

A Presentation by



About Avalon



AVALON GROUP

- Avalon has a vast experience of almost three decades in the real estate industry and very ably utilizes this storehouse of knowledge to provide an ultra modern lifestyle at affordable prices
- The offices of Avalon Group are situated at Delhi, Gurgaon and the promoters are qualified professionals having interests in construction, real estate & finance. They are extremely experienced and financially sound professionals

AVALON'S VISION

- To establish an everlasting relationship with all our customers and partners based on trust, integrity and transparency. We will continue reinforcing them by delivering above-expectation realty solutions. We know it is more important to be admired and respected rather than being the largest.

About Avalon



OUR STRENGTHS

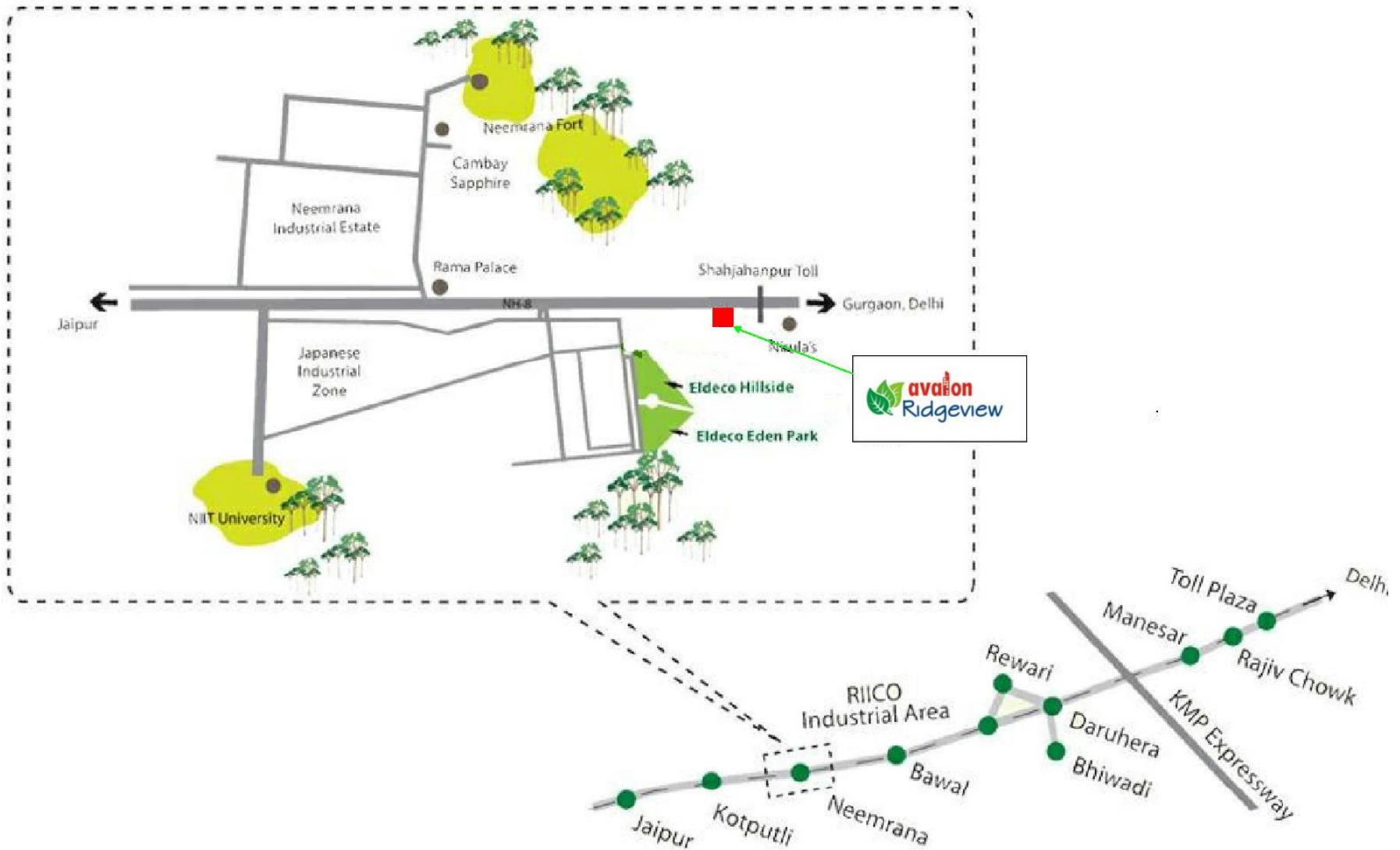
- Fair & Transparent work ethics
- Timely Construction and Completion of the projects
- Eco friendly construction practices
- Realty and infrastructure activities are the core expertise of the group
- Highly experienced team of professionals

