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Executive Summary

Product Offer

- 1** Ready to Move Premium 3 BHK Apartments
- 2** Located on VIP Road, off Chandigarh – Delhi Expressway
- 3** Excellent Client Profile
- 4** Consistent Price Appreciation
- 5** Good Rental Yields

Local Advantages



Fastest Growing Area in Tricity (Chandigarh)



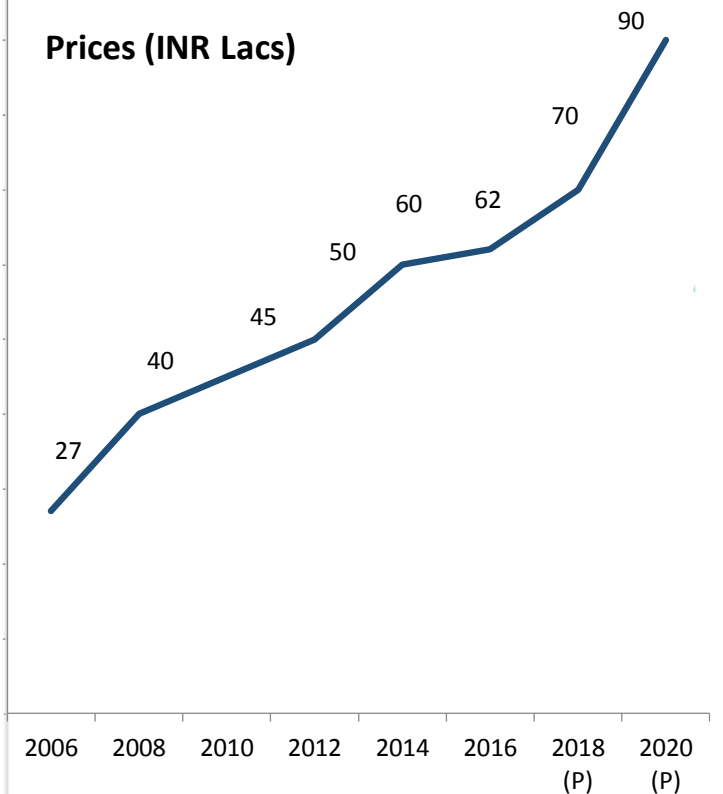
10 Minutes Drive to Chandigarh International Airport



Most Pivotal Location vis a viz its connectivity to Punjab, Haryana, Himachal Pradesh, UT & Delhi

Value Appreciation

Prices (INR Lacs)



Chandigarh

- The only **planned city** in post-independence India and is internationally known for its architecture and urban design
- The master plan of the city was prepared by Swiss-French architect **Le Corbusier**
- Named as one of the **perfect cities of the world** in terms of architecture, cultural growth and modernization by BBC
- Tops the list of Indian States and Union Territories by per capita income in India
- Selected to be developed as a **Smart City** by the Union Government

- Declared as the **2nd cleanest city of India** under Swachh Bharat Survekshan
- Heads the list of Indian states and territories according to Human Development Index
- First **smoke-free city** in India
- In 2015, a survey by LG Electronics, ranked Chandigarh as the **happiest city in India** over the happiness index
- The metropolitan of Chandigarh– **Zirakpur** - Mohali collectively forms a Tri-city, with a combined population of over 2 million

Chandigarh & Main Suburbs

Invest Where?

Chandigarh

- Completely developed with plotted & low rise development and very few group housing options
- Only Expansion is in Suburbs
- Extremely expensive Real Estate



Mohali

- The areas of Mohali near Chandigarh are already developed with plotted developments
- Like in Chandigarh it has expensive real estate & caters mostly to Punjab due to demographics
- New affordable development is coming in areas which are 40-50 minutes from central Chandigarh



Zirakpur

- Major new group housing development is focused in Zirakpur (30% Annual Population Growth)
- Only area adjoining Chandigarh with quality & affordable investment options
- Highest growth potential & great location vis a vis Punjab, Haryana, Himachal, UT & Delhi



Panchkula

- The areas of Panchkula near Chandigarh are already developed with plotted developments
- Like Chandigarh it is expensive real estate & caters mostly to Haryana due to demographics
- Very few new affordable development in areas near Chandigarh



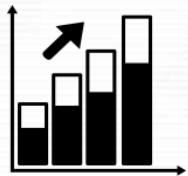
Mullanpur

- Social & Civic infrastructure is not developed yet
- Very few existing and occupied group housing projects
- No major road connection to important destinations



Zirakpur

Emerging as a retail and hotel hub



Growth

Fastest growing area adjoining Chandigarh, Panchkula and Mohali



Population

Its population is growing at a rate of 30% annually with people moving in from all over the country.



