

## **Executive Summary**

The company owns prime land measuring 15 acres (60,000 square metres) on main Gurgaon-Faridabad Road, Village Gwalpahari, District Gurgaon, Haryana, INDIA. The CLU of the land from Agricultural to Hotel/Commercial is expected shortly. An additional 12 acres of land abutting the aforesaid land is also owned by our group companies making a total of 27 acres (110,000 square metres).

Gurgaon city lies south west of New Delhi and is one of the the fastest growing cities in India and now is part of urban sprawl of the National Capital region. The city currently has a population of about 3 million which is expected to rise upto 6 million by 2021.

### **Locational Advantage of Gurgaon to set up a Hotel.**

1. Delhi International Airport being upgraded to handle 40 million passengers by 2010 and 100 million passengers by 2020 is only 15 kms from the aforesaid land.
2. The existing Gurgaon-Faridabad Road is being upgraded to 6 lane highway by Reliance Infrastructure Ltd. In addition to this a 10 lane South Peripheral road is being built 1 km from our site to connect Gurgaon-Faridabad Road to National Highway 8.
3. Delhi the capital of INDIA is an international gateway city with a large number of Tourist and Business Arrivals.
4. Large Non Resident Indian population. 15 million Indians are living outside India are belonging to North India. These people frequently visit India to meet family and friends.
5. India expects to attract 25 million foreign tourists per year in next ten years from 5 million per year currently.
6. India GDP growth rate 8% per annum and National Capital region growth rate 12% per annum.
7. Large population of National Capital Region of 20 million provide a large domestic market which is expected to swell to 30 million persons by 2020.

8. Coupled with Rising Incomes is a boon to the Hospitality industry Per Capita Income growth is 7.1%. Gross Domestic Domestic Savings 28%.
9. Gurgaon ranks only second to Bangalore in terms of growth in Software/IT Related production and exports.
10. Shortage of Rooms in 5 star category has pushed up Room rates upto USD 500 per night in Delhi and USD 300 in Gurgaon.
11. 9 Hole DLF Golf Course is 5 kms from the land. Another 350 acre Gurgaon leisure project which includes a 300 acre 18 hole golf course has been recently allotted to DLF Ltd for a total sale consideration of USD 500 million just 4 kms from our site.
12. Extremely quiet and Green surroundings make it a ideal place to build Hotels, Resorts, Exhibition Halls.
13. Delhi is a hub for Political, Diplomatic, Cultural, Educational and Economic activity in INDIA.
14. Lot of exhibitions and conventions take place round the year. A large modern convention center would be quite profitable along with the Hotel/Resort

### **Project Highlights**

<i>Land Area</i>	<i>60,000 square metres</i>
<i>Permissible built up area</i>	<i>90,000 square metres</i>
<i>Hotel built area</i>	<i>76,500 square metres</i>
<i>Commercial/Retail</i>	<i>13,500 square metres</i>

In addition to Hotel Rooms and Commercial/Retail area there is great demand for serviced apartments in Gurgaon due to the presence of a large floating population employed by the IT related business. A Hotel should have a good mix of apartments, rooms and suites.

Rohit Jain  
Director  
1108-1110-1112 Antriksh Bhawan,  
Kasturba Gandhi Marg,  
New Delhi 110001  
INDIA