

To

**Subject: Sites for Commercials, Business Park and IT Hub with services apartments near rock Garden, Northern Chandigarh.**

Kind Attn.:

Dear Sir,

We introduce ourselves as Builders, Developers, Management consultants and Real Estate Agents having good chunks of land in Kansal (Pb.) adjoining Rock Garden and Lake Area in the immediate vicinity of North Chandigarh. Since Chandigarh is an upcoming Metro of North India, a leading Corporate/Company like you should have prominent presence in this area and ambience especially if **infrastructures and builtup spaces are available at very reasonable and affordable cost** . Here you can accommodate your **Regional offices, Officers Training Centers, Public Dealing offices and Service Apartments for your staff whom can operate all over North India** from this place. The deal may be a Joint-Venture Projects or outright Sale of Land / Builtup Spaces and infrastructures as per your requirements. We are enclosing herewith a presentation portraying a sketch of the idea.

Kindly revert back if it appeals to you or you have any query.

For Billus Enterprises,

(Sanjay Kumar Sharma)

Chief Executive

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**Encl:** Our Presentation

## **About Chandigarh**

- Chandigarh (India) is one of the most beautiful cities of the world and located near the Himalayan Mountains.
- Chandigarh is the capital of two states i.e. Punjab and Haryana and has ca.1.5millions inhabitants.
- After independence, India has invited the great architect, Le Corbusier to design the new capital of Punjab -> Chandigarh.
- The urban structure of Chandigarh is divided into sectors or blocks of houses. Each sector has its separate shopping centre and well-planned parking systems. The city is well known for its lush green gardens, parks and well-constructed roads.
- Chandigarh is one of the India's fastest growing cities in the Northern India.
- The transport and communication facilities in the city are very good and effective. The sectors are connected by means of planned transport system and well-connected roads.
- Huge No. of Visitors in Chandigarh daily besides regular residents for their educational ,employment & Tourism Purpose.
- Being strategically located connecting 4 states, it is hub of activities whether Educational, political, social, cultural or economical.

## **About Sites**

Two 4 Acres to 30 Acres sites are available as spotted Green in Chandigarh Map. Both sites are in Kansal N.A.C. area, which is wall to wall adjoining the Rock Garden having a view of Sukhna Lake. The area is full of healthy and life fulfilling environment due to lush green ambience and facing Shivalik Hills giving it a feel of being at hill station. The sites are perfect for Educational hub , IT Park and Commercial Buildings. The area is within Municipal limits and meet all specifications a prestigious projects requires. We may also assist you in obtaining approvals. Responsibilities in executing the project may also be shared.

So far as rates are concerned, approx. Rs. 50 Cr. Per acre is the market price or Govt. auction rate is confirmed in the vicinity. We are providing land free of cost in joint venture concept. Only Rs. 70 Crs. To 600 Crs. Are required for different sites (According to yours budget) as upfront amount which is adjustable against the market receipts of the project. We can provide builtup / constructed, developed spaces and infrastructures for your prestigious projects at reasonable costs.

## **Distances**

Chandigarh Airport	:	10 kms
Chandigarh Railway Station	:	8 kms
Chandigarh Bus Stand	:	4 kms
PGIMER	:	5 kms
Punjab University	:	5 kms
Punjab and Haryana Secretariat	:	2 kms
Information Technology Park	:	5 kms

We are enclosing herewith a few maps which will provide you a complete glimpse of the location of the site we are talking about.

Even then, in case you still have any query, kindly do not hesitate to contact us.

For Billus Enterprises,

(Sanjay Kumar Sharma)

Chief Executive  
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# Chandigarh tops list of boom towns of tomorrow, Nagpur 2nd

TIMES NEWS NETWORK

Always wanted to buy a house but just can't afford one any longer? Have a little surplus money that you'd like to invest in real estate but find land prices in your city completely out of reach? It might not be a bad idea to think beyond life in a metro and consider some of India's smaller cities, which could be where the next big boom is coming.

That's right. If you thought all the real estate action was in the metros, think again. A booming economy and surging service sector have ensured a surge in income and purchasing power even in smaller towns. And the need to keep costs in check is prompting many corporates to check out 'B' cities even as retail chains are eyeing potentially lucrative customer bases.

