acres

## Site Facts



### Development Mix

Revenue Area	(million sq ft)
IT/ITES	3.82
Retail/Commercial	0.58
Hotel & Serviced Apartments	0.65
<b>Total Built-up Area</b>	<b>5.05</b>

Land Area	39.67 Acres
Location	Yelahanka, North Bangalore
Distances	12.5 km from the Bangalore Airport
Type of Development	IT/ITES SEZ plus Hotel, Serviced Apartments & Retail
Proposed Built-up Area	8 million sq. ft.
Revenue Area	5.05 million sq. ft.
Status of Approvals & Construction	<ul style="list-style-type: none"><li>Approvals received for 1.1 million sq. ft. for construction of Phase I</li><li>Construction Commenced</li></ul>

Development plans are tentative and subject to change, depending on regulatory requirements and market dynamics

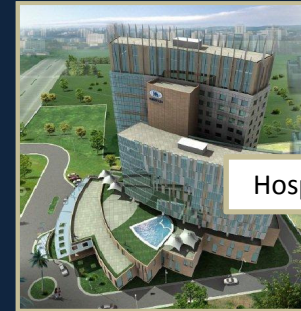
# Development Mix & Master Plan



Total Site Area	39.67 Acres
SEZ Area	30.00 Acres
Non-SEZ Area	9.67 Acres
FAR	3.25



# Perspective Views



Hospitality Project



IT/ITeS Facility



Commercial

# Approvals and Development Controls



Approval	Granting Agency	Status
<b>Co-Developer Approval for SEZ</b>	Board of Approval, Ministry of Commerce & Industry, Government of India	Received vide No.F.1/160/2008-SEZ dated 17 <sup>th</sup> July, 2012
<b>Approval for SEZ</b>	State Government of Karnataka	Received vide ITD:66:MDA(2):2008,Bangalore dated 19 <sup>th</sup> November, 2008
<b>Developer Approval for SEZ</b>	Board of Approval, Ministry of Commerce & Industry, Government of India	Received vide No.F.1/160/2008-SEZ dated 18 <sup>th</sup> June, 2009
<b>SEZ Notification</b>	Board of Approval, Ministry of Commerce & Industry, Government of India	Received vide notification no. : S.O. 416(E), dated 14 <sup>th</sup> March 2012.
<b>Environmental Clearance</b>	State Level Environmental Impact Assessment Authority	Received vide SEIAA:99 CON:2007 on 3 <sup>rd</sup> October 2008.
<b>Single Window Clearance for Project</b>	Karnataka Udyog Mitra	Approval of the project proposal vide letter No. KUM/SLSWCC-37/AD/757/2007-08 dated 13 <sup>th</sup> Nov, 2007
<b>Security Clearance</b>	Indian Air Force (IAF)	NOC granted vide letter No GOCL/ALP/IAF/2007-08/01 dated 24 <sup>th</sup> October, 2007 for building height of 66 meters.
<b>Height Clearance</b>	Airport Authority of India (AAI)	NOC granted for building height of 66mts vide letter no AAI/BIA/ATM/NOC/520028/1217-21 dated 8 <sup>th</sup> February, 2011.
<b>Height Clearance</b>	Microwave Survey Department, Bharat Sanchar Nigam Limited (BSNL)	Clearance received on 19 <sup>th</sup> October, 2010 for 73 meter height buildings.
<b>Water</b>	Bangalore Water Supply and Sewerage Board, Bengaluru (BWSSB)	NOC received for Water Supply and Underground Drainage vide letter BWSSB/CE(M)/ACE(M)-II/TA-8/5742/2007-08 dated 2 <sup>nd</sup> January, 2008
<b>Power</b>	Bangalore Electricity Supply Company (BESCOM)	NOC received for Power Supply vide letter CEE/BMAZ/SEE (O)/AEE - 3/F-156/2490 Dated 8 <sup>th</sup> February, 2011. (Validity -24 months)
<b>Pollution Control</b>	Karnataka State Pollution Control Board (KSPCB)	CFE received from KSPCB vide letter PCB/107/CNP/08H328 on 13 <sup>th</sup> June, 2008
<b>Fire Safety Clearance</b>	Fire Force & Emergency Services	Received vide GBC( 1 ) 20/2008 on 25 <sup>th</sup> November 2008.
<b>Building Plan Approvals</b>	Karnataka Industrial Area Development Board (KIADB)	Approval for Plans of IT/ITeS Building 1 received vide letter no KIADB/DO-II/4436 on 10 <sup>th</sup> February 2009. Approval of plans for subsequent buildings shall be applied for at appropriate time



# Project Area : 115 Acres

## Site Facts



### Development Mix

Revenue Area	(million sq ft)
Residential	7.50
Retail & Commercial	0.50
Hotel & Serviced Apartments	0.50
Health Care	0.40
Roads, Green Area & Civic Amenities	1.30
<b>Total Built-up Area</b>	<b>10.20</b>