Upcoming Project



In Neemrana

Location Map



Map not to scale

About Neemrana



- Neemrana is an ancient historical & industrial town in Alwar district of Rajasthan.
- Situated on main highway NH-8 connecting Delhi – Jaipur, Neemrana has excellent connectivity.
- It is famous worldwide for Neemrana Fort and artistic step wells (Baoris) like Abhaneri. Nearby tourist attractions include Siliserh Lake, Sariska Wildlife Sanctuary, India's first Zipline Tour and many more.
- Neemrana is the most sought-after place in NCR region with major Industrial Development taking place in this area.
- The area is the fastest developing industrial hub. The Rajasthan Government, through Rajasthan State Development & Investment Corporation Ltd. (RIICO), has developed industrial zones in various stages in Neemrana in Alwar district in the past several years.

About Neemrana



- It is an important part of the Delhi-Mumbai Industrial Corridor (DMIC) and the Delhi-Mumbai freight corridor.
- Apart from the usual industrial areas, the Export Promotion Industrial Park (EPIP), **Japanese Zone, Korean Zone, Taiwanese Zone** are particularly noteworthy.
- Many eminent companies from India and abroad have set up their units in these industrial areas and many more new industries are arriving which is not only adding new dimension to the industrial progress to the industrial progress of Rajasthan but also creating new employment opportunities.

DMIC



Delhi-Mumbai Industrial Corridor is a mega infra-structure project of USD 90 billion with the financial & technical aids from Japan, covering an overall length of 1483 KMs between the political capital and the business capital of India, i.e. Delhi and Mumbai. Also, The important industrial area of Rajasthan - Bhiwadi, which is at the confluence of Delhi-Haryana and Rajasthan is being connected to the Railway network via the Delhi-Mumbai freight corridor. Neemrana will get maximum benefits from it.

Neemrana - Future Connectivity



RAPID RAIL TRANSIT SYSTEM : Alwar, which is considered as the Gateway of Rajasthan, will soon be connected to Delhi via a high-speed train, which will ply on a 158-km-long route, will have a swanky look similar to the Delhi Metro trains, and would cover the distance in around 115 minutes. It is expected to receive a daily passenger load of nearly 7.43 lakh and its speed is likely to range between 160kmph and 180kmph which will surely benefit Neemrana and all nearby industrial areas.

NATIONAL HIGHWAY AUTHORITY OF INDIA- FLYOVERS : After the IMT Manesar Toll, the National Highways Authority of India (NHAI) has already started building 14 flyovers at every 5km, from IMT Manesar to Neemrana. This is expected to cut down on the travel time considerably. Also, the highway is being widened to eight lanes and this, along with the elimination of all red lights, is expected to reduce the travel time from IGI airport to just about 90-100 minutes.

SUPER EXPRESS HIGHWAY : Construction of a Super Express highway, parallel to this eight-lane expressway is also being planned which will pass through Neemrana.

Neemrana – Industrial Hub



- The industries being set up at Neemrana by Japanese entrepreneurs have made this region more or less a hub of Japanese industries.
- Special zones have been set up for Japanese & Korean Companies and a one stop window clearance scheme is in place.
- At present, Japanese entrepreneurs have set up many industrial units, among which, the unit set up by the number one air-conditioner manufacturer in the world, DAIKIN AIR-CONDITIONER deserves a special mention. The Neemrana unit of Daikin is the company's first unit in India and it is investing around Rs. 600 crores.

Neemrana – Industrial Hub



List of other industries is as follows

- Nissin Brakes India Pvt Ltd. - 240 crores investment
- Mitsubishi chemical Pvt Ltd. - 400 crores investment
- Unicharm Hygienic Pvt Ltd. - 160 crores investment
- ACI Mitsui Prime Advanced Composites India Pvt Ltd. - 120 crores investment
- Mikuni India Pvt Ltd. - 155 crores investment
- NYK Logistics - 100 crores investment
- Nippon Steel - 300 crores investment
- M/s Nippon Pipe India Pvt Ltd. - 124 crores investment



Neemrana – Industrial Hub



Ginni International.

Prarna Syntax.

M.V. Cotspin.

Electrolux Kelvinator.

Roaches Breweries.

Sesame Food.

Liberty Whitewares Ltd.