So which are the boom towns of tomorrow? A study of India's emerging growth centres has come up with a list of 15 cities, all of which share the advantages of relatively low real estate cost, plenty of land available for development, an untapped pool of manpower and rising quality of life.

After assessing cities on the basis

## EMERGING CITIES

- |                 |               |
|-----------------|---------------|
| 1 Chandigarh    | 8 Mysore      |
| 2 Nagpur        | 9 Indore      |
| 3 Goa           | 10 Lucknow    |
| 3 Kochi         | 11 Coimbatore |
| 4 Visakhapatnam | 12 Guwahati   |
| 5 Ahmedabad     | 13 Ludhiana   |
| 6 Bhubaneswar   | 14 Surat      |
| 7 Jaipur        |               |

of five key parameters — real estate, people, physical infrastructure, social infrastructure and business environment — the study concluded that India's hottest emerging city is Chandigarh. India's first planned city got top ranking for the potential of its real estate market, physical infrastructure and business environment. While there is little space left within the city itself, Chandigarh scores because of the rapid development taking place on its outskirts, in areas like Panchkula, Mohali, Zirakpur and Dera Bassi on the Chandigarh-Ambala highway. Good connectivity, low operational costs and high disposable income also

## Smaller cities to drive urban growth: UN

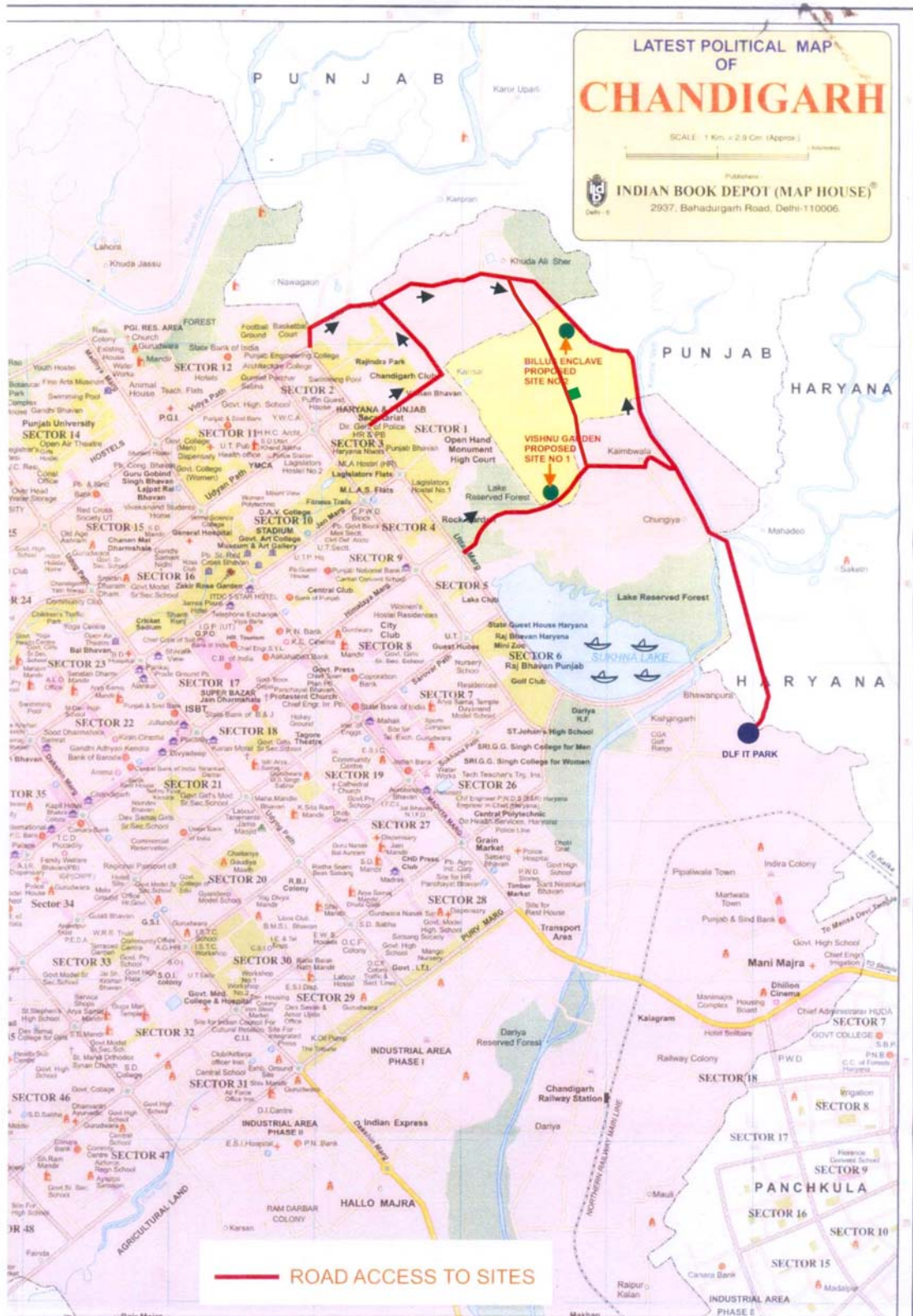
Smaller cities with populations less than 50,00,000, and not megacities, will drive urban growth, according to the UN Population Fund's State of the World Population 2007 report. Kolkata, Seoul, Buenos Aires and Mexico City are some of the bigger cities seeing more people moving out that in, it says. **P 15**