Location

Its location is very central for catering to Punjab , Haryana and Himachal Pradesh as well as the Union Territory of Chandigarh



Brands

All major national & international retail brands present like Metro Cash & Carry, Wal-Mart, Decathlon, Nike, Adidas, Puma, Pantaloons, etc.

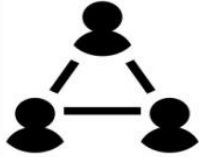
The new Chandigarh International Airport is situated right next to Zirakpur

Chandigarh International Airport

- The main airlines operating from Chandigarh airport include Indigo, Air India, Jet Airways, Jet Konnect and Spicejet
- The Chandigarh airport will cater to people from Punjab, Himachal, J&K and parts of Haryana leading to more business opportunities in Chandigarh region
- First International Flight from Chandigarh started with daily direct flights to Dubai & Sharjah
- Daily flights to major Indian cities like New Delhi, Mumbai, Bangalore, Pune, Chennai, Hyderabad, Lucknow, Srinagar, Goa etc.
- Flights to Singapore and Bangkok starting on 1st May, 2017



Business Potential



Manufacturing Industry

One of the focus points of Indian Economy

Located at nearby areas of Dera Bassi & Baddi we have major pharmaceutical, electronics and FMCG players



IT Industry

Hot Spot for New Start Ups

Infosys, Tech Mahindra & Airtel already at Rajiv Gandhi Technology Park Chandigarh
Quark City already operational at Mohali
Infosys & Tech Mahindra coming up with a 50 acre campus each at Mohali IT City
500 New IT Start Ups Set Up



Logistics

Gateway to North India

Zirakpur's Central Location allows it to be the epicenter of various logistics and warehousing businesses



Agro - Business

Easy Sourcing Available

Punjab & Haryana are the only states in India to have Patented Basmati Cultivation
Fruit and vegetable cultivation & export opportunity