Duraline India Private Limited

Terry Plus.

TPR Auto parts Manufacturing India Pvt Ltd.

Immasin India Pvt Ltd.

Toyoda Gosei India Pvt Ltd.

Daini Colour India Pvt Ltd.

Parle G Biscuit.

Daichi Color

Neemrana – Airport



To further promote this region, the State government has planned to construct an airport near Neemrana. Intended to come up somewhere between Ajarka and Kotkasim, this airport would facilitate transportation of finished products of the industries situated in Neemrana, Shahjahanpur, Bhiwadi and Behror. To connect this airport to Neemrana, a six-lane dedicated road is being planned.

The Shahjahanpur-Neemrana-Behror is a part of the National Capital Region (NCR) which will give a major boost for development.

Neemrana – Japanese Zone



- RIICO has signed a MOU with JETRO (Japan External Trade Organization) whereby several Japanese companies shall set up their industrial units at Neemrana Industrial Area.
- Japanese companies have set up units in around 70 percent of the area. Rest 30 % part is expected to be filled up soon.
- At present, Japanese entrepreneurs have set up more than 40 industrial units.
- As of March, 2011, 59 projects were under implementation with Japanese loan assistance and the amount committed was about Rs 58,000 crore.
- Majority of investment is in Auto Sector & Ancillary Sector.

Neemrana – Korean Zone



- An MOU to formalize an agreement to set up the zone was signed between The Rajasthan State Industrial Development and Investment Corporation (RIICO) and South Korean Trade Promotion Agency (Kotra) on March 11, 2013.
- The exclusive Korean Zone covering approximately 5000 acres is being set up at Ghilot in Neemrana, which is a fast developing industrial area in the NCR.
- Many South Korean Companies especially the automobile parts and electronic components manufacturers, have shown their interest to set up production units in Neemrana, because in future Neemrana will become the biggest auto hub in the country.
- Apart from the Japanese and Korean Zones, Taiwan and Italy are also keen to have their country specific zones in Neemrana and have already visited Neemrana and are in the advance stage of discussion with RIICO.

Neemrana – RIICO Industrial Zone



- Neemrana would soon emerge as the ceramics and glass hub of the country. The large scale availability of all the raw material required by the industry are found in Rajasthan. Rajasthan Industrial Development and Investment Corporation (RIICO) will set up Ceramic and Glass hub in 250 hectares at Gilot in the industrial area of Neemrana, bordering DMIC, with piped natural gas.
- An Export Promotion Industrial Park (EPIP) spread over 210 acres is another project where some plots have already been occupied by industries.
- All infrastructure facilities will be provided by RIICO like roads, CD works, storm water drains, street lights, water supply, power, banking, post office, fire fighting etc.

Neemrana – Industrial Hub



- Hero MotoCorp will start manufacturing plant in Neemrana by first quarter of FY 2014 with 400 crore investment and will have an initial installed capacity of 7.5 lakh units per annum.
- RIICO has already provided about 600 acres of land to Honda Siel Cars India Ltd (H.SCIL) to set up its second manufacturing plant in Khushkhera near Neemrana.
- Ansal API will set up a Rs.6553 crore multiproducts SEZ in Neemrana, over an area of 2500 acres.



Neemrana – Realty Demand



With such existing & proposed development, Neemrana surely needs a boom in the realty sector as well.

PRESENT SCENERIO

Available Housing units - 2BHK & 3BHK (1000 - 1500 Units.)

EXPECTED REQUIREMENT

Housing units - 2BHK & 3BHK (10,000 Units.)

The developing zone is turning into a promising real estate destination with neo-modernized townships, residential complexes, IT hubs and corporate houses. With the promotion of the region as an industrial hub and RIICO being aggressively involved in its rapid development we see major investment in the industrial growth here.

The real estate is also being propelled by multiple drivers, with its strong industrial, retail and hospitality base contributing to this in a large measure.