contributed to it being declared India's hottest emerging city.

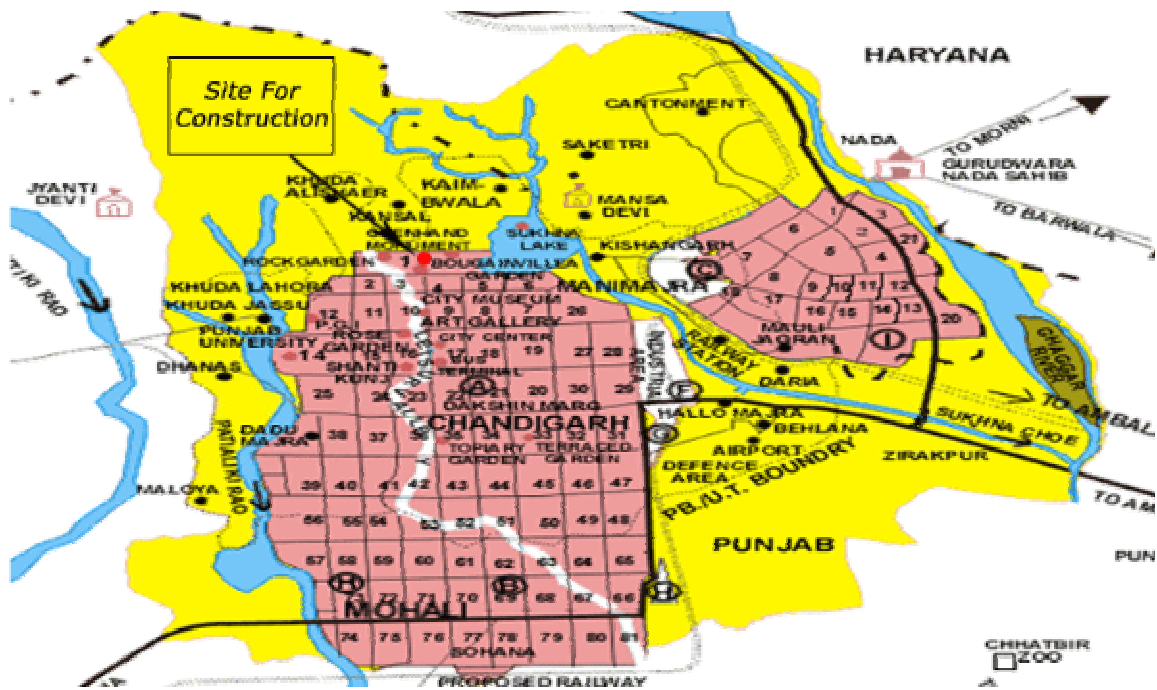
Chandigarh is followed by Nagpur, which has seen a boom in both commercial and residential construction. With efforts on to improve the city's infrastructure, it has the potential for developing into a much sought after destination, especially since plentiful supply of educated manpower and lots of land for large campus developments are attracting many IT companies to the city. The study, conducted by real estate consultancy Knight Frank, puts Goa and Kochi at joint third place.