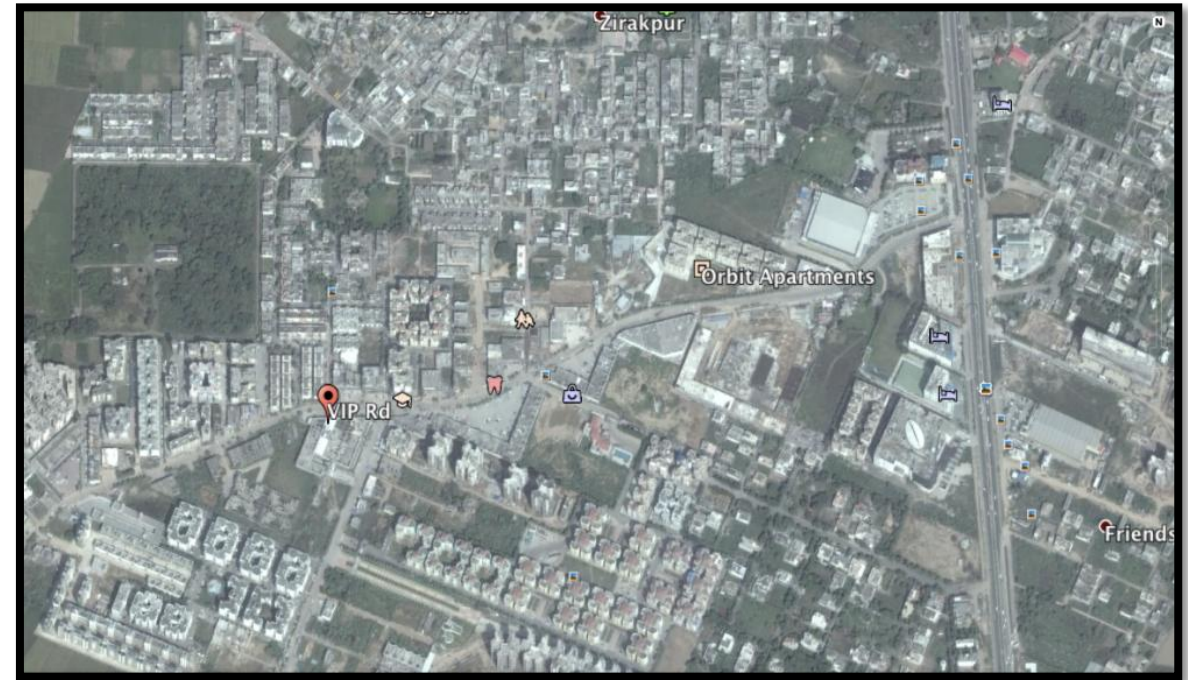


VIP Road

- Unprecedented growth & development in the last 10 years
- Centre of hectic activity in group housing projects with approx. 15000 dwelling within a radius of 1 km
- Commercial projects including cash & carry retail , malls, hospitals, hotels and restaurants
- Connected to the New Ring Road connecting the International Airport with the cities of Mohali and Panchkula
- VIP Road has excellent connectivity to both the Chandigarh-Delhi Expressway & the Chandigarh Patiala Highway

