



**Bhiwadi-Mega
Employment
Generator**

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Dear Patrons,

Bhiwadi, though strategically located on India's most ambitious Delhi Mumbai Industrial Corridor Development Corporation Limited (DMICDC) project and proximity to International airport is in itself a MEGA EMPLOYMENT GENERATOR patronised by hundreds of MNCs/Blue-chip companies guzzling through their mammoth plants besides thousands of medium/small scale industries & being surrounded by other hi tech industrial corridors of Manesar, Dharuhera, Barwal, Neemrana, Khushkera, Chopanki.

In spite of the strong prospects emerging from skyrocketing statistics clearly proving the growth potential of Bhiwadi, we were a little tentative about the future prospects while launching our first Group Housing Project at Bhiwadi in 2008 in which most of the buyers were investors and not end users till the last stage. But soon after offering possession in 2011; the inventory quickly changed hands from investors to end users and it was fully occupied complex in the 1st year itself. That quick switch over from investor to end user brought the conviction in our company that lead us to conceive a much bigger project in our second innings at Bhiwadi.

Being affordable is largely perceived as no frills housing project, much like the ones developed by various Govt. Agencies. But with the evolution of strong private developers' community, this perception is being proven wrong. Due to scalability, we are able to provide aesthetics, functionality and most of the other amenities that the true middle class was earlier deprived of.

Having looked into almost each and every detail while conceiving Oxirich Sunskriti, we at Oxirich Group, are committed to ensure that it shapes up as the most preferred address in Bhiwadi.

This newsletter is our effort to build a transparent and interactive platform wherein we update you about the projects, propagate the initiatives we have been taking and bring to you the news from your city.

Regards



Vikas Dua

Bhiwadi in Alwar district of Rajasthan is often referred to as the Gateway to Rajasthan. The city is a hub of industrial units -Bhiwadi, Chopanki, Dharuhera and Khushkhera in which close to 3000 industrial units operate; providing employment to millions of people. Located on NH-8, its proximity to Delhi and Gurgaon and other important cities of Rajasthan has helped Bhiwadi emerge as a favourite destination for real estate, industrial and institutional development.

Location-wise, Bhiwadi is very accessible. Only 55km from Indira Gandhi International Airport, 200 km from Jaipur, 40 km from Gurgaon and 60 km from Faridabad. Such excellent connectivity ensures that a large oating population residing in Bhiwadi travels to work to the several industrial units and corporate oces in the region, including Gurgaon and Manesar. This has, over a period of time, led to arrival of residential and commercial projects in Bhiwadi.

Bhiwadi plays an important role in the economic development of Rajasthan with several industries manufacturing products like engineering, textile, steel, furnace, printing, cables and so on. The presence of MNCs has added to the attraction of the city. In short, Bhiwadi has emerged as a favourable alternative to Gurgaon and Manesar, for both industrial units and real estate, due to its affordability and accessibility.

Today, large scale real estate development is taking place in Bhiwadi and the Government has ensured infrastructural development of the region. Rajasthan State Industrial Development and Investment Corporation (RIICO) has played a crucial role in the industrial development of Bhiwadi. From land acquisition to nancial assistance to development of physical infrastructure among others, more than 29878 industries are in production within the industrial areas developed by RIICO in Rajasthan.

And because of this, real estate development and the several industrial units in the city have ourished. Bhiwadi also houses a large number of healthcare facilities, schools, shopping complexes, besides modern-day facilities like golf course, resorts etc in the vicinity. Bhiwadi oers various options of housing like plots, group housing, villas etc that are not only aordable but also world-class.

In order to cater to the growing demand for industries and the corresponding housing and social infrastructure needs, it has been proposed to extend the peripherals of the city - called Greater Bhiwadi.

According to the draft Master Plan of Greater Bhiwadi-2031, Greater Bhiwadi (BhiwadiTapookaraKhushkhera Complex) is one of the priority towns identified in the Regional Plan2021 of National Capital Region. The complex is strategically situated at a distance of about 5 Km from NH8 connecting Bhiwadi with Delhi and Jaipur. Greater Bhiwadi Complex comprises of 99 revenue villages spreads over an area of about 250 Sq. Km. Bhiwadi, Tapookara, Chaupanki, Kahrani and Khushkhera are major industrial nodes in the Complex. Greater Bhiwadi is an emerging industrial city with three existing major industrial areas named as Bhiwadi Industrial Area, Khushkhera Industrial Area and Chaupanki Industrial Area. Further Kaharani Industrial Area and Tapookara Industrial Area are under development. At present a total of 6,550 acres is under industrial development within Greater Bhiwadi Complex distributed in eight industrial areas.