Land Area	115 Acres
Location	Chikkajala, Bangalore
Distances	10 km from the Bangalore Airport
Type of Development	Mixed Use Integrated Township
Proposed Built-up Area	12 million sq. ft.
Proposed Revenue Area	10.20 million sq. ft.
Status of Development	Project Planning is in progress

Development plans are tentative and subject to change, depending on regulatory requirements and market dynamics

# Tentative Master Plan





# Geographic Project Location





# Project Area : 47 Acres

## Site facts



Land Area	47 Acres
Location	Navaratna Agrahara, Bangalore
Distances	7 km from the Bangalore Airport
Type of Development	Exclusive Residential low rise villa development
Revenue Area	1.90 million sq. ft.
Status of Development	Project Planning in progress

## Development Mix

Revenue Area	(million sq ft)
Residential – Phase 1	1.10
Residential – Phase 2	0.80
<b>Total Built-up Area</b>	<b>1.90</b>

Development plans are tentative and subject to change, depending on regulatory requirements and market dynamics

# Tentative Master Plan



# Hyderabad

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- **Market Dynamics: Kukatpally, Hyderabad**
- **Project Details**

# Market Dynamics : Kukatpally, Hyderabad

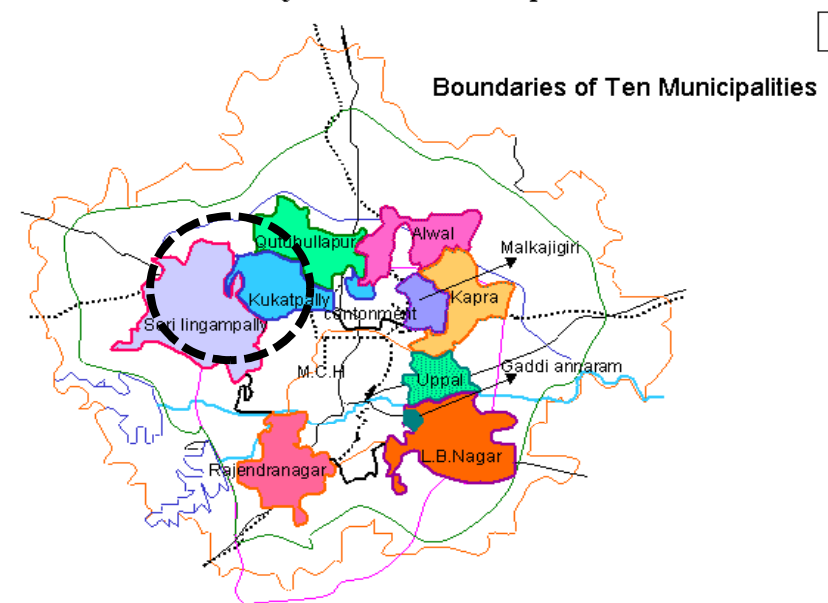
## Future Potential

- Kukatpally : A major Residential & Commercial Suburb of Hyderabad
- Good support Infrastructure & further Improvements planned
- Proximity to HI-TEC City, Madhapur (3.5 Kms) - the IT Hub
- Presence of good Educational Institutes and Universities

## Kukatpally

- Infrastructure Development Drives including Metro Rail
- 100' Road sector passing through the property
- Number of up market commercial, residential, retail and hospitality developments in the vicinity
- IT MNCs like Infosys, Wipro, TCS, HP and Cognizant Technologies etc. in HI-TEC City
- Metro Cash & Carry (a supermarket)
- Rainbow Vista, Rain Tree Park (Malaysian township)

Master Plan for Hyderabad Metropolitan Area 2020.