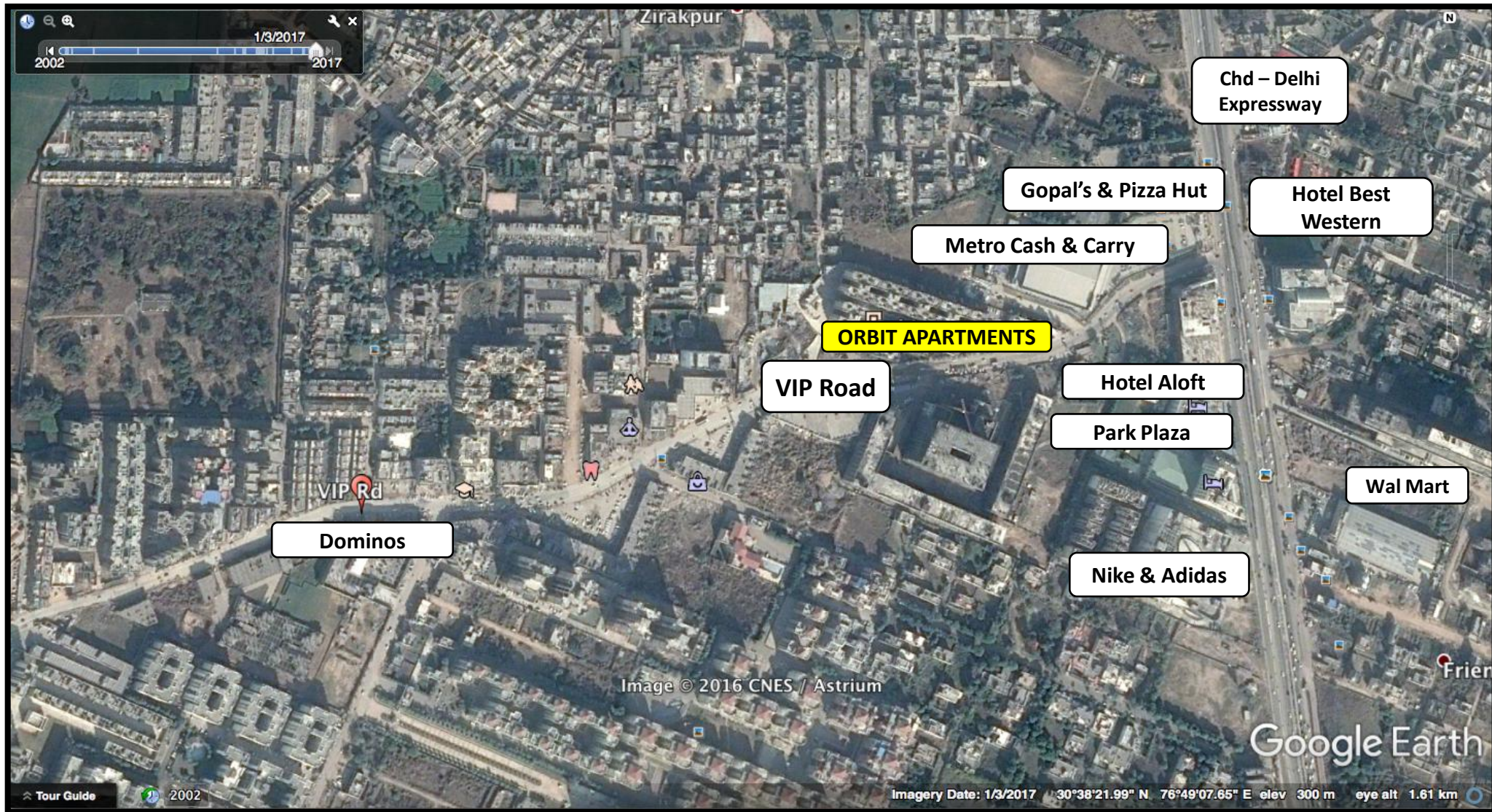


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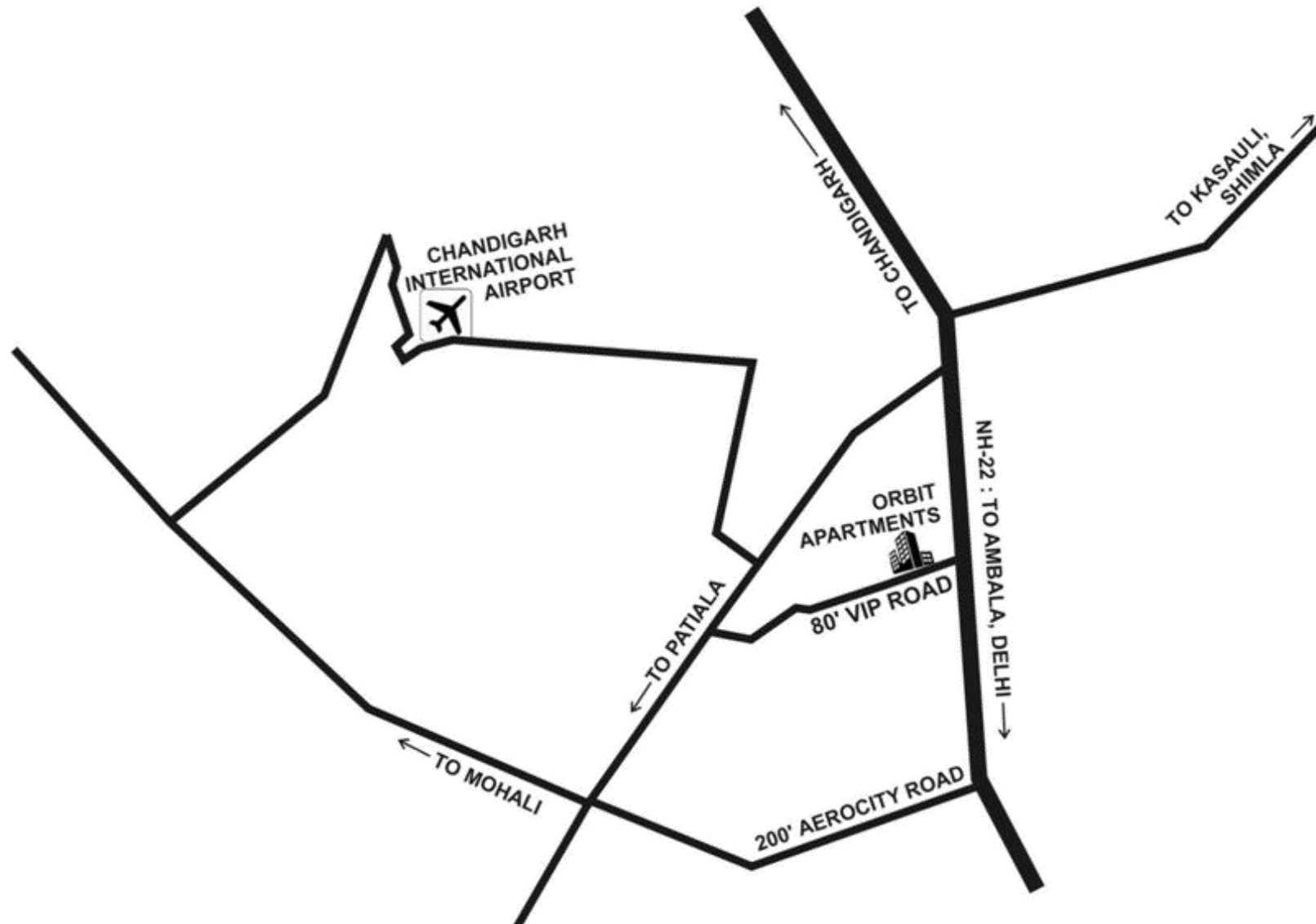