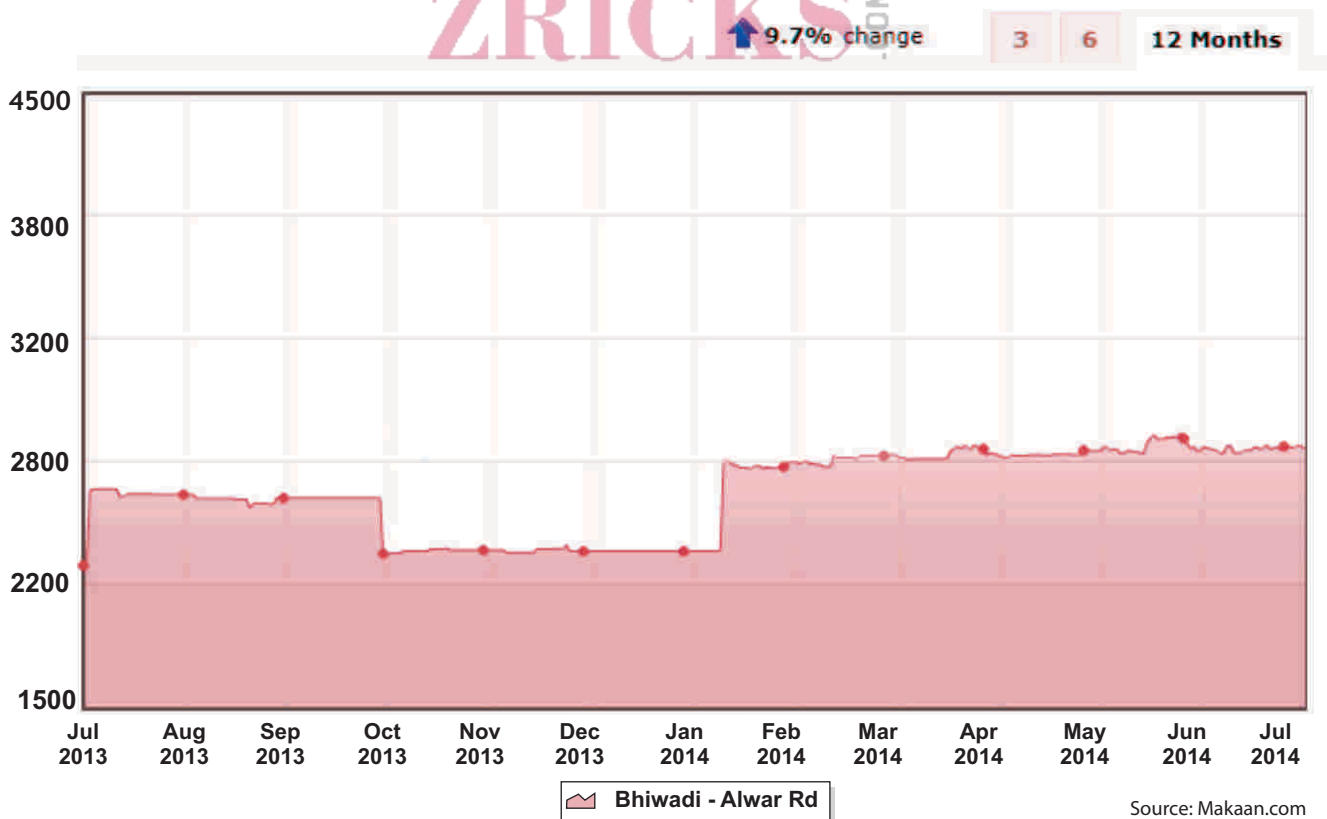


Developments in and around Bhiwadi

- Strategically located on NH-8; easily accessible to Delhi, Jaipur, Gurgaon etc
- Among the seven NIMZ along the Delhi-Mumbai Industrial Corridor (DMIC), one is at Khushkhera-Bhiwadi-Neemrana belt, which is already approved
- Rajasthan may soon see two new airports – in Neemrana and Jodhpur – while the international airport in Jaipur may be upgraded
- “World Glass Complex”, a world-class manufacturing facility by Saint-Gobain is scheduled to be operational by first quarter of 2013
- Dharuhera-Bhiwadi bypass road (connecting NH-8 to Bhiwadi More) operational making commuting easy from Delhi, Gurgaon and Jaipur
- A special purpose vehicle - Rajasthan Integrated Apparel City Ltd - has been created to execute Apparel City in Tapukara in association with the central-government-promoted Apparel Export Promotion Council
- Japanese Industrial Zone in Neemrana houses several industries, mainly automobile
- A rapid transport system has been planned near Kotkasim, apart from a bullet train service between Delhi-Neemrana
- Investments worth Rs 3,000 crore in Bawal, a car plant of Honda Siel in Khushkhera, the KMP expressway, the SEZ of Reliance, the Japanese corridor, etc in Dharuhera are a few attractions



Property Price Trends for Buying a Property in Bhiwadi - Alwar Road



Oxirich Sunskriti



Location

Sec. 95 A, Alwar Expressway Road BHIWADI

Facilities in Oxirich Sunskriti, Bhiwadi

- Swimming pool • Open to air amphitheater • Executive Club • Clean purified water supply • Health Club with Sauna Steam, Jacuzzi
- Ornamental water bodies complementing fountain areas • Low maintenance solar lighting system for ornamental landscaped areas
- Dedicated Sports area to house in coaching centers for Cricket, Lawn Tennis & Squash.



Projects at a Glance



Location Map



Sec. 95 A, Alwar Expressway Road
BHIWADI



Oxirich Sunskriti

Corporate Leasing Potential



- Plant of Honda Siel Cars in 700 acres of area to generate employment of over 50000 people.
- Japanese favourite to develop their second economy.
- Industrial hub of over 3000 existing manufacturing units.
- Developing cosmopolitan city with massive demand in residential units due to rapid industrialization.
- Highest rental value due to strong and consistent demand.
- 100% occupancy in existing dwelling units.
- Self contained city having Malls, Multiplex, Hotels, Schools and Hospitals.
- 30 Min. drive from Gurgaon.

Oxirich Avenue



3BHK ULTRA LUXURY APARTMENT, INDIRAPURAM

to experience a
new world
of extravagance...