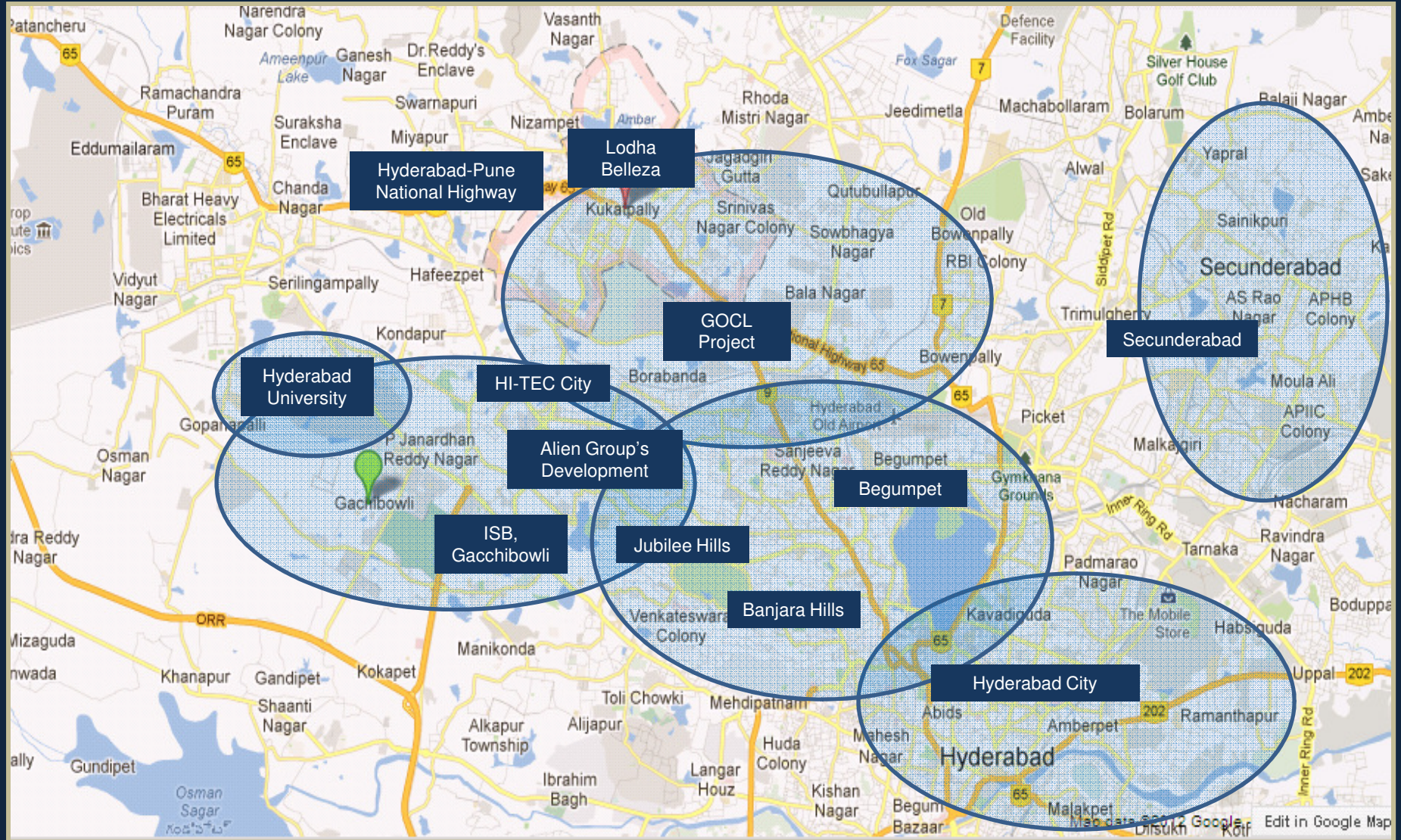


Hyderabad Urban Development Authority





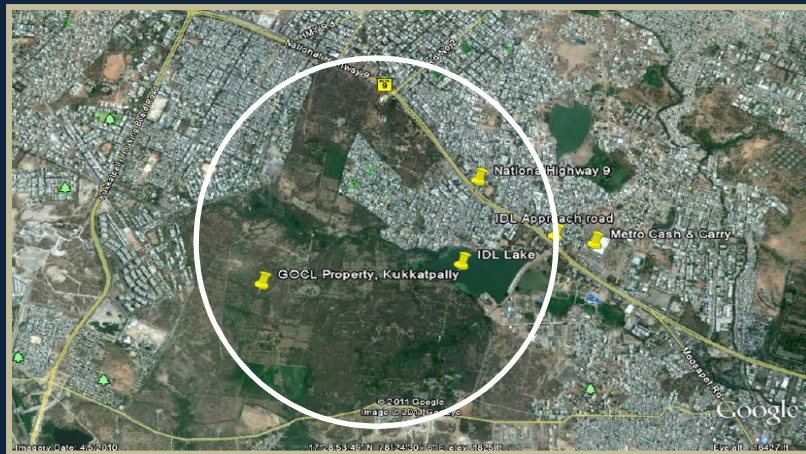
# Kukatpally : Socio-Economic





# Project Area : 76 Acres

## Site Facts



### Development Mix

Revenue Area	(million sq ft)
Residential	5.50
Knowledge Park/ Commercial	1.50
Hotel, Retail & Service Apartments	0.20
Health Care	0.30
Entertainment & Retail	0.20
Community Facilities, Roads & Green Area	2.30
<b>Total Built-up Area</b>	<b>10.00</b>

Development plans are tentative and subject to change, depending on regulatory requirements and market dynamics

Land Area	76 Acres
Location	Kukatpally, Hyderabad
Distances	3.5 Kms from HI TEC City, 7 Kms from Gacchibowli
Type of Development	Mixed Use Integrated Township & Knowledge Park
Proposed Built-up Area	12 million sq. ft.
Revenue Area	10 million sq. ft.
Status of Development	Project Planning is in progress

# Tentative Master plan



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