2017

VIP Road – Google Impression



Location Map – VIP Road's Central Location



Orbit Apartments



Phase 1 & 2 Completed – With 80% Occupancy



Phase 3 – Possession by March 2018



Excellent Client Profile

10 years
Leadership in Real Estate Development

Highlights:



GREAT LOCATION

1ST Project on VIP Road,
50 Meters Off NH-22



PREMIUM FINISH

International Specifications &
Branded Fittings



MODERN LAYOUT

Large Covered Area &
Spacious Rooms



Doctors

Specializing in Neurology, Cardiology, Gynecology etc.



NRI's

From US, Canada, UK, Denmark, New Zealand



Lawyers

Leading lawyers practicing in the Punjab & Haryana High Court



Bureaucrats

IAS/IPS officer from Punjab & Haryana Governments



Judges

Judges from Punjab & Haryana High Court



Corporate Professionals

From Banking, IT, Telecom, FMCG, Pharma & Other Sectors



Armed Forces

We are home to many senior ex Army, Airforce & Navy Officers



Self Employed

CA's, Architects & Entrepreneurs

Diverse & Excellent Client Profile

Only Exclusively 3 BHK Group Housing Project

Locational Advantage



Walking distance from Metro Cash & Carry, Walmart, Fine Dine Restraunts, Shoppings Centres, Saloons & Spas, Banks, ATM's, Bus Stands, Clinics



1st Residential Project on 80 Feet Wide VIP road



Just 3 Km from Chandigarh on the Chandigarh – Delhi Expressway



New Amcare Private Hospital coming up at walking distance from the project & only 7 Km away from Government Medical College Sector 32, Chandigarh



All leading private schools present in the vicinity



10 Minutes Drive to Chandigarh International Airport

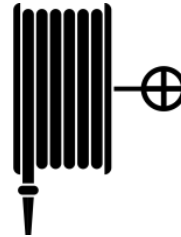


15 Minutes Drive to Chandigarh Railway Station

Features

24Hrs

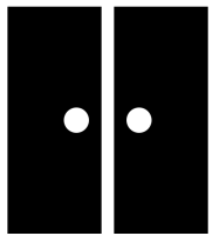
CCTV Security, Water
Supply, Power Backup



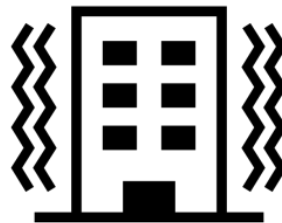
Modern Fire Fighting
System



Club House & Kids Play
Area



Large Storage Space

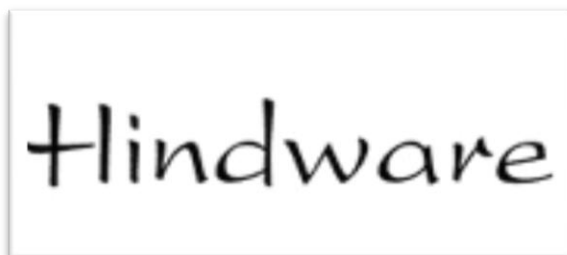


Earthquake Resistant
Structure



In-House Electrician &
Plumber for Maintenance

Fittings from International Brands



3 BHK - Typical Floor Plan

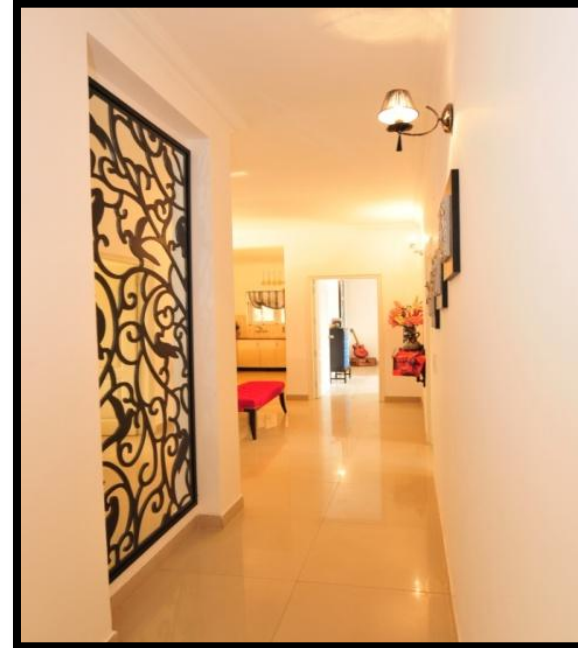
Covered Area(A)	1,425.50 Sq. Ft.
Circulation Area(B)	131.81 Sq. Ft.
Balcony Area(C)	106 Sq. Ft.
Super Area (A + B + C)	1,663.31 Sq. Ft.