with amazingly
refreshing amenities



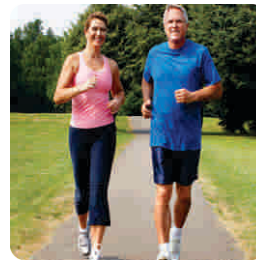
Club with
swimming pool



Gymnasium



Landscaped Garden
& Big Parks



Jogging
Track



Indoor &
Outdoor Games

Projects at a Glance

Oxirich Avenue

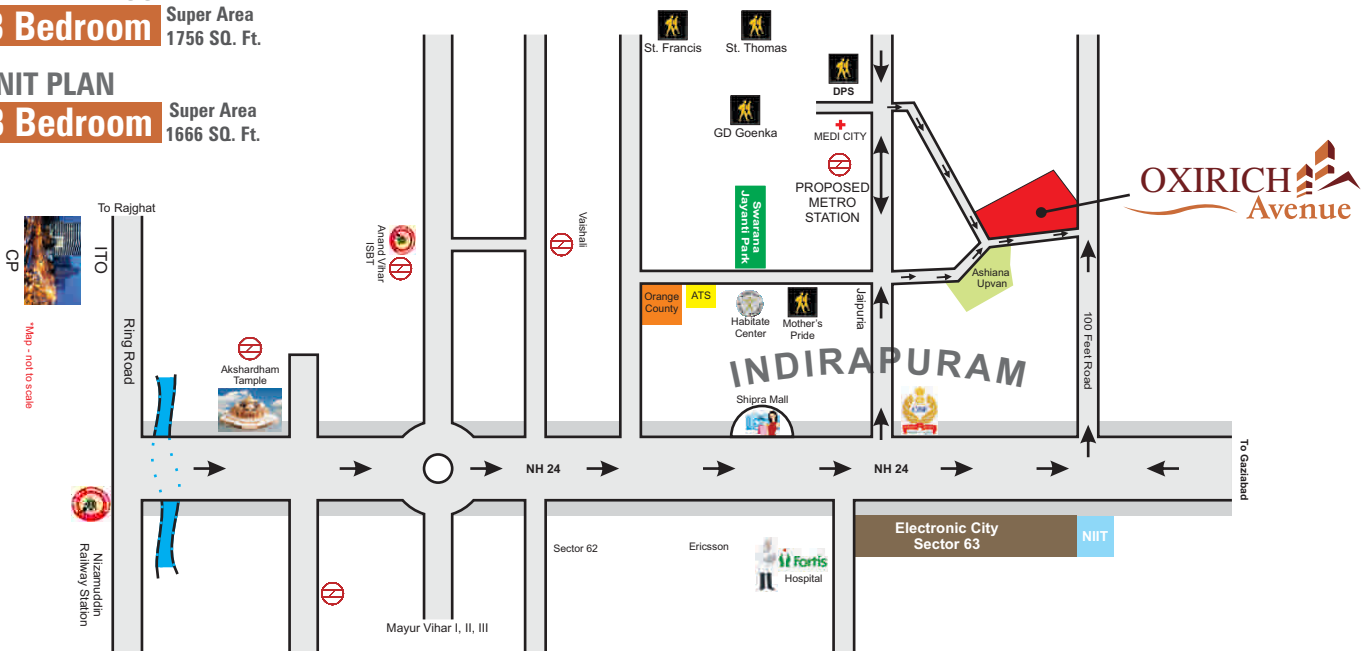


UNIT PLAN CORNER

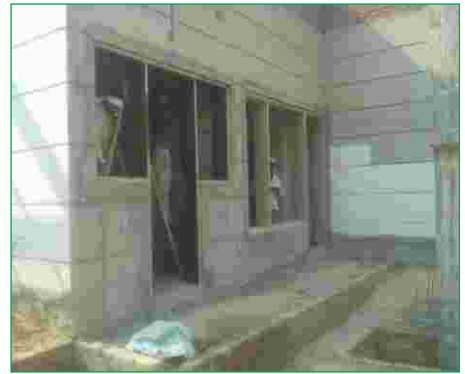
3 Bedroom Super Area
1756 SQ. Ft.

UNIT PLAN

3 Bedroom Super Area
1666 SQ. Ft.



Oxirich Sunskriti



Oxirich Avenue

ZBRICKS.COM



OUR CUSTOMER'S SATISFACTION



Mr. Vipin Kalia & his wife
Oxirich Towers- Bhiwadi (Flat No.222)

I Feel Layout Of Flats Is Pretty Different From Other Property Builders, Interiors Are Spacious, Carpet Area Is Well Managed, Timely Flat Handover As Per The Commitment Made.



Mr. Virender Kumar Batra with family
Oxirich Towers- Bhiwadi (Flat No.719)

Oxirich Group is always our preferred choice owing to its affordability, state-of-the-art facilities and superior quality. And we are proud to own a flat that not only insinuates grace but modernity and connectivity.



Mr. Sandesh. S. Amin with family
Oxirich Towers- Bhiwadi (Flat No.831)

Best Value For Money, I Feel I Made A Right Decision At Right Time By Investing At Oxirich Towers Flat, Material Used Is Good, Maintenance Dept. Is Quite Active, Good Amenities Provided.



Mr. Mukesh Sharma & his wife
Oxirich Towers- Bhiwadi (Flat No.922)

OXIRICH GROUP PLANS THE LAYOUT REALLY WELL, FLATS ARE QUITE SPACIOUS, QUALITY OF MATERIAL USED IS GOOD, OXIRICH GROUP VERY

WELL DELIVERS WHAT THEY COMMIT.

Inauguration of Saint-Gobain World Glass Complex

Bhiwadi, Rajasthan, 27 October 2014

On 27 October 2014, Smt Vasundhara Raje, Hon'ble Chief Minister of Rajasthan, inaugurated the new Saint-Gobain flat glass (float) production plant in India, in the presence of H.E. Mr François Richier, Ambassador of France to India, and Mr Pierre-André de Chalendar, Chairman and Chief Executive Officer of Saint-Gobain.



Inauguration of Saint-Gobain World Glass Complex, Bhiwadi, Rajasthan, 27 October 2014

The France-based Saint-Gobain Group has had a strong presence in India since 1996, with eight businesses in operation today in two sectors: innovative materials and construction products all across India.

Saint-Gobain Glass India, a subsidiary of Compagnie de Saint-Gobain, manufactures and markets a wide variety of flat glass products and solutions. After starting operations in 2000 - with the commissioning of its first float glass plant – it is today a leading player in this industry.

Located in Bhiwadi, Alwar district Rajasthan, not far from New Delhi, the new World Glass Complex, the fourth Saint-Gobain float plant in India, **saw an investment of over 185 M USD** (approximately one thousand crore rupees). It is the result of an agreement signed back in 2008 when the Chief Minister of Rajasthan was already Smt Vasundhara Raje. This project highlights the commitment of French companies to manufacturing in India – “Make in India”.