► **Goa's social infrastructure best, P 15**

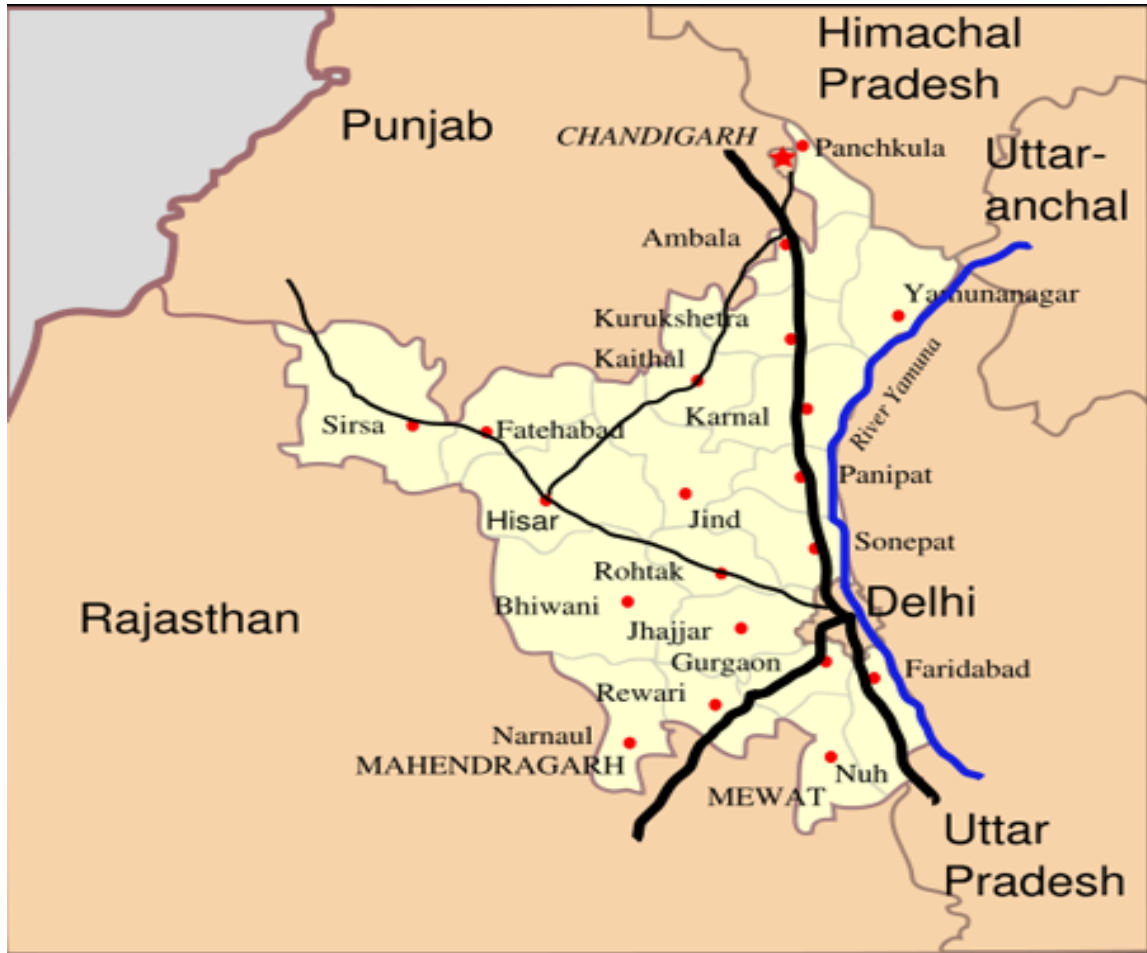
Newspaper article Dated 28-06-2007 (Times of India) about Chandigarh Real Estate



**Built up spaces can be made available 1000 Sqft. To 6 lacs Sqft. Super covered area on all three locations.**



Map of Chandigarh-Mohali with marked Site of Construction



Map of North India





# ROUTE MAP

PROPOSED HIGHWAY FROM ENGG. COLLEGE TO I.T. PARK, CHD.

Kaimbala U.T.

Site for Billus Enclave

100' Wide Road

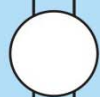


ROCK GARDEN PHASE 3

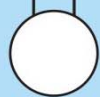


TO HIGH COURT ←

→ LAKE



SECTOR 4 & 5 ROUND ABOUT



PRESS CHOWK LIGHT POINT SECTOR 17