KEY PLAN



Sample Flat Photographs



Orbit Apartments Photographs

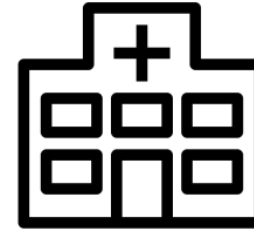


Social Infrastructure Developed



Educational Institutes

- Leading schools like DPS, Mt. Carmel, St. Xavier's, Dikshant International School & Manav Mangal World School are within 2 km radius of Orbit Apartments
- Bus service from all leading Convent and Private schools of Chandigarh.
- Chandigarh region is also a hub for quality higher education at Indian School of Business, Punjab university, PEC, PGIIMER, Government medical college etc.



Hospitals

- 15 mins drive to Government medical college
- 30 mins drive to PGIIMER and Sec 16 Govt. Hospital
- Walking distance from upcoming Amcare Pvt. Hospital
- 15 mins drive to Fortis and MAX Multi-specialty Hospital



Shopping

Fully developed market area catering to all shopping requirements within 30 meters



Banks

Most national and private banks including SBI, IDBI, HDFC, Kotak Mahindra etc. within 100 meters



Salons

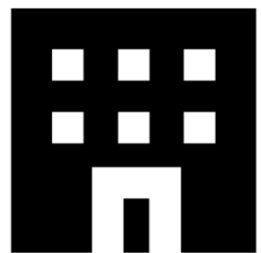
Several premium salons including Lakme, Cleopatra, Matrix etc. located within 30 metres



Gyms

World class gyms like Burn gym, Oxy gym etc. located within 100 metres

Recreational Options



**Luxury
Hotels**



Within 100 meters



Restaurants



An enduring tradition of sweetness



Within walkable distance



Hill Stations Nearby

Shimla, Kasauli, Barog etc.
are all within a few hours
drive



Tri-city destinations

Two Golf Clubs, PCA Cricket
stadium, Sukhna Lake, Rock
garden, Pinjore Gardens etc.
are within a 15 minutes drive



High-End Shopping

Premium markets like
Sector 10, 11 & Sector 17
along with Elante Mall
within a 20 minutes drive



Pilgrimage

Major Pilgrimage Centers like
Shri Nada Sahib & Mansa
Devi, etc at a 30 minutes
drive

Places to Visit Nearby



Nada Sahib



Virasat E Khalsa

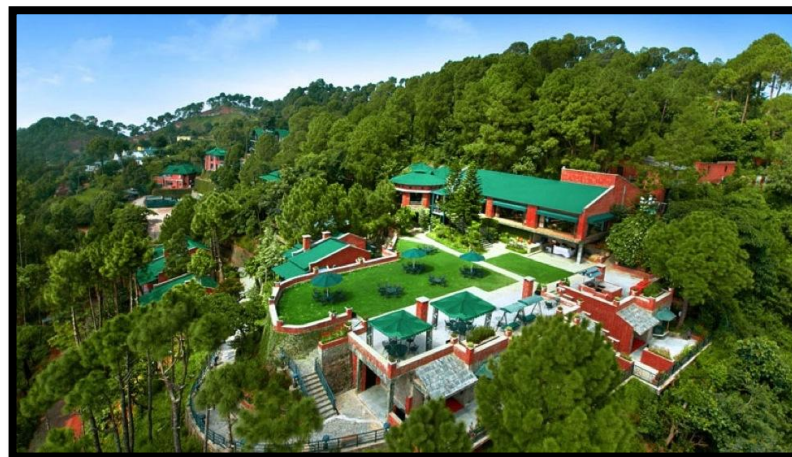


Mansa Devi

Shimla



Kasauli



Pinjore Gardens



Testimonials from Clients -- “Acknowledged as the best”

“

ORBIT gives us a warm & homely feelings & their maintenance department provides Excellent

- **Mr. Asis Sidhu,**
Manager, CII
Chandigarh.