Projects from our world

avalon
Plaza
SHOPPING COMPLEX



SOLD OUT
Possession Shortly

- Glass Elevation
- Landscaping with cascading fountains in front
- All Shops Front- Facing
- Low maintenance as compared to Malls

avalon
galleria
SHOPPING PLAZA



BOOKING OPEN
Construction Started

- Permanent Exterior Glass Façade
- All shops on covered area basis
- Low maintenance charges
- Great return on investment

Projects from our world

avalon
Gardens
BHIWADI



FAMILIES RESIDING

- 2 & 3 BHK Air- Conditioned Apartments
- More than 300 Families Residing
- Club & Swimming Pool
- 24 Hours Power Backup

avalon
Residency
BHIWADI



FAMILIES RESIDING

- 2 & 3 BHK Affordable Apartments
- Families started residing
- Spacious and well ventilated Apartments

Projects from our world

avalon
Homes
BHIWADI



SOLD OUT

- 1 & 2 BHK Affordable Apartments
- Gated Community, Landscaped Greens etc.
- Possession very shortly

avalon
rangoli
BHIWADI



SOLD OUT

- 2 & 3 BHK Affordable Apartments
- More than 80% open area
- Beautiful Landscaped Greens
- Developing area with high appreciation value
- Possession very shortly

Projects from our world

avalon
rangoli
Dharuhera



SOLD OUT
Construction in full swing

- 2 & 3 BHK Affordable Apartments
- On 75 Mtr. Wide Road, Sector-24, Dharuhera
- Ample Covered Parking
- Possession very shortly

avalon
Shree Ji Dham
Vrindavan



BOOKING OPEN
Construction in full swing

- 1 & 2 BHK Apartments
- A Blessed Location
- Basement+Ground+First+Second Floor connected with Lift
- Covered Parking

Projects from our world

avalon
ROYAL PARK
BHIWADI



BOOKING OPEN
Construction in full swing

- 2, 3 & 4 BHK Apartments
- Golf Putting Zone
- Located on 4 lane Mega highway on Alwar bypass road

avalon
REGAL COURT
Bhiwadi



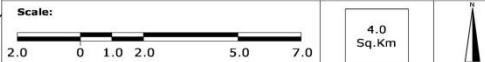
BOOKING OPEN

- 2 BHK, 2 BHK+study & 3 BHK Apartments
- Landscaped Regal Entrance
- 24 Hrs. Water Supply & Power Backup

Neemrana – Master Plan

SHAHJAHANPUR-NEEMRANA-BEHROR URBAN COMPLEX LANDUSE PLAN -2011

BOUNDARIES	TRANSPORTATION & LOGISTICS
State Boundary	EXISTING ROADS
District Boundary	National Highway
SNB Boundary	State Highway
Tehsil Boundary	Major District Road
Behror Municipal Limit	PROPOSED ROADS
Village Boundary	(1) Delhi-Jaipur Expressway 100 m
KBNIR Boundary	(2) Bhiwadi Neemrana Road Link 100 m
RESIDENTIAL	(3) Arteria Road 80 m
Abadi	(4) Sub Arteria / Behror Ring Road 60 m
Abadi Development	(5) Major Road 45 m 45 m
Residential	(6) Sub Major Road 30 m 30 m
Mixed Use	Existing Railway Line
COMMERCIAL	Proposed RRTS
City Centre	Railway Station
Sub-City Centre	Bus Terminus
Building Material/ Wholesale Market	Multi Modal Transit Station
Ware Housing	Transport Nagar
Retail Business, Hotel & General	NATURAL FEATURES
INDUSTRIAL	Ponds / Lake
Industrial	River / Nallah
Existing RICO Industrial Estate	Hill
Reserve for Future Expansion	Forest
RECREATIONAL	SPECIAL USES
Regional Park/ Play Ground/ Sports Complex / Open Green	Hill Conservation Zone
Tourism	River Conservation Zone
PUBLIC/SEMI PUBLIC	Highway Control Zone
Public / Semi Public / Knowledge City	Road Side Plantation Corridor
Government Offices	PUBLIC UTILITIES
AGRICULTURE	Electrical / Solar Power
Agriculture Land	Water
	Waste Water
	Solid Waste



Adviser : Bureau of Investment Promotion Rajasthan, DMICDC DELHI MUMBAI INDUSTRIAL CORRIDOR DEVELOPMENT CORPORATION LIMITED

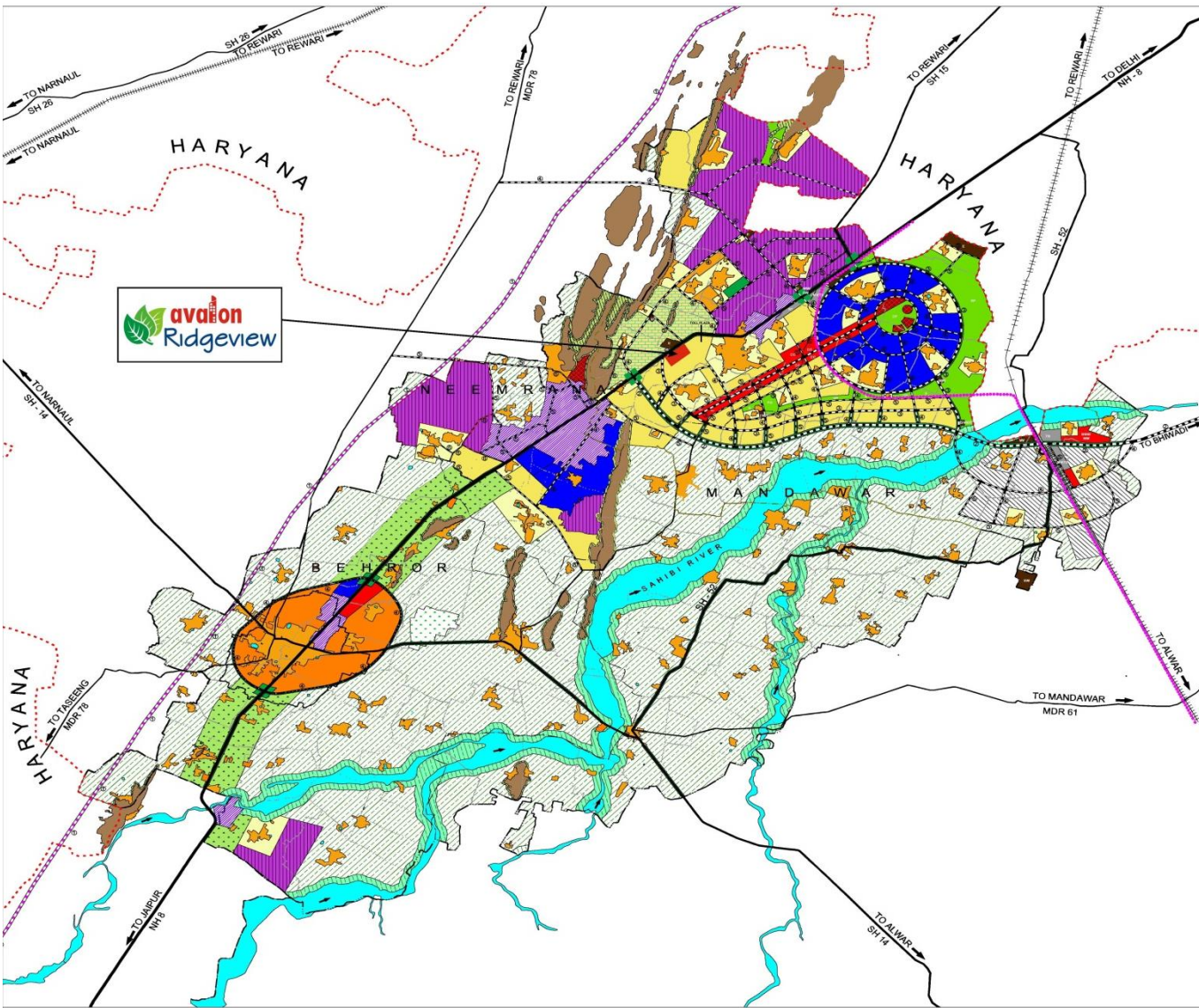
Technical Consultant : KUIPER, ECORYS, CUSHMAN & WAKEFIELD

AS APPROVED BY GOVT. NOTIFICATION NO. F-10 (25) UDD/3/2008 PART-II DATED 22-05-2013

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Notes:
1. All Administrative boundaries falling under Notified Urban Area Limit are for reference only. Actual boundaries shall be as per revenue records.
2. Existing Developed Areas, Hills, River, Ponds/Lake/Water Bodies, Natural Features, Forest Area etc are based on satellite imagery, selective ground verification, Survey of India Toposheets and logical interpretation of available information/data, these actual boundaries shall be as per Record of Competent Department.

SHEET No. 03



Future Prospects

18 JANUARY 19, 2008 3 TIMES OF NEWS PRESENTATION **SPECIAL**

Delhi-Mumbai Industrial Corridor spells realty growth

The proposed 1,400 km industrial corridor between the two cities will be a boon for the realty sector. It will create a demand for housing and commercial spaces along the route. The corridor will also create a demand for infrastructure and services along the route. The corridor will also create a demand for infrastructure and services along the route.

Delhi-Mumbai Industrial Corridor is an opportunity that spells immense growth. Dr. V. Research analyses the trend.

नीमराणा में अब जापान की तरह बनेगा कोरियाई जोन

100 कंपनियों ने दिखाई रुचि

KOTRA-RICO

जापान की तरह कोरियाणा में अब कोरियाई औद्योगिक जोन बनेगा। इस योजना के अंतर्गत 100 कंपनियों ने दिखाई रुचि।

Bullet out of Delhi

COMING SOON Air-conditioned rail network that will drastically reduce travel time

HT Correspondent
htreporters@hindustantimes.com

NEW DELHI: In four years, one can travel to Meerut, Panipat and Alwar in half the time it takes now from Delhi.

This will be possible through high-speed bullet trains running on dedicated tracks at a maximum speed of 160 km an hour, which is higher than the speed of the Rajdhani Express currently.

One can then reach Meerut in 63 minutes, Alwar in 117 minutes and Panipat in 61 minutes.

At a later stage, 16 towns in the National Capital Region (NCR) will be linked to Delhi through this air-conditioned rail network.

The union urban development ministry on Wednesday signed an agreement with the governments of Uttar Pradesh, Rajasthan and Haryana to create the Regional Rail Transit System (RRTS).

"We are setting up a joint venture company called National Capital Region Transport Corporation (NCRTC) to implement the high-speed rail project. An agreement with the three states was signed today (Wednesday). It will be similar to Delhi Metro Rail Corporation. Each corridor could be implemented through its subsidiary," said Navin Kumar, urban development secretary.

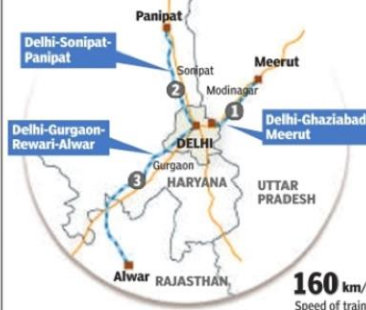
Broad-gauge tracks will be laid in Delhi and its three neighbouring states for this.

This will be the first phase of the RRTS and is expected to become operational by 2015. The feasibility report for the three corridors will be ready by the end of August.

In the second phase there will be five more corridors (see box).

FAST RIDE

The future looks bright with the possibility of super-fast bullet trains becoming a part of our lives. The plan, in its initial stages now, could be a reality by 2015.



1 Delhi-Ghaziabad-Meerut

90 km Distance would be covered in 63 minutes
Track: In Delhi, majority part would be underground.
Stations: Delhi (Sarai Kale Khan/Nizamuddin/Anand Vihar), Sahibabad, Mohan Nagar, Ghaziabad, Murad Nagar, Modi Nagar, Meerut.
5.11 lakh per day projected ridership in 2016

2 Delhi-Sonapat-Panipat

109 km Distance would be covered in 61 mins.
Track: Mostly over ground
Stations: Delhi (ISBT Kashmir Gate), Kundli, Murthal, Gannaur, Samalkha and Panipat.
2.77 lakh per day projected ridership in 2016

3 Delhi-Gurgaon-Alwar

188 km Distance would be covered in 117 mins.
Track: Mostly over ground
Station: Delhi, Gurgaon, Manesar, Dharuhera, Bhiwadi, Rewari, Bawal, Shahjahanpur, Khairthar and Alwar
7.43 lakh per day projected ridership in 2016

Eight corridors are proposed under RRTS

- Delhi-Ghaziabad-Meerut
- Delhi-Gurgaon-Rewari-Alwar
- Delhi-Faridabad-Ballabhgarh-Palwal
- Delhi-Ghaziabad-Khurja
- Delhi-Sonepat-Panipat
- Delhi-Bahadurgarh-Rohatak
- Ghaziabad-Hapur
- Delhi-Shahjara-Baraut

Future perfect

RRTS would reduce the demand of private modes from 55.5% (in 2007) to 26.3% (2032)

The intra-regional travel demand to increase from 3.7 million person trips in 2007 to 13.2 million by 2032.

Cost of projects

₹290 cr/km Cost of underground section

₹130-140 cr/km Cost of elevated section

₹40-50 cr/km Cost of on-ground section

will be provided to integrate the RRTS with Delhi Metro and DTC. There will be feeder services also.

An urban development ministry official said 11.7 lakh passenger modes (private vehicles, buses, trucks, etc.) cross Delhi borders every day. "The RRTS would go a long way in decongesting the traffic in the NCR," said the official.

An agreement with the three states was signed today (Wednesday). It will be similar to Delhi Metro Rail Corporation.

NAVIN KUMAR
 urban development secretary