थाइलैंड से 20 को आणा उद्योगपतियों का दल

निवेश की संभावना तलाशेंगे, औद्योगिक संगठन बीसीसीआई के साथ दल के सदस्य करेंगे बैठक

विजय गुप्ता | भिवाड़ी

औद्योगिक क्षेत्र भिवाड़ी पर अब थाइलैंड की भी नजर है। वहां के लोग यहां निवेश की संभावनाएं तलाश रहे हैं। इस कवायद के चलते थाइलैंड सरकार व उद्योगपतियों

2000

औद्योगिक इकाइयां है भिवाड़ी में। इनमें छोटी व बड़ी इकाइयां शामिल हैं।

2000

करोड़ रुपए राजस्व के रूप में मिलते हैं हर साल सरकार को

का एक दल 20 नवंबर को आ रहा है। यह दल दो दिन भिवाड़ी में औद्योगिक माहौल को देखेंगे। इस दौरान क्षेत्र के उद्योगपतियों को थाइलैंड में निवेश के लिए न्यौता भी देंगे।

औद्योगिक नगरी के रूप में देशभर में अपनी पहचान बना चुका भिवाड़ी विदेशी निवेशकों की पसंद में शामिल होता जा रहा है। कई विदेशी

फैक्ट्रियां यहां अपने पांव जमा चुकी है। इस संबंध में भिवाड़ी चैंबर आफ कॉमर्स एंड इंडस्ट्रीज के अध्यक्ष रामनारायण चौधरी ने बताया कि थाइलैंड सरकार के निवेश विभाग की अगवानी में पांच सदस्यीय दल

सात सेक्टरों पर रहेगी नजर

थाइलैंड से आने वाला दल भिवाड़ी में खासतौर पर सात सेक्टरों में निवेश की संभावना तलाशेगा। इस क्रम में आटोमोबाइल एंड रिलेटेड, फार्मास्युटीकल, इलेक्ट्रॉनिक व इलेक्ट्रिकल, बायोटेक्नोलॉजी, केमिकल, मशीनरी व सूचना प्रौद्योगिकी पर निवेश की संभावना है।

निवेश में संपन्न है भिवाड़ी

विदेशी निवेश के मामले में भिवाड़ी पहले से ही संपन्न है। जापान, फ्रांस जर्मनी, चाइना और कोरिया सहित आधा दर्जन से अधिक देशों की औद्योगिक इकाइयां भिवाड़ी में उत्पादन कर रही हैं।

से 20 को यहां आएगा और 21 नवंबर को रवाना होगा। इस दल का नेतृत्व थाइलैंड सरकार के निवेश विभाग के एक्जीक्यूटिव डायरेक्टर डॉ. बोन गोट अनु रोज करेंगे। दो दिन के दौरान दल इलाके के औद्योगिक संगठन बीसीसीआई के साथ बैठक करके संभावनाओं पर चर्चा करेगा।



Delhi-Mumbai Industrial Corridor spells realty growth

The proposed 1,465-km dedicated Freight Corridor for high-speed connectivity between Delhi and Mumbai offers immense opportunities for development of an industrial corridor along the alignment of connecting infrastructures. A band of 150 km influence region has been chosen on both sides of the freight corridor to be developed as Delhi-Mumbai Industrial Corridor (DMIC).

The vision for DMIC is to create a strong economic base in this land with globally competitive environment and state-of-the-art infrastructure to attract local and foreign investments and attain sustainable development. In addition to the influence region, DMIC would also include development of requisite feeder rail/road connectivity to interconnect markets and export ports along the western coast.

Integrated Corridor Development Approach for DMIC:

High impact, market driven nodes integrated Investment Regions (IRs) and Industrial Areas (IAs) have been identified within the corridor to provide transparent and investment-friendly facility regimes.

These regions are proposed to be self-sustaining industrial townships with world-class infrastructures, road and rail connectivity for freight movement to and from ports and logistics hubs, served by domestic/international air connectivity, reliable power, quality social infrastructure, and will provide a globally competitive environment conducive for setting up businesses.

An Investment Region (IR) would be a specifically delineated industrial region with a minimum area of over 200 square kilometers (20,000 hectares), while an Industrial Area (IA) would be developed with a minimum area of over 100

square kilometers (10,000 hectares). Twenty-four such nodes/nine IRs and 13 IAs — spanning across six states have been identified after wide consultations with stakeholders in the state governments and the concerned Central ministries.

It is proposed that six IRs and six IAs would be taken up for implementation in the first phase during 2008-2012 and rest of the development would be phased out in the next four years.

Shortlisted Investment Regions

- Delhi-Noida-Gurgaon Investment Region in Uttar Pradesh as General
- Manufacturing Investment Region
- Manesar-Bawal Investment Region in Haryana as Auto Component/ Automobile Investment Region
- Khushkheda (Bhavani) Narmada Investment Region in Rajasthan as General/Manufacturing/ Automobile/ Auto-Component Investment Region
- Pithampur (Durgam) Indore Investment Region in Madhya Pradesh
- Bharuch (Daboi) Investment Region in Gujarat as Petroleum, Chemical and Petro Chemical Investment Region (PCPIR)
- Igatpuri-Nashik-Dhule Investment Region in Maharashtra as General
- Manufacturing Investment Region

Short listed Industrial Areas

- Meerut-Manitaringpur Industrial Area in Uttar Pradesh, Engineering/Manufacturing
- Faridabad-Palwal Industrial Area in Haryana, Engineering & Manufacturing
- Jaipur-Dussej Industrial Area in



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

Rajasthan, Merli (Leather) (Tamil Nadu)

- Neemach-Nayaganj Industrial Area in Madhya Pradesh
- Vadodra-Ankleshwar Industrial Area in Gujarat, General Manufacturing
- Industrial Area with Greenfield Port at Alwar (Dighi) in Maharashtra

These industrial nodes are expected to be set up by 2012 in synchronization with Delhi-Mumbai Dedicated Rail Freight Corridor.

Another 12 industrial nodes would be set up after consultations with all stakeholders, including state governments.

The DMIC project is conceptualized to take benefit of the high quality rail and road connectivity offered by Delhi-Mumbai Dedicated Rail Freight Corridor, existing rail passenger cum freight corridor and national highways.

The region has several industrial clusters, infrastructures of which is proposed to be developed, so as to

offer qualities equivalent to global levels. Instead of considering additional fiscal or financial incentives, the focus has been on developing further the brown field areas in the Phase-1.

Each of the projects ready to be commercialized, is proposed to be offered through PPP route to private investors.

It is expected that through this time-bound industrialization could occur efficiently and in synchronization with all stakeholders.