Flat No.A/VI/12

“

ORBIT Apartments has delivered the best to us.

- **Mrs. Shobha Sarkar,**
Director, Integral
Development Engineers.
Pvt. Ltd.

Flat No.I/VI/197

“

Calmness in air, Lovely green ground, Peace in heart, at Orbit I found

- **Mr. Ajay Vijnh , NRI**

Flat No.J/I/205

“

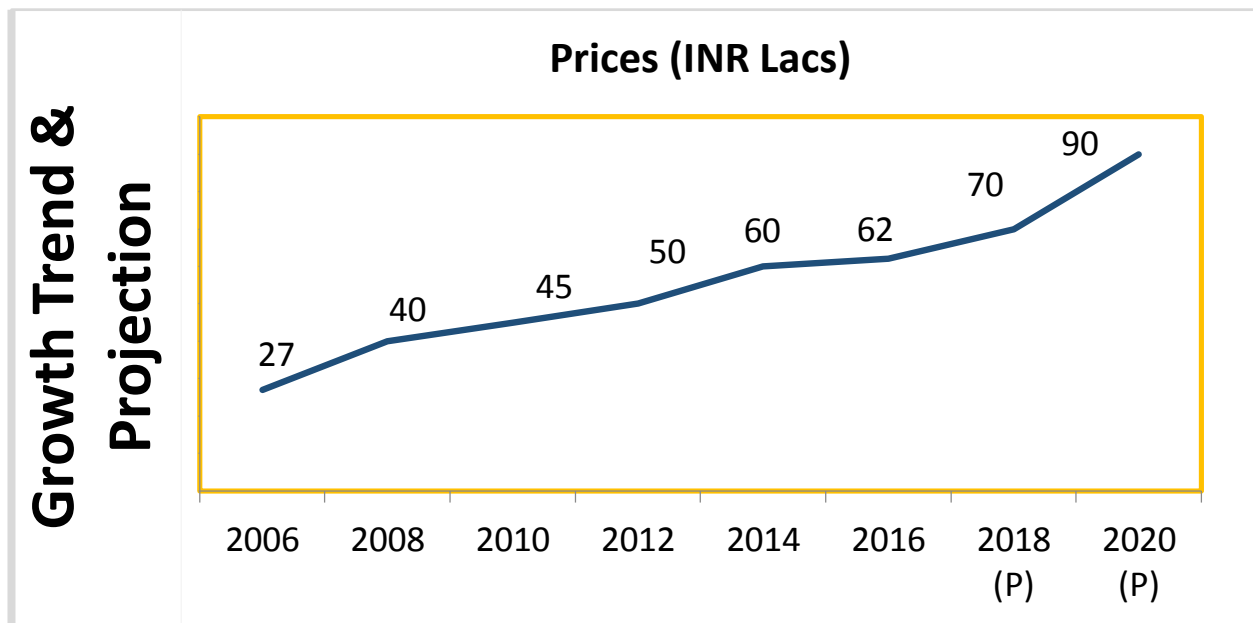
Orbit has made a great difference in our family life

- **Mrs. & Mr. Katyal, DELL**

Flat No.I/II/181

140+ Satisfied Families

Orbit Apartments- Value Appreciation



We are giving a conservative estimate of prices reaching almost 1 Crore in 5 Years time due to :

- Best location on VIP Road, Zirakpur
- Unmatched construction quality & internal specifications
- Growth of major business centers at VIP Road on the lines of Gurgaon