International investors would find such projects very attractive. It is expected that the project will double employment potential in five years, triple industrial output and quadruple exports in five years.

The project is expected to be a catalyst in the industrial turnaround of the country in the nearness seminars organized for the purpose. A large number of domestic and foreign investors, including those from Japan have shown interest.

Bullet out of Delhi

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

HT Correspondent

✉ navinkumar@delhitimes.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.

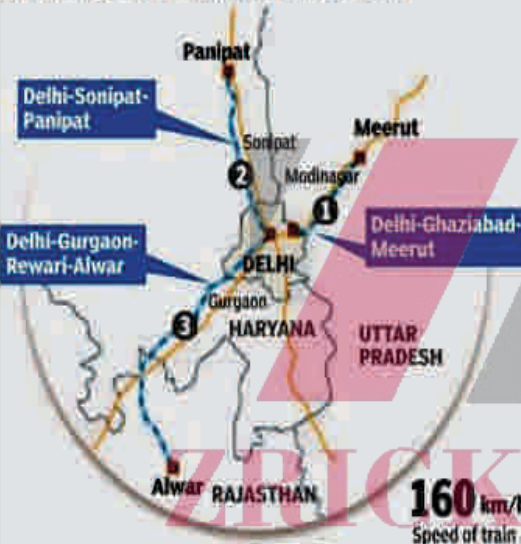


Photo for representational purpose only.

"While a majority of the track in Delhi will be underground, in the other states it will be a mix of elevated, on ground and underground. Initially each of the trains will have six coaches, to be later be upgraded to nine," Kumar said.

The trains will have an automatic fare collection system.

The Centre and three state

governments will fund the project. "Both the stakeholders (the Centre and the states) would contribute 50% each. We also plan to raise funds through property development along the corridor and loans from multi-lateral agencies. The possibilities of private participation in the project are also being examined," Kumar said.

In Delhi, multi-modal stations

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 Kashmere 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, Khairthal 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-Ballabgarh-Palwal
- Delhi-Ghaziabad-Khurja
- Delhi-Sonepat-Panipat
- Delhi-Bahadurgarh-Rohtak
- Ghaziabad-Hapur
- Delhi-Shahdara-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

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

NOW DELHI TO BHIWADI IN 45 MINUTES COMING SOON Air-conditioned rail network that will drastically reduce travel time

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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 Bhiwadi in 45 minutes, Alwar in 57 minutes, Meerut in 65 minutes and Panipat in 67 minutes.

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

On 20th June 11, the Union Urban Development Ministry signed an agreement with the governments of Uttar Pradesh, Rajasthan and Haryana to create the Regional Rail Transit System (RRTS).

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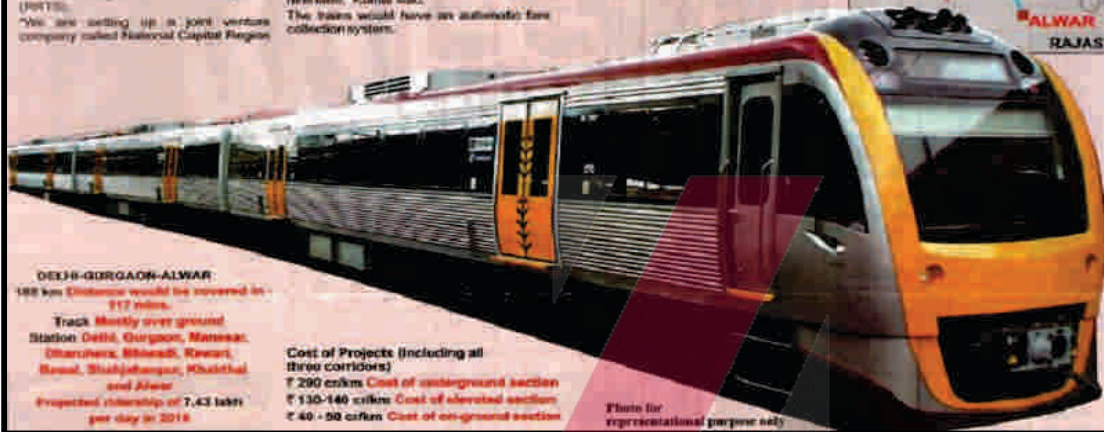
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The trains would have an automatic fare collection system.

The Centre and the three state governments will fund the project. "Both the stakeholders (Centre and the States) would contribute 50% each. We also plan to raise funds through property development along the corridor and loans from multilateral agencies. The possibilities of private participation in the project are also being examined," Kumar said.

In Delhi, multi-modal stations 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 passengers (private vehicles, buses, trucks, etc.) cross Delhi borders every day. "The RRTS would go a long way in de-congesting the traffic in the NCR," said the official.



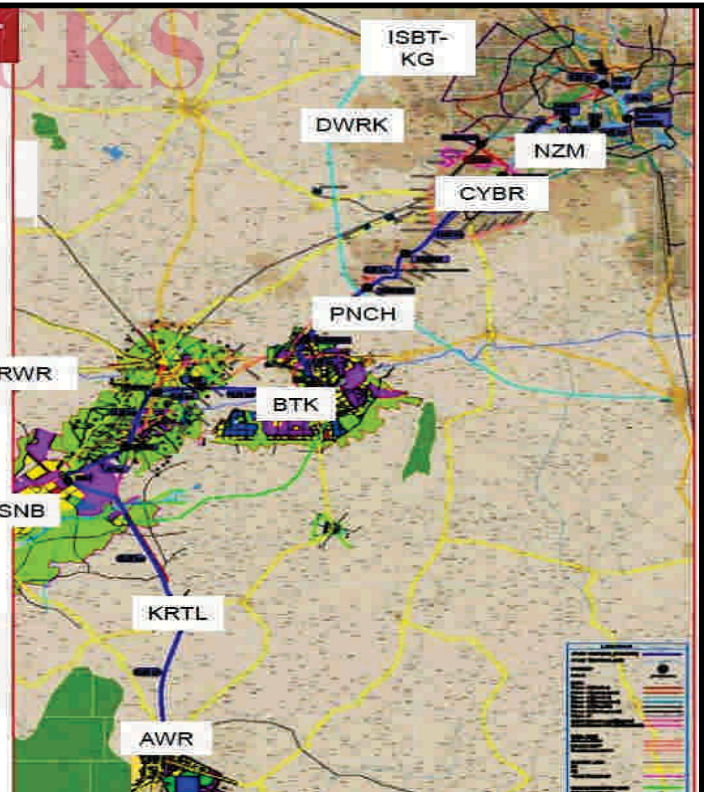
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NAVIN KUMAR
Urban Development Secretary

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Delhi-Gurgaon-Alwar Corridor

From	To	Distance (Kms)	Cumulative Distance (Kms)
ISBT (KG)	New Delhi	3.50	3.50
New Delhi	Nizamuddin	7.00	10.50
Nizamuddin	INA	5.00	15.50
INA	Dhaura Kuan	4.50	20.00
Dhaura Kuan	Mahipalpur	6.50	26.50
Mahipalpur	Cyber City	7.50	34.00
Cyber City	Rajiv Chowk	7.50	41.50
Rajiv Chowk	Manesar	13.00	54.50
Manesar	Panchgaon	9.50	64.00
Panchgaon	Dharuhera	13.00	77.00
Dharuhera	BTK	9.00	86.00
BTK	MBIR	15.00	101.00
MBIR	Rewari	5.50	106.50
Rewari	Bawal	12.50	119.00
Bawal	SNB	7.00	126.00
SNB	Khairtal	29.50	155.50
Khairtal	Alwar	24.50	180.00



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Emerging realty hub OFFERS LUCRATIVE OPTIONS

Bhiwadi, near Gurgaon, has emerged as a real estate destination for people looking for affordable homes. **TEAM TIMES PROPERTY** writes

Property prices in the Delhi NCR have left many people looking for affordable options. Those end users, with relatively less money are going for options in the nearby areas keeping in mind the connectivity too.

Bhiwadi, near Gurgaon, is one place that is catering to this demand of these end users. As the demand from end users is on the rise, keen investors are finding Bhiwadi a good option.

Bhiwadi's location on NH-4 has only helped this growth — we must reiterate that the Gurgaon story has a lot to do with the road/highway as well.

The development along NH-4 has turned it as for an Alwar and places like Mansarovar and Dharwad are not property — Bhiwadi lies between the two areas.

These areas are also gaining from the fact that the Delhi-Mumbai Industrial Corridor (DMIC) is coming up in the vicinity; this corridor will attract industries like automobile, packaging, IT, logistics, etc. This has opened up a lot of opportunities for the real estate sector with several developers already raising their projects in the area to meet the demand.

Investors seeking long term investment opportunities are also finding some very lucrative options in these places. Also, people from the Delhi NCR who are looking for getaway homes are flocking to these places as they are catering to this demand too.

The opportunities thrown by the DMIC will ensure that the whole region enjoys rich dividends.

Places like Neemrana, Bhiwadi, and Alwar will see a huge demand, as with a surge in economic activity people coming to these places for jobs will obviously look for rental housing and other commercial establishments.

In the near future, these places will see good rental returns as industrial activity creates jobs and demand for rental

properties picks up — developers are looking at this demand and are lining up their projects here in anticipation.

In this backdrop, Bhiwadi, which borders Haryana and is famed as the gateway to Rajasthan, enjoys the status of a regional centre or priority town of the NCR. This town in Rajasthan's Alwar district is strategically located between Delhi, Gurgaon, and Jaipur. It is spread over nearly 1,200 acres, with around 1,200 big and small industries operating in its township. Ajay Agarwal, director of Arora Group, says: "The growth of MNCs and commercial real estate has given a big boost in demand for residential units in Bhiwadi, making it a prime destination for investors and users, out of course, developers."

Arora Group, a Gurgaon-based real estate developer is coming up with a new residential project, Arora Rosewood, in Bhiwadi. Located on a four-lane mega highway — the 200 feet wide Alwar bypass road — and around 40 minutes from the KIIT airport, the project costs an estimated Rs 90 crore. Arora Rosewood is over 17 acres and will have 1,200 apartments in 28 towers, each with ground plus 11 floors, offering 2, 3 and 4BHK units.

Arora Rosewood will have 900 2BHK flats, 300 3BHK flats, and 10 4BHK flats, designed by Sikka Developers. The base price is around Rs 2,250 per sq ft, and onwards. With all the mandatory approvals in hand, the company plans to finish the construction in around four years, a company spokesman said.

Sumit Berry director of Berry Developers and Infrastructure Pvt Ltd (BIDB), says: "The big advantage of Bhiwadi and for that matter places on or near NH-4 is the ease of connectivity. The place is attracting a number of industries and, thus, there is great scope for real estate to boom here. It offers better facilities at much more affordable prices, without the reach

of the middle class people, compared to Gurgaon, Noida, Faridabad, etc."

Vishal Gupta, MD of Ashiana Group, says that with the greater infrastructural developments in and around the area, and with industrial growth setting up base in Bhiwadi, the city has registered a big spike in housing demand, as thousands of people are migrating from across the country to set up their base here.

Ashiana Housing, catering the ever housing requirement, has launched Ashiana Township on 37.46 acres at a prime location off Alwar bypass road. It proposes to construct 400 housing units in this project. Ashiana Housing has already built and delivered 10 towers, three commercial, and one hotel and spa projects in Bhiwadi over the past 12 years, including Ashiana Urban (the active senior living) and Ashiana Arava, Tree House hotel and spa.

Alwar bypass road is now being mentioned as one of the most sought after residential addresses in Bhiwadi with industries like Herda HILL, Shree Cement, Sanku Gehani, RRT Tyres, Yarem Doves, etc. Tata BlueScope, Sargroha, etc. coming up in close proximity to this place.

Apart from good connectivity, Bhiwadi also boasts of good pricing, which makes it attractive to end users. Investors too are coming to this area after looking at the potential of appreciation here.

Rajesh Yadav, MD of R-Tech Developer, says: "Once the Japanese Corridor became functional, the appreciation of property will be very handsome here. Thanks to the people who could not afford to invest in places like Delhi and Gurgaon patronizing this place, the last few years have already seen an appreciation of about 30% here." R-Tech Developer has Capital Mall here, which is the first commercial complex in Bhiwadi, spread over 500,000 sq ft.

The firm is also building a commercial

project, Capital Galleria, in Bhiwadi over 500,000 sq ft and is also planning to launch another commercial unit consisting of retail shops and offices in Bhiwadi, which will be over 2,00,000 sq ft.

Prices in Bhiwadi are hovering around the Rs 3,000 per sq ft mark.

At present, the demand from resident investors is more in Bhiwadi. People from the Delhi NCR are also investing in the region, looking at the future scope of appreciation here.

Harsh Tybhan, CMD of Tresting Home Developers (THD), says: "The rate of price appreciation will grow exponentially once the industrial belt becomes stable. Just as soon as the people start moving into the industries here, the demand for residential property will increase and hence the appreciation."

"Many big industries are shifting to Mansarovar, which will mean that people will shift to Bhiwadi also. Now the investment in this area makes long term as it used to be. In the next few years, houses here will become desired."

THD has developed a modern housing project, Hill View Garden, over 17 lakh sq ft with 1, 2 and 3BHK flats. The colony started in September 2009 and now almost 1,000 families are staying here, a spokesman of THD said. The developer has handed over around 1,400 flats and will hand over another 400 by 2014.

Hill View Garden Extension, which is under construction, will have an additional 1,200 flats and is expected to be delivered by 2014. Most of the buyers here are working people in areas like Mansarovar and Gurgaon. The market here is a typical Tier II market where many buyers are still have to get used to apartment culture. The situation is likely to persist for another few years till the time they appreciate the quality of life and security their gated communities offer.

"As Gurgaon and Mansarovar offer a lot of employment, professionals employed there are buying homes in Bhiwadi because of affordable prices that they get here. The distance is about an hour as these people can use NH-4 and reach off for it in no time. It is like travelling from one point of Delhi to another; the time taken is the same. What Bhiwadi needs is an increased frequency of public transport, which will help lessen some worry

in commuting. Once this happens, the market will have a sea change. Buyers coming to this part should always check the developers' background," Tybhan says. Developers here are also targeting people who are working in Delhi — this will be possible when people understand the economic feasibility of buying an affordable home in a Tier II city and travelling to a Tier I city for work.

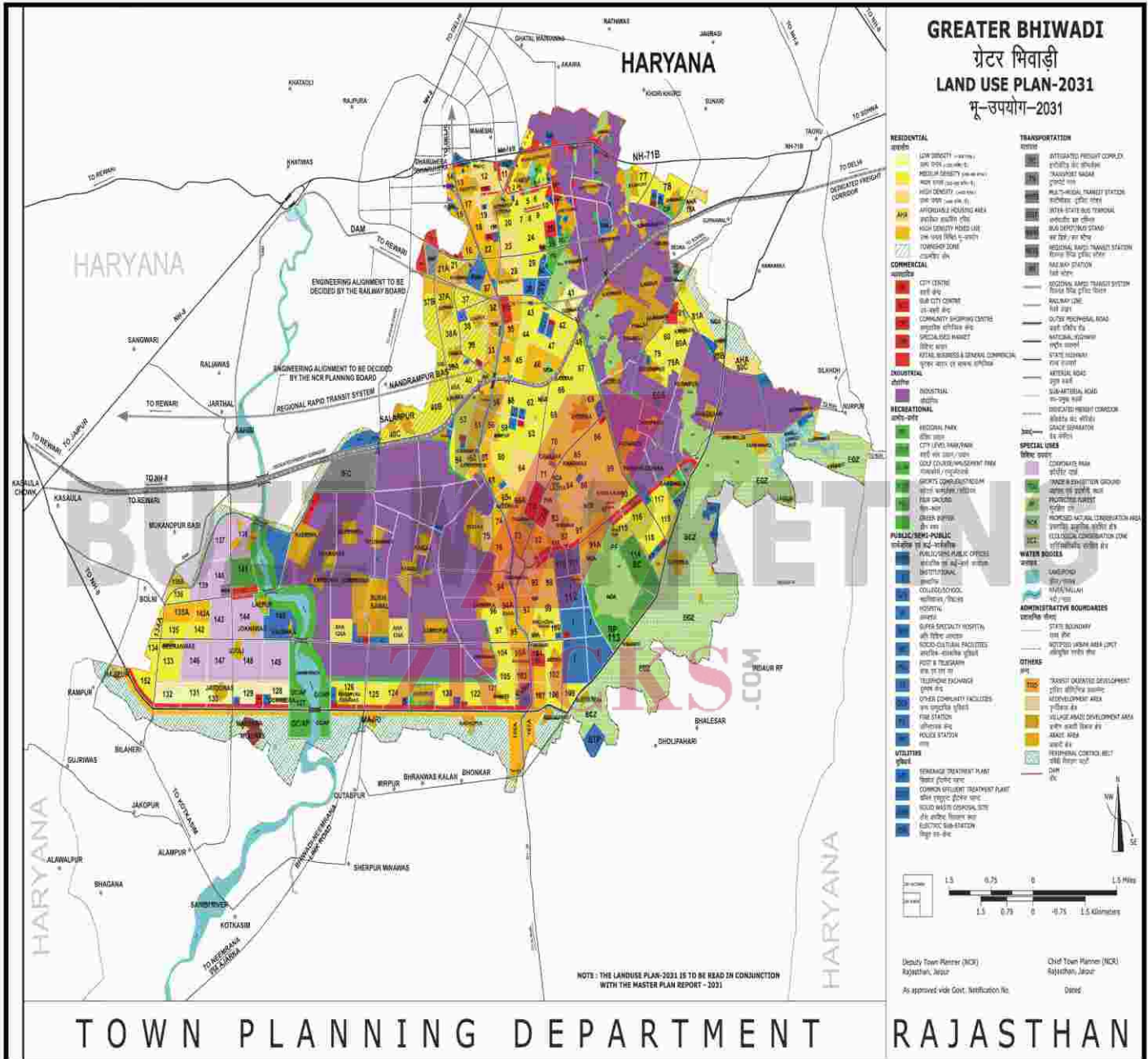
"Many people have already understood this dynamic and are living in Tier II cities while working in Tier I cities. Buyers here are from nearby areas and not from Bhiwadi, which shows the popularity that this place is gaining in real estate market. Already the market is picking up noticeably because of the high projects in Gurgaon and other NCR areas. Bhiwadi's main target audience is the people working in expensive areas like Gurgaon," Rajesh Yadav of R-Tech Developer says.

Some of the Credit-accredited developers who are active in the region are: Ashiana Housing, Arora Group, Genesis InfraTech, Star Rayans Landmark, Jazmin Infrastructure, Nirma Developer, KGIH Group, Terra Builders, Omars, Optus Group, Ashadeep Group, Kapur Infrastructure, etc.

INVESTORS SEEKING LONG TERM INVESTMENT OPPORTUNITIES ARE ALSO FINDING SOME VERY LUCRATIVE OPTIONS HERE. ALSO, PEOPLE FROM THE DELHI NCR WHO ARE LOOKING FOR GETAWAY HOMES ARE FLOCKING HERE AS THE PLACE CATER TO THIS DEMAND TOO.



Master Plan 2031



Projects Delivered



Possession given in
July 2010 - Jalandhar



Possession given in
July 2012- Delhi



Possession given in
Sept. 2011 - Bhiwadi



Possession Given - Indirapuram, Gurgaon &
New Delhi



Ongoing Projects



Upcoming Projects



Our Infrastructure Projects

DIAL TERMINAL-3	Metal False Ceiling, Flooring and other allied works IT Hardware & Networking
Noida & G-Noida	Roads & Sector Development
Punjab Irrigation	Canal Works



Our Esteemed Clientele



Our Bankers



About Oxirich Group

Oxirich Group has been in the real estate and construction sector for nearly a decade, founded on the simple yet profound principles of "Innovation, Integrity & Excellence".



A Member of
National Real Estate Development Council

Under the Aegis of Ministry of Housing & Urban Poverty Alleviation
Government of India

Over the years, the company has repeatedly showcased developments that reflect engineering and design excellence, state-of-the-art technology, uncompromising business ethics, and transparency in all spheres of business conduct.

Started with Cooperative Group Housing Society in Gurgaon, followed by Land acquisition for township in Rohtak. Oxirich Group has built its reputation and a loyal customer base through numerous projects, both commercial and residential, in the Delhi and NCR region as well as states like Uttar Pradesh, Haryana, Punjab and Rajasthan. In each, Oxirich Group has displayed its longstanding commitment to build quality spaces which display thoughtfulness towards design and execution. It's a commitment that Oxirich Group is proud of and one that has earned the respect of its customers. Accomplished all this without spending a penny on the advertisement because we opted to make institutional selling our forte. This wouldn't have been possible without the patronage and trust earned from the institutions like SBI, IIT, Indian Army personnel etc. Currently our ongoing projects include Oxirich Avenue in Indirapuram & Oxirich Sunskriti in Bhiwadi. Thousands of man hours were spent on the architectural detailing while conceiving these two projects having learned from the feedback of the customer in the past. Very much hopeful that Oxirich Sunskriti which is a mega project will soon be regarded as the most functional home and the complex.

We take pride in our diligence that has made our projects a huge success. With our dedication and devotion, you get world class homes and commercial complexes with a foundation of trust and belief. We believe in sculpting art work, not construction. It is the wholesome effort of our highly qualified and skilled team that we are able to get fruitful results every single time. Some of our delivered projects include:

Oxirich Greens, Jalandhar
Oxirich Towers, Bhiwadi
Oxirich Floors, Gurgaon
Oxirich Floors, Indirapuram, Ghaziabad
Oxirich Corporate Suits, New Delhi

All our projects have set a benchmark of quality, architectural perfection and excellence. The advantage of best locations, amenities for an ultra-modern lifestyle like: gym, swimming pool, power back up, schools, colleges and hospitals in the vicinity and metro connectivity etc. brings the world class experience at your doorstep. A great deal of planning and research goes into each and every project. Thus the quality of our construction is unparalleled. We believe that we owe to the people and the society as a whole for whom we work for. Thus, we leave no stone unturned in ensuring the safety of our clients.

We care about our clients' dream. There is a reason why our clients keep returning to us. It's because we don't make them settle for someone else's dream. We make it our job to help you find that dream house that you are proud of and where you can live for generations to come. We take care to provide our clients with hassle-free homes. And though we build houses, we also believe in building long-lasting relationships with our customers. The loyalty and goodwill of our patrons is an invaluable asset for Oxirich Group.

Expertise and experience: There is a reason why they say that the longer you do something the better you get at it. And that is so true for the construction industry. Building spaces is a complicated process which requires loads of engineering skill, thousands of workmen, and a great level of coordination between different types of knowledge and planning. Over the years, Oxirich Group has acquired the experience to ensure that the spaces built by it are just the right mix of everything. We are led by experienced leadership and have a highly-qualified team of people.

Nothing, however, beats a testament from a satisfied client or an employee. And that is what Oxirich Group can be proud of. The spaces that we create are not just brick and mortar. They are square feet that breathe and live good design, since that is what makes a building sustainable, beautiful and desirable. And so, we make every effort to make our projects a true mix of robust engineering, as well as intelligent and beautiful designs. We aim at making places that are in perfect harmony with its surrounding environment. Our team of renowned architects, planners and engineers work behind the scenes to ensure that all projects have abundant ventilation, natural lighting and green spaces. Timely completion is something that Oxirich Group has become renowned for. It is also the reason why there are so many clients who place their trust in this company. Spot-on-possessions is a major attraction that has endeared the company to its patrons and supporters.

Keep in Touch

This newsletter is an interactive platform for the extended Oxirich family and its well-wishers. We look forward to your feedback, suggestions and contributions to enable us to make this medium of expression truly enjoyable and informative. For sending feedback / suggestion: Email: info@oxirich.com

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