Orbit Apartment prices have increased by **2.4x** since 2006

Average annual growth rate of **14%**

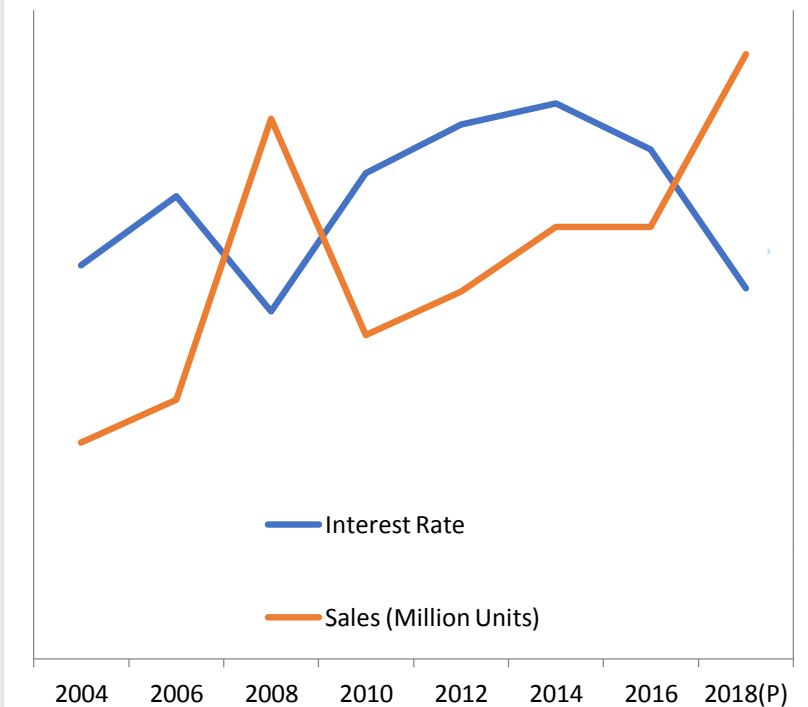
Along with property appreciation, there is an additional rental yield of **3%** per annum

Why should you invest now ?

- Historically, we have seen at lower interest rates (7.5%) that the demand is very high which leads to a consequent increase in apartment prices
- As interest rates are expected to come down even further post demonetization we can soon expect a major surge in demand along with the consequent increase in prices
- With the GST kicking in service tax will increase by a minimum of 1.5% soon
- Currently prices have been stagnant for almost 18 months

“Indian Real Estate Market to be worth \$180 Billion by 2020” - McKinsey

Sales vs Interest Rate



Why Partner With Us?

- Established local player with a proven track record of timely delivery and high quality construction
- Professionally managed company where there will be a direct interface with the top management
- All statutory approvals already in place
- We are offering a ready product in a fully functioning and habited society

Price Comparison (3 BHK Options)

- Super Area is an ambiguous figure with most developers not revealing the actual loading factor and the areas included in its calculation
- The new Real Estate Regulation Act clearly mandates developers to reveal the carpet and covered areas
- Carpet area is the net usable area of apartment, excluding even the wall thickness.
- Orbit Apartments' carpet area is actually bigger than other apartments claiming to have a super area of 1900 / 2000 sq. ft.

<u>Developer</u>	<u>Super Area Claimed</u>	<u>Carpet Area</u>	<u>Min Price (INR Lacs)</u>	<u>Price Per Sq. Ft. of Carpet Area</u>
<i>Orbit Apartments</i>	1663	1250	62	4960
<i>Savitry Greens</i>	1690	1040	61.68	5931
<i>Gold Mark</i>	2010	1230	100	8130
<i>Mona Greens</i>	1842	970	59.5	6134
<i>Motiaz Royal Citi</i>	1910	1184	79.9	6748
<i>Lotus Green Avenue</i>	1730	999	68	6807
<i>Sushma Grande</i>	1885	1220	79	6475
<i>The Eminence</i>	1660	1031	59.9	5810

Highest Carpet Area to Super Area Ratio – Biggest 3 BHK Apartment Available

Only **14%** Loading wrt covered area (1425 sq. ft.) & Super Area (1663 sq. ft.)

Priced at almost INR **1000** per sq. ft. lower than our major competitors with respect to carpet area available

Orbit Select

Our first commercial project exclusively for leasing

Approx. 20,000 sq. ft. commercial development area at **VIP Road**, the most prime location in Zirakpur

50% project already leased out



- Flexible floor spaces and suitable for customization
- Planning for integrated services like power back up, security and parking



Environmentally Compliant Project

Our Offerings

Ready

- *Premium 3 BHK Apartments*

Under Construction

- *3 BHK Apartments (Spl. Offer)*
- *Retail Bay Shops*
(Possession in 12 Months)

Future Projects

- *Our 2nd Commercial Project having High Streets, SOHO's, Hotel Space, Entertainment Zone, Food Court, etc. & spread over a leasable area of 500,000 Sq. Ft.*
- *We will be sharing the details soon*

